Planning and Zoning Board
Agenda
December 8, 2020

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: 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 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 October 13, 2020 PZB Minutes

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. 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).

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).

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).

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).

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).

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).

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).

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).

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).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 12/8/2020
SUBJECT: Approval of the Minutes of the October 13, 2020 PZB Minutes

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the October 13, 2020 PZB Minutes.

Summary

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

ATTACHMENTS:

Description

- October 13, 2020 PZB Minutes

Planning and Zoning Board
Minutes
October 13, 2020

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
to address the item(s) below.

Meeting Date: October 13, 2020

Meeting Location: James A. Lewis Commission, City Hall

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 Gary Thomas led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

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

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the September 8, 2020 PZB Minutes

Member Burgess moved to approve the agenda; seconded by Member Virginia Johns.

Passed by unanimous consent.

B. Site Plan – Hal Brady Recreation Center Maintenance Building: A request by Travis Hastay, P.E., of CHW, Inc., applicant and agent, for the City of Alachua, property owner, for consideration of a Site Plan to construct a ±2,000 square foot accessory structure (maintenance building) with associated stormwater and utility improvements on a ±0.50 acre development area . Tax Parcel Number 03061-004-001 (Quasi-Judicial Hearing).

Planning Assistant Kenyata Curtis swore all parties in entering testimony.

Planner Adam Hall, AICP, presented the Staff Report.

City Attorney Marian Rush asked if the applicant accepted Staff's recommendations.

Planner Hall responded.

Member Thomas moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the 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 Hal Brady Recreation Center Maintenance Building subject to the two (2) conditions provided in Exhibit "A" and located on page 13 of the October 13, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

C. Site Plan – Copeland Park: A request by Daniel Young, P.E., LEED A.P., of CHW, Inc., applicant and agent for Alachua Copeland Park Investments, LLC, property owner, for consideration of a Site Plan which proposes to revise a previously approved development plan. The Site Plan includes an existing ±13,300 square foot building and a proposed ±11,750 square foot building, with associated parking, stormwater, landscaping, and site improvements on a ±2.65 acre subject property. Tax Parcel Nos. 03230-002-003 and 03230-002-004 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore all parties in entering testimony.

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

Member Burgess clarified any updates made to the plans.

Principal Planner Tabor responded.

Member Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the 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 Copeland Park subject to the two (2) conditions provided in Exhibit "A" and located on page 21 of the October 13, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

City Attorney Marian Rush asked if the applicant accepted Staff's recommendations.

Travis Hastay, P.E., of CHW, applicant and agent for the property owner, accepted the conditions.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be Tuesday November 10, 2020 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn; seconded by Member Burgess.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 12/8/2020
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:
Because the related subdivision application has not yet been approved by the City Commision, Staff recommends postponing 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.

Summary

NOTE: Because the related subdivision application has not yet been approved by the City Commision, Staff recommends postponing 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.

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.

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 12/8/2020
SUBJECT: 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).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve 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 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 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.

Summary

This application is a request by Daniel Young, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for O'Steen Brothers, Inc., property owner, for consideration of a Site Plan which proposes the construction of a ±42,466 square foot building with associated site improvements.

The subject property is ±4.90 acres in area and is located at the terminus of NW Nano Court, south of County Road 2054 (also known as Rachael Boulevard) and west of NW 126th Terrace. Access to the subject property will be provided by two (2) ingress/egresses to NW NW Nano Court.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located northeast of the subject property and to the south of NW Nano Court. The stormwater basin has been previously permitted and was designed as a master system to serve the surrounding area, including the subject property.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Copeland Park PDL
- Application & Supporting Materials
- Public Notice Materials for the 12/8/20 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: December 8, 2020
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of a ±42,466 square foot building with associated site improvements
APPLICANT/AGENT:	Daniel Young, P.E., LEED AP Causseaux, Hewett, & Walpole Inc.
PROPERTY OWNER:	O'Steen Brothers, Inc.
LOCATION:	The terminus of NW Nano Court, south of County Road 2054 (also known as Rachael Boulevard) and west of NW 126th Terrace
PARCEL ID NUMBERS:	03927-007-000
FLUM DESIGNATION:	Industrial
ZONING:	Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	±4.90 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve 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.
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 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.*

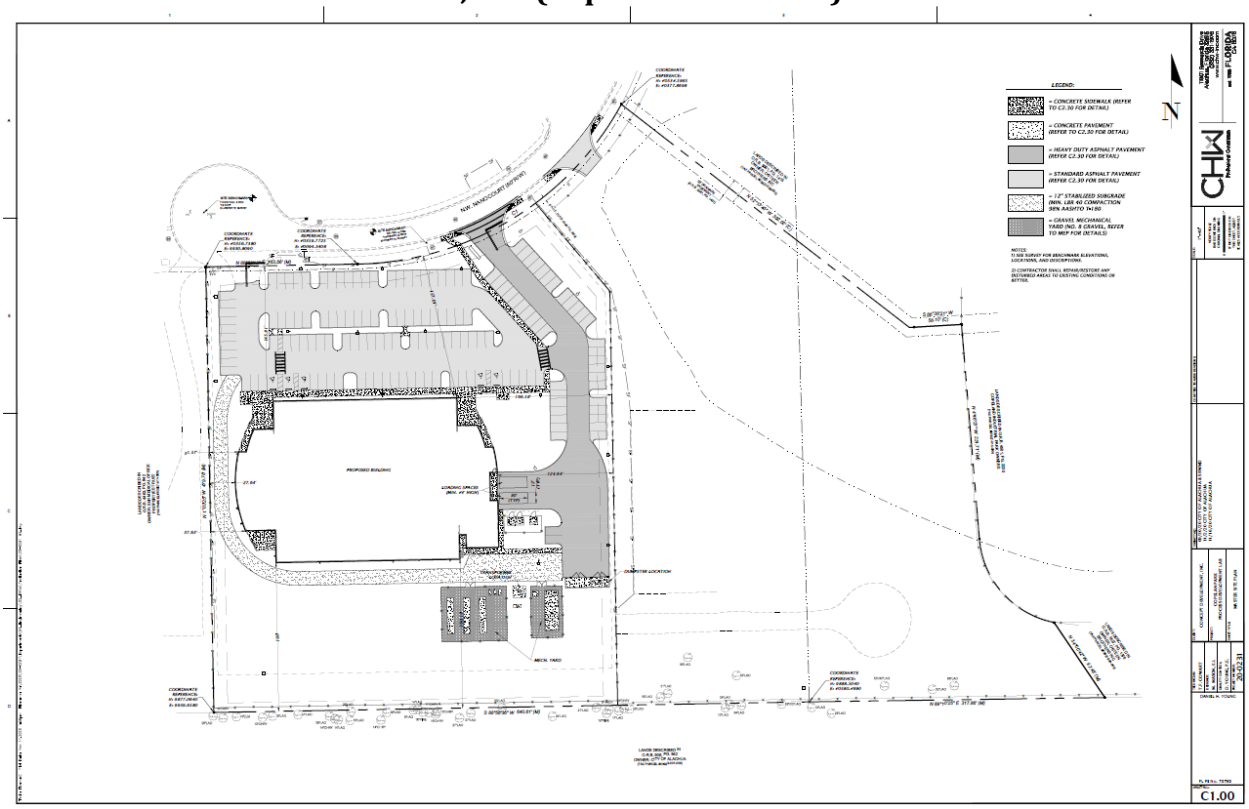
SUMMARY

This application is a request by Daniel Young, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for O'Steen Brothers, Inc., property owner, for consideration of a Site Plan which proposes the construction of a ±42,466 square foot building with associated site improvements. The proposed use of the building is for light manufacturing.

The subject property is ±4.90 acres in area and is located at the terminus of NW Nano Court, south of County Road 2054 (also known as Rachael Boulevard) and west of NW 126th Terrace. Access to the subject property will be provided by two (2) ingress/egresses to NW NW Nano Court.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located northeast of the subject property and to the south of NW Nano Court. The stormwater basin has been previously permitted and was designed as a master system to serve the surrounding area, including the subject property.

Illustration 1. O'Steen Brothers, Inc. (Copeland Park PDL) – Site & Dimension Plan



SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview

of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Map 1. Vicinity Map

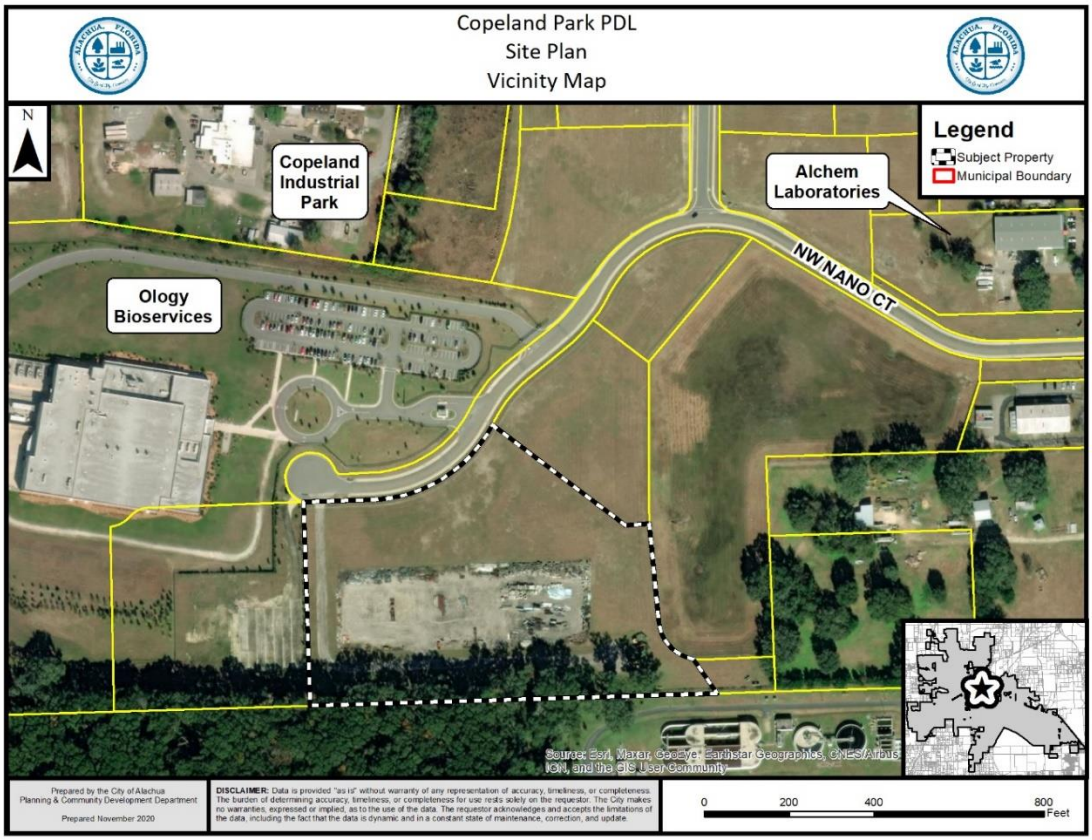


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Ology Bioservices	Industrial	Light & Warehouse Industrial (ILW)
South	City of Alachua Wastewater Treatment Plant	Public	Governmental Facilities (GF)
East	Vacant Industrial Land	Industrial	Light & Warehouse Industrial (ILW)
West	Ology Bioservices	Industrial	Light & Warehouse Industrial (ILW)

NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held virtually on September 10, 2020. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 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: 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: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the development, approximately 12.8% of the site will consist of landscaped areas which 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: The site plan indicates that following completion of the development, the subject property will consist of 35.2% open space, exceeding the minimum 10% open space requirement.

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

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

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

Comprehensive Plan, shall connect to the City's potable water and wastewater system.

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

Transportation Element

Objective 1.1: Level of Service

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 3.1.f: The City shall permit the use of off-site retention and detention facilities when the off-site facilities are part of previously approved master stormwater retention or detention facility designed to accommodate the stormwater runoff generated by the development.

Evaluation and Findings: The proposed development will convey the development's stormwater runoff to an existing stormwater basin located northeast of the subject property and to the south of NW Nano Court. The stormwater basin has been previously permitted and was designed as a master system to serve the surrounding area, including the subject property.

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

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

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

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: 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: 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, an area of wetlands may exist in the eastern portion of the subject property. However, the area where development is proposed is located several hundred feet from any potential wetland area and any buffers that would be required for such wetland areas. Wetlands areas are subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: Due to the significant distance between areas proposed for development and any potential wetlands, there are no concerns related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

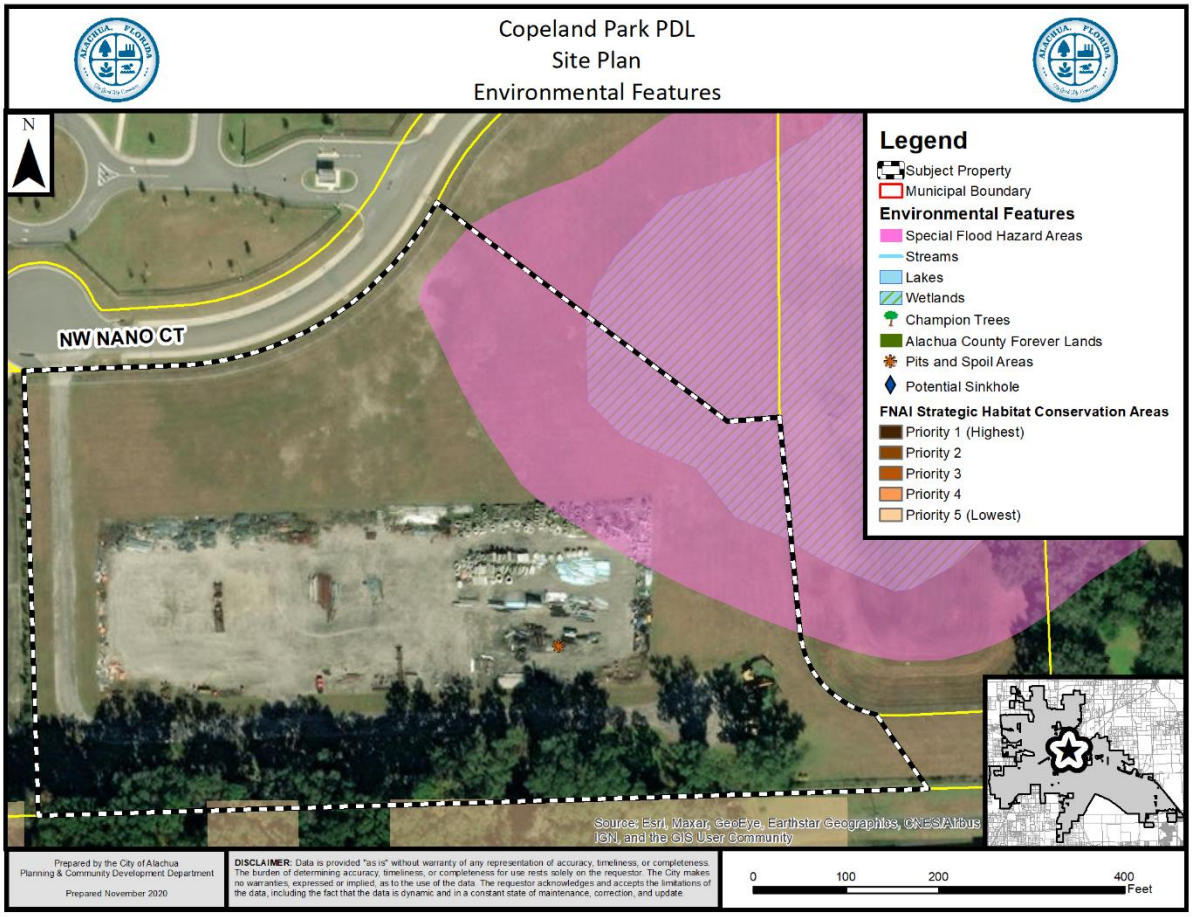
The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from

1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. 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 Land Development Regulations.

Map 2. Environmental Features



Soil Survey

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

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

Arredondo Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Millhopper Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is moderately well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Lochloosa Fine Sand (2% – 5% slopes)
Hydrologic Soil Group: C
This soil type is somewhat poorly drained. Permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

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

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, 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 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 proposed development will be utilized for light manufacturing. Article 10 of the City's LDRs defines "light manufacturing" as: "the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration…" Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the ILW zoning district permits light manufacturing uses.

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

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

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

(4) ***Development and Design Standards***

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

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

(5) ***Subdivision Standards***

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

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

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

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

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
15	CR 2054 (from SR 235 to US 441)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 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 Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Research & Development Center (ITE Code 760)	639 (319 / 320)	18 (14 / 4)	39 (6 / 33)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT –11.26 trips per 1,000 square feet x 42,466 square feet (50% entering/50% exiting); AM Peak Hour – 0.42 trips per 1,000 square feet x 42,466 square feet (75% entering/25% exiting); PM Peak Hour –0.49 trips per 1,000 square feet x 42,466 square feet (15% entering/85% exiting.)

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

Traffic System Category	Segment 15 CR 2054 (from SR 235 to US 441)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	15,120
Existing Traffic[3]	3,007
Reserved Trips[4]	701
Available Capacity[4]	11,412
Increase/Decrease in Daily Trips Generated by Development	639
Residual Capacity After Development's Impacts[5]	10,773

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 15 CR 2054 (from SR 235 to US 441)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	1,359
Existing Traffic[3]	354
Reserved Trips[4]	73
Available Capacity[4]	932
Increase/Decrease in PM Peak Hour Trips Generated by Development	39
Residual Capacity After Development's Impacts[5]	893

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

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,000
Reserved Capacity[2]	121,059
Available Capacity	883,941
Increase/Decrease in Potable Water Demand from Application[3]	6,370
Residual Capacity	**877,571**
Percentage of Permitted Design Capacity Utilized	**61.84%**

Sources:
1 City of Alachua Public Services Department, April 2020
2 City of Alachua October 2020 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 42,466 square feet.

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

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	675,000
Reserved Capacity[2]	115,933
Available Capacity	709,067
Increase/Decrease in Sanitary Sewer Demand from Application[3]	6,370
Residual Capacity	**702,697**
Percentage of Permitted Design Capacity Utilized	**53.15%**

Sources:
1 *City of Alachua Public Services Department, April 2020*
2 *City of Alachua October 2020 Development Monitoring Report*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 42,466 square feet.*

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

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	39,744	7,253.28
Reserved Capacity[2]	4,371.79	797.85
Increase/Decrease in Demand Generated by Application[3]	509.59	93.00
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).*
2 *City of Alachua October 2020 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2020.*

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"
TO
O'STEEN BROTHERS, INC. (COPELAND PARK PDL)
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide Public Utilities Easements as depicted on the Site Plan. All Public Utilities Easements shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with preparing and recording such Public Utilities Easements.
2. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
3. The applicant agrees that Conditions 1 – 2 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 3 as stated herein.

EXHIBIT "B"

TO

O'STEEN BROTHERS, INC. (COPELAND PARK PDL)
SITE PLAN
STAFF REPORT

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

September 30, 2020

City of Alachua
Post Office Box 9
Alachua, Florida 32616

RE: Copeland Park PDL

Dear Staff:

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

- Check #0010027 in the amount of $2,700.00;
- Two (2) Sheet of Mailing Labels for Property Owners within 400 feet;
- Four (4) Copies of the Following:
  - Site Plan Review Application;
  - Authorized Agent Affidavit;
  - Property Owner Affidavit;
  - Alachua County Wetland Self Certification;
  - Alachua County Stormwater Affidavit of Compliance;
  - Alachua County Property Appraiser Information;
  - Division of Corporations Information;
  - Warranty Deed;
  - Proof of Tax Payment;
  - Legal Description;
  - SRWMD Letter Modification;
  - Neighborhood Workshop Materials;
  - Concurrency Impact Analysis;
  - Analysis of Consistency with the CoA Comprehensive Plan;
  - Signed and Sealed Fire Flow Calculations;
  - Signed and Sealed Development Plans; and
  - CD containing all PDFs.

The Copeland Park PDL project site is located at the southern end of Nano Court on a portion of tax parcel 03927-007-000 in Alachua, Florida. The project proposes the construction of a ±43,000 SF research and development building with associated parking, storm sewer, and utility infrastructure.

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at daniely@chw-inc.com

Sincerely,
CHW



Daniel Young, P.E.
Director of Engineering, Land Development

N:\2020\20-0231\Departments\04_Engineering\01_Regulatory Permitting\Municipalities\City\Submittals and Comments\2009XX Submittal\LTR 200930 Copeland Park PDL - CoA Cover Letter.docx

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 5, 2020

Sent by electronic mail to dyoung@chw-inc.com

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

RE: Completeness Review: Copeland Park PDL Site Plan Application

Dear Mr. Young:

On September 30, 2020, the City of Alachua received your application for a Site Plan on behalf of O'Steen Brothers, Inc. The application proposes the construction of a ±42,466 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±4.90 acre subject property, consisting of a portion of Tax Parcel Number 03927-007-000.

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, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Monday, October 12, 2020**.

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

Please address the following:

1. **Agent Authorization:** A Property Owner Affidavit (non-City form) has been provided from the property owner, O'Steen Brothers, Inc., authorizing Concept Development, Inc. to act as agent. However, the affidavit states that any site plan shall require the property owner's written approval prior to finalizing or recording such plan. Submit a completed Authorized Agent Affidavit with this clause removed.

2. **Environmental Resource Permit, Exemption, or Self-Certification:** The application includes a letter and supporting analysis dated September 30, 2020 to be submitted to the Suwannee River Water Management District. Please submit documentation which confirms these materials have been received by the District.

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

October 8, 2020

Justin Tabor
Principal Planner
City of Alachua
Post Office Box 9
Alachua, Florida 32616

RE: Copeland Park PDL

Dear Justin:

Please find attached the following items to address your completeness review from October 5, 2020:

- Four (4) copies of the following:
  - Revised Property Owner Affidavit
  - Submittal Confirmation for SRWMD

1. Agent Authorization: A Property Owner Affidavit (non-City form) has been provided from the property owner, O'Steen Brothers, Inc., authorizing Concept Development, Inc. to act as agent. However, the affidavit states that any site plan shall require the property owner's written approval prior to finalizing or recording such plan. Submit a completed Authorized Agent Affidavit with this clause removed.
   - **Revised property owner affidavit has been included in this submittal.**

2. Environmental Resource Permit, Exemption, or Self-Certification: The application includes a letter and supporting analysis dated September 30, 2020 to be submitted to the Suwannee River Water Management District. Please submit documentation which confirms these materials have been received by the District.
   - **Submittal confirmation for Suwannee River Water Management District has been included.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at daniely@chw-inc.com.

Sincerely,
CHW



Daniel Young, P.E.
Director of Engineering, Land Development

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 20, 2020

Sent by electronic mail to dyoung@chw-inc.com

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

RE: Development Review Team (DRT) Summary: Copeland Park PDL Site Plan

Dear Mr. Young:

On September 30, 2020, the City of Alachua received your application for a Site Plan on behalf of O'Steen Brothers, Inc. The application proposes the construction of a ±42,466 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±4.90 acre subject property, consisting of a portion of Tax Parcel Number 03927-007-000. A completeness review was performed on October 5, 2020 and the application was determined to be complete on the same date.

The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM** on **Wednesday, October 21, 2020** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, November 4, 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 **December 8, 2020 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Section 6.1, Off-Street Parking and Loading*
   a. Section 6.1.5(C)(1) requires two loading spaces. Only one loading space is depicted. Dimension a second loading space on the plan.
   b. Identify the clearance of each loading space. Per Section 6.1.7(B), minimum vertical clearance is 14 feet.
   c. Section 6.1.10 requires pedestrian pathways to be provided in off-street surface parking lots with 100 or more parking spaces. Pedestrian crosswalks must be at least ten feet in width; must be either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials; and must be located between all primary building entrances and the parking areas serving those entrances. A crosswalk meeting these requirements is not provided from the primary entrance to the building located in the northwest corner of the building.

2. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Site Landscape Calculations, Primary Side: Proposed use (light manufacturing) is a use type classified in the industrial services use category. Note that per Section 6.2.2(D)(1)(d), only one canopy tree per acre is required on the primary/street facing side (not 3).
   b. Site Landscape Calculations, Building Façade Requirement: Section 6.2.2(D)(1)(d) requires an additional canopy tree for every 150 lineal feet of façade, planted in front of the façade.
      i. Site landscape calculations should calculate the number of trees required for each façade, rather than adding the length of all facades together.
      ii. Calculation of required trees to meet the building façade requirement uses a rate of 4 canopy trees for every 100 lineal feet of façade. Correct rate is 1 canopy tree for every 150 lineal feet of façade.
   c. Perimeter Buffers: A 5 Foot, Type A perimeter buffer is required on the north, east, and west perimeters. Calculations for these required buffers are not provided on Sheet LS-1.
   d. Perimeter Buffers: Additional landscaping required along the south half of east project area boundary to meet perimeter buffer requirements.
   e. Perimeter Buffers: The correct buffer type for the south perimeter buffer is a 10 Foot, Type C buffer. Note that it appears the plan submitted for review complies with this buffer requirement, only correction needed appears to be to the type of buffer identified in the plan as required.
   f. Parking Lot Perimeter Buffer: Confirm the length of the buffer is correct. Staff calculated a length of approximately 780 feet.
   g. Please update the landscaped area as required per Comprehensive Plan FLUE Policy 2.4.a. This policy now requires 10% landscaped areas not inclusive of open space areas.
   h. Per Section 6.7, a minimum 10% open space is also required. Add the percentage of open space area to the landscape plan.
   i. Section 6.2.3(D) requires mechanical equipment to be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials, at least three feet in height or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within two years of planting. Provide the required screening for mechanical yards.

3. *Section 6.3, Fencing*
   a. Per Section 6.3.3(B), fences and walls are not permitted in front setback areas, and shall not exceed a height of six feet on the remainder of front yards and ten feet in side or rear yards.
      i. Aluminum ornamental fence is proposed within front setback area.
      ii. A portion of the 8' black vinyl coated chainlink fence is located within front setback area and exceeds the maximum height of 6' where located in front yards (e.g. in front of the building's front elevation).

4. *Section 6.4, Exterior Lighting*
   a. The maximum footcandles for the 'service walkway' area is 5.10 footcandles. Per Section 6.4.4(C)(2), the maximum horizontal illumination is 5 footcandles.
   b. The maximum to minimum ratio for the 'service walkway' area is 12.7:1. Per Section 6.4.4(E), the maximum uniformity ratio is 10:1.
   c. Provide the maximum initial lamp lumens for all light fixtures. Per Section 6.4.4(D)(2), the maximum initial lamp lumens is 24,000 lumens.
   d. Per Section 6.4.5(A), the maximum mounting height of wall mounted fixtures is 15 feet.
   e. Please clarify the description of lighting fixtures L1 and L2 ("to match existing bldg NW of site").
   f. Provide light fixture cut sheets for all proposed light fixtures.

5. *Land Rights*
   a. PUE required for from ROW to transformer.
   b. Provide legal descriptions and sketches for all proposed PUEs.

6. *Concurrency Impact Analysis*
   a. Verify total AADT and PM Peak Hour trips. Staff calculated 478 trips and 21 trips, respectively.
   b. Segment 4 (US 441 from CR25A East Intersection to SR 235) is identified as an affected roadway segment. While located within ½ mile of the development's ingress/egress, this segment is not accessible within ½ mile of the development and therefore should not be identified as an affected roadway segment.

7. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated October 12, 2020.
   b. The applicant must address the comments provided by Brian Green of Alachua County Fire Rescue as provided in an email dated October 5, 2020.
   c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated October 15, 2020.

8. *Miscellaneous*
   a. Please confirm if any site improvements (new impervious surface material, etc.) are proposed for the remainder of Tax Parcel 03927-007-000 located east of the project area.

9. *Minor Revisions*
   a. Sheet C0.00, General Note 8: Correct use type is 'light manufacturing'.
   b. Sheet C0.00, General Note 8: Correct reference to LDRs at the end of the first sentence.
   c. Sheet C0.00, General Note 10: Legal description is incomplete.
   d. Sheet C0.00, Property Owner: Property owner information is incorrect.
   e. Sheet C0.10, General Notes: Update reference to Alachua County Environmental Protection Department in note 14.
   f. Sheet C0.10, MOT Notes: Correct reference to Alachua Police Department in Note 4.
   g. Sheet C0.20: Confirm project area is correct (4.90 acres per cover sheet).
   h. Sheet C1.10: References are made to the architectural plans for details of aluminum ornamental fence and slide gates. No details of fencing and slide gates are provided in architectural plans.
   i. Sheet C1.11: Sheet references MEP plans for mechanical yard details. MEP plans not included with plan set.
   j. Sheet E-101, General Notes: There is a typographical error in note 5.
   k. Comprehensive Plan Consistency, Responses to FLUE Policies 1.5.d.8. and 2.4.a.: Please update the landscaped area as required per Comprehensive Plan FLUE Policy 2.4.a. This policy now requires 10% landscaped areas not inclusive of open space areas.
   l. Comprehensive Plan Consistency, Response to Transportation Element Objective 1.1.: Update the affected roadway segments per comments on Concurrency Impact Analysis.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., dated October 12, 2020
Email from Brian Green, Alachua County Fire Rescue, dated October 5, 2020
Memorandum from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated October 15, 2020

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Oct. 12, 2020**

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

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

TR 10/13/2020

RE: **Copeland Park Product Development Lab – Site Plans**

Public Services has reviewed the Copeland Product Development Lab – Site Plans (Sept 30th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Sept 30 Submittal Comment** **Sheet C0.00** • Title: To be consistent with COA terminology, please change title to "SITE PLANS from "DEVELOPMENT PLANS". • General Note 5: Suggest removing "RECLAIM WATER SERVICE WILL BE PROVIDED BY THE CITY OF ALAHCUA", as the project does not include reclaimed water.
2.	**Sept 30th Submittal Comment** **Sheet C0.10** • Water and Wastewater General Note 12 specifies that PVC service lines shall be Sch 40 PVC. The 8-inch water main supplying the water meter and fire line pads is 8-inch DIP. • Please clarify the pipe material of the fire line. Will the piping be PVC or DIP? If PVC, call out that it will be specified as C900.

NO.	COMMENTS
	• Please clarify the pipe material of the potable water line. Prior to the meter, it is called out as PVC. Please clarify – is it Schedule 40 or C900? • Similar comment for the water line downstream the potable water meter pad. Calling it out as 4-inch water service suggests that the pipe is Schedule 40 as per Note 12. Yet its downstream fittings are called out as CLDI, suggesting the PVC is C900. Please clarify. • Water and Wastewater General Note 1: At end of this note, please add: "MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICE, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". • Please add Water and Wastewater General Note 16: "AS A MINIMUM, PROVIDE TRACER WIRE FROM THE WET TAP TO THE PADS FOR THE FIRE LINE AND POTABLE WATER METER".
3.	**Sept 30th Submittal Comment** **Sheet C1.10** • Submit MEP plans. • Show the exact routing of the primary service to the transformer. Note: COA electrical staff recall conversations in which two sources of power would supply the transformer. • Identify the preferred type of power; for example, 460-volt, 3-phase. • Include detailed load calculations so that COA can size the transformer.
4.	**Sept 30th Submittal Comment** **Sheet C2.31** • Include details 307 and 315, which are cross-referenced to details shown on this sheet.
5.	**Sept 30th Submittal Comment** **Sheet C2.31** • COA preference is for both bottom of valve collar and top of meter box to be at grade. • Accordingly, please modify details 127, 145, 139 and 148. • Add tracer wire details 321A & 321B.
6.	**Sept 30th Submittal Comment** **Sheet C3.10** • Once electric primary service routing to transformer has been updated, show a PUE around the primary service and also the transformer.

NO.	COMMENTS
7.	**Sept 30th Submittal Comment** **Sheet C3.10** • Please modify the 8-inch wet tap note to indicate that the wet tap be performed by a specialty contractor pre-approved by the COA. • Cleanout is shown connecting the existing SS line to the new P-WW. This cleanout is on private property. Please show a PUE for it.
8.	**Sept 30th Submittal Comment** **Sheet C3.10** • Inset – Show a leader from "8" GATE VALVE AND BOX " pointing to the valve. • Inset - A "Point of Service/End City Maintenance" note is called out for the fire line. Please add a similar note for the potable water line. • Inset – Add "DDC" to Abbreviation List on C0.11. • Inset – Valves shown on Details 139 & 148 are not shown on the inset. This is just a FYI – suggest clarifying that valve are required on the two pads. • Inset – Please change " 3" water meter" to "4" water meter". COA no longer carries spare 3-inch meters and fittings.
9.	**Sept 30th Submittal Comment** • When the electrical sheets are submitted, include the City of Alachua Work Scope, which is noted in Attachment 1.
10.	**Sept 30th Submittal Comment** **Sheet C0.30** • Upper left, south side of NW Nanocourt: Please extend existing sidewalk to concrete apron Remove existing guardrail.
11.	**Sept 30th Submittal Comment** **Sheet C1.10** • This sheet calls out at least two instances of Detectable Warning Strip per FDOT Index 711-001. Please call out that warning strips shall be orange and not yellow. (Existing strips are both orange and yellow – orange is preferred.)
12.	
END OF COMMENTS	

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

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

ATTACHMENT 1

PRIMARY SERVICE – CITY OF ALACHUA (COA) ELECTRICAL WORK SCOPE

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

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

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

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

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

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

RE: Request for Review: Copeland Park PDL Site Plan

From : Brian Green <bgreen@AlachuaCounty.US> Mon, Oct 05, 2020 03:14 PM
Subject : RE: Request for Review: Copeland Park PDL Site Plan 7 attachments
To : Justin Tabor <jtabor@cityofalachua.org>

Justin,

I have no comment for this project.

Brian Green
Plans Reviewer/Inspector
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3103 (office) • 352-494-3140 Cell (mobile)

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

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

October 15, 2020

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

Dear Mr. Tabor:

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

C0.20

1. The project area listed in Section II does not match what is shown on the cover sheet.
2. The information listed in the site development plan does not match what is shown on the cover sheet.

C0.21

1. Silt fence is not necessary along the entire southern boundary of the site due to the existing topography.
2. Silt fence is not labeled on this sheet per the stormwater pollution prevention legend.
3. Please specify the type of inlet protection which will be utilized for the curb inlets on this project.

C0.30

1. Please turn off the proposed lighting that is currently shown on this sheet.
2. Please revise the legend and notes on this sheet. Currently all symbols correspond to “existing tree to be removed”.
3. The first general note on this sheet states that all silt fence shall be installed prior to work initiating. Some of the silt fence is within the limits of demolition on the east side of the pad. Please revise note to state that this silt fence will not be installed until after demolition of pad, but all other silt fence will be installed prior to demolition.

C1.10

1. Will the stabilized drive connection be utilized on this site? If so, please consider removing one of the parking spaces and providing flush curb or mountable curb rather than 6” standard curb.
2. Please add detectable warning to the sidewalks at the crosswalk on the site.
3. What is the reasoning for a dimension of 21.98’ and 20.14’ on the concrete pads? Consider utilizing rounded dimensions for simplicity.
4. Consider lining up the edge of the concrete pad with the edge of the curb on the southwest corner of the site.
5. Suggest adding double-yellow striping to entrances to the site.
6. The U-Shaped bike rack detail stated to refer to plan view for dimensions of pad. Please provide dimensions on this sheet.

7. Please label or remove dashed line shown on this sheet.

C1.11

1. What are the rectangles located on the sidewalk on the east and west side of the building. Please provide label.
2. Will mechanical yard require stabilized subgrade or gravel? Please add hatch to legend and describe what will be done in this area.

C2.10

1. The core drill into the structure on the westernmost storm structure appears to be incorrect. Please revise callout to show correct pipe size and invert.
2. Please shade back utility lines on this sheet for clarity. Several spots and callouts are difficult to read.
3. Please show the slope and size of the pipe from S-5 to S-4.
4. Please provide a few additional spots on the bike pads to demonstrate how they will be sloped.
5. How does water travel from the existing mitered end section to the manhole? Is there a slot in the west side of the manhole, or a DBI which is not shown on the survey?
6. Please verify the size of the Mitered End Section on the west side of the property. 18”x30” is not a standard ERCP size.
7. Please show the cut in pavement that will be utilized for the potable water connection on this sheet with callout stating to match existing grade.

C2.11

1. The top of S-5 does not match the stormwater structure table.
2. Please provide several spots on the limerock drive.
3. Will sidewalk just south of loading zone be step up or flush sidewalk. Please provide additional labels or spots.
4. Please provide additional spots in the two parking spaces located on the south side of the loading zone.
5. Will any grading be done in the mechanical yard areas? If so, please provide spots and additional tie in contours if necessary.

C3.10

1. Please label the existing 8” water main which the system will tie into.
2. Please revise label for the 8” gate valve in the inset.

Sincerely,

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

Cc: Daniel Young

November 3, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
Post Office Box 9
Alachua, Florida 32616

RE: Copeland Park PDL
Development Review Team Comments

Dear Justin:

Please find attached the following items to address the comments found in the City's review letter dated October 20, 2020:

- Four (4) Copies of the Following:
  - Site Plan Review Application;
  - Authorized Agent Affidavit;
  - Property Owner Affidavit;
  - Alachua County Wetland Self Certification;
  - Alachua County Stormwater Affidavit of Compliance;
  - Alachua County Property Appraiser Information;
  - Division of Corporations Information;
  - Warranty Deed;
  - Proof of Tax Payment;
  - Legal Description;
  - SRWMD Permit;
  - Neighborhood Workshop Materials and Mailing Labels;
  - Concurrency Impact Analysis;
  - Analysis of Consistency with the CoA Comprehensive Plan;
  - Signed and Sealed Fire Flow Calculations;
  - Fencing and Lighting Spec Sheets;
  - Signed and Sealed Development Plans; and
  - CD containing all PDFs.

The review comments are listed below as well as the corrective action taken to address each comment.

1. *Section 6.1, Off-Street Parking and Loading*
   a. Section 6.1.5(C)(1) requires two loading spaces. Only one loading space is depicted. Dimension a second loading space on the plan.
      - **The spaces have been shown and dimensioned as requested. Please refer to sheet C1.11 for details.**

   b. Identify the clearance of each loading space. Per Section 6.1.7(B), minimum vertical clearance is 14 feet.
      - **14' minimum clearance has been called out on the plans and will be provided. Please refer to sheet C1.11 for details.**

c. Section 6.1.10 requires pedestrian pathways to be provided in off-street surface parking lots with 100 or more parking spaces. Pedestrian crosswalks must be at least ten feet in width; must be either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials; and must be located between all primary building entrances and the parking areas serving those entrances. A crosswalk meeting these requirements is not provided from the primary entrance to the building located in the northwest corner of the building.
   - **A crosswalk has been added to provide pedestrian access to the NW entrance. Please refer to sheet C1.00 and C1.11 for details.**

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

a. Site Landscape Calculations, Primary Side: Proposed use (light manufacturing) is a use type classified in the industrial services use category. Note that per Section 6.2.2(D)(1)(d), only one canopy tree per acre is required on the primary/street facing side (not 3).
   - **Calculations have been revised.**

b. Site Landscape Calculations, Building Façade Requirement: Section 6.2.2(D)(1)(d) requires an additional canopy tree for every 150 lineal feet of façade, planted in front of the façade.

   i. Site landscape calculations should calculate the number of trees required for each façade, rather than adding the length of all facades together.

   ii. Calculation of required trees to meet the building façade requirement uses a rate of 4 canopy trees for every 100 lineal feet of façade. Correct rate is 1 canopy tree for every 150 lineal feet of façade.
      - **Calculations have been revised.**

c. Perimeter Buffers: A 5 Foot, Type A perimeter buffer is required on the north, east, and west perimeters. Calculations for these required buffers are not provided on Sheet LS-1.
   - **A perimeter buffer has been added.**

d. Perimeter Buffers: Additional landscaping required along the south half of east project area boundary to meet perimeter buffer requirements.
   - **A perimeter buffer has been added.**

e. Perimeter Buffers: The correct buffer type for the south perimeter buffer is a 10 Foot, Type C buffer. Note that it appears the plan submitted for review complies with this buffer requirement, only correction needed appears to be to the type of buffer identified in the plan as required.
   - **The perimeter buffer has been revised**

f. Parking Lot Perimeter Buffer: Confirm the length of the buffer is correct. Staff calculated a length of approximately 780 feet.
   - **Parking lot buffer length has been revised.**

g. Please update the landscaped area as required per Comprehensive Plan FLUE Policy 2.4.a. This policy now requires 10% landscaped areas not inclusive of open space areas.
   - **Landscape area calculations have been revised.**

h. Per Section 6.7, a minimum 10% open space is also required. Add the percentage of open space area to the landscape plan.
   - **Landscape area calculations have been revised.**

i. Section 6.2.3(D) requires mechanical equipment to be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials, at least three feet in height or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within two years of planting. Provide the required screening for mechanical yards.
   - **Landscape screening has been provided.**

3. *Section 6.3, Fencing*
   a. Per Section 6.3.3(B), fences and walls are not permitted in front setback areas, and shall not exceed a height of six feet on the remainder of front yards and ten feet in side or rear yards.
      i. Aluminum ornamental fence is proposed within front setback area.
      ii. A portion of the 8' black vinyl coated chainlink fence is located within front setback area and exceeds the maximum height of 6' where located in front yards (e.g. in front of the building's front elevation).
         - **Fencing within the front setback has been removed. A variance will be pursued to allow a front fence to secure the facility, as unsuitable soils south of the building preclude us from being able to accommodate a fence entirely outside of the front setback area.**

4. *Section 6.4, Exterior Lighting*
   a. The maximum footcandles for the 'service walkway' area is 5.10 footcandles. Per Section 6.4.4(C)(2), the maximum horizontal illumination is 5 footcandles.
      - **Fixture type distribution was revised. Please refer to site lighting sheet for updated values.**

   b. The maximum to minimum ratio for the 'service walkway' area is 12.7:1. Per Section 6.4.4(E), the maximum uniformity ratio is 10:1.
      - **Fixture type distribution was revised. Please refer to site lighting sheet for updated values.**

   c. Provide the maximum initial lamp lumens for all light fixtures. Per Section 6.4.4(D)(2), the maximum initial lamp lumens is 24,000 lumens.
      - **Please refer to general note 1 of the site lighting sheet.**

   d. Per Section 6.4.5(A), the maximum mounting height of wall mounted fixtures is 15 feet.
      - **Acknowledged.**

   e. Please clarify the description of lighting fixtures L1 and L2 ("to match existing bldg NW of site").
      - **Extraneous description was removed.**

   f. Provide light fixture cut sheets for all proposed light fixtures.
      - **Refer to the enclosed cut sheets.**

5. *Land Rights*
   a. PUE required for from ROW to transformer.
      - **A 10' PUE has been added centered on the electric. Please refer to sheet C3.10 for details.**

   b. Provide legal descriptions and sketches for all proposed PUEs.
      - **Will be provided once locations are approved by City staff.**

6. *Concurrency Impact Analysis*
   a. Verify total AADT and PM Peak Hour trips. Staff calculated 478 trips and 21 trips, respectively.

- **The fitted curve equation was used to derive the daily and PM peak hour trip generation. The trip generation was reviewed and CHW believes that the fitted curve equation provides a more accurate and conservative trip generation estimate compared to the average rate.**

b. Segment 4 (US 441 from CR25A East Intersection to SR 235) is identified as an affected roadway segment. While located within ½ mile of the development's ingress/egress, this segment is not accessible within ½ mile of the development and therefore should not be identified as an affected roadway segment.
   - **Segment 4 has been removed from the concurrency impact analysis.**

7. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated October 12, 2020.
      - **Acknowledged. See responses below.**

   b. The applicant must address the comments provided by Brian Green of Alachua County Fire Rescue as provided in an email dated October 5, 2020.
      - **Acknowledged. No comments were issued.**

   c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated October 15, 2020.
      - **Acknowledged. See responses below.**

8. *Miscellaneous*
   a. Please confirm if any site improvements (new impervious surface material, etc.) are proposed for the remainder of Tax Parcel 03927-007-000 located east of the project area.
      - **Other than a driveway connection and fence revisions for a new opening, no other changes are to occur.**

9. *Minor Revisions*
   a. Sheet C0.00, General Note 8: Correct use type is 'light manufacturing'.
      - **The use type has been corrected to light manufacturing. Please refer to sheet C0.00 for details.**

   b. Sheet C0.00, General Note 8: Correct reference to LDRs at the end of the first sentence.
      - **The reference has been revised to reference LDRs. Please refer to sheet C0.00 for details.**

   c. Sheet C0.00, General Note 10: Legal description is incomplete.
      - **The legal description has been revised. Please refer to sheet C0.00 for details.**

   d. Sheet C0.00, Property Owner: Property owner information is incorrect.
      - **The property owner information has been revised. Please refer to sheet C0.00 for details.**

   e. Sheet C0.10, General Notes: Update reference to Alachua County Environmental Protection Department in note 14.
      - **The note has been updated to reference the City of Alachua. Please refer to sheet C0.10 for details.**

   f. Sheet C0.10, MOT Notes: Correct reference to Alachua Police Department in Note 4.
      - **The note has been updated to reference the Alachua police department. Please refer to sheet C0.00 for details.**

g. Sheet C0.20: Confirm project area is correct (4.90 acres per cover sheet).
   - **The project area has been corrected to 4.9 acres, which matches the cover sheet. Please refer to sheet C0.20 for details.**

h. Sheet C1.10: References are made to the architectural plans for details of aluminum ornamental fence and slide gates. No details of fencing and slide gates are provided in architectural plans.
   - **Refer to the attached detail sheets for fencing and gate details.**

i. Sheet C1.11: Sheet references MEP plans for mechanical yard details. MEP plans not included with plan set.
   - **Labels for the mechanical yard equipment have been added. Please refer to sheet C1.11 for details.**

j. Sheet E-101, General Notes: There is a typographical error in note 5.
   - **Refer to the revised sheet for details.**

k. Comprehensive Plan Consistency, Responses to FLUE Policies 1.5.d.8. and 2.4.a.: Please update the landscaped area as required per Comprehensive Plan FLUE Policy 2.4.a. This policy now requires 10% landscaped areas not inclusive of open space areas.
   - **Landscaped area percentage listed has been revised to not include open space areas, and cited comp. plan language has been updated. Please refer to the revised consistency analysis for details.**

l. Comprehensive Plan Consistency, Response to Transportation Element Objective 1.1.: Update the affected roadway segments per comments on Concurrency Impact Analysis.
   - **The roadway segment deemed not affected has been removed. Please refer to the revised consistency analysis for details.**

PUBLIC SERVICES COMMENTS

1. **Sheet C0.00**
   - Title: To be consistent with COA terminology, please change title to “SITE PLANS” from “DEVELOPMENT PLANS”.
     - **The title has been revised as requested. Please refer to sheet C0.00 for details.**

   - General Note 5: Suggest removing “RECLAIM WATER SERVICE WILL BE PROVIDED BY THE CITY OF ALACHUA”, as the project does not include reclaimed water.
     - **The note has been removed accordingly. An additional potable service has been added for irrigation. Please refer to sheet C0.00 and C3.10 for details.**

2. **Sheet C0.10**
   - Water and Wastewater General Note 12 specifies that PVC service lines shall be Sch 40 PVC. The 8-inch water main supplying the water meter and fire line pads is 8-inch DIP.
     - **Note 12 has been revised for clarity. Please refer to sheet C0.10 for details.**

   - Please clarify the pipe material of the fire line. Will the piping be PVC or DIP? If PVC, call out that it will be specified as C900.
     - **The note has been revised for clarity. Please refer to Water and Wastewater General Note 16 on sheet C0.10 for details.**

- Please clarify the pipe material of the potable water line. Prior to the meter, it is called out as PVC. Please clarify – is it Schedule 40 or C900?
  - **Note 12 has been revised to clarify. Please refer to sheet C0.10 for details.**

- Similar comment for the water line downstream the potable water meter pad. Calling it out as 4-inch water service suggests that the pipe is Schedule 40 as per Note 12. Yet its downstream fittings are called out as CLDI, suggesting the PVC is C900. Please clarify.
  - **The note has been revised to call out c900 for 4" and larger pipes. Please refer to sheet C0.10 for details.**

- Water and Wastewater General Note 1: At the end of this note, please add: "MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICE, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION".
  - **Added to Note 1 as requested. Please refer to sheet C0.10 for details.**

- Please add Water and Wastewater General Note 16: "AS A MINIMUM, PROVIDE TRACER WIRE FROM THE WET TAP TO THE PADS FOR THE FIRE LINE AND POTABLE WATER METER".
  - **Note has been added as requested. Please refer to sheet C0.10 for details.**

3. **Sheet C1.10**
   - Submit MEP plans.
     - **As discussed, the MEP plans are not required. Electrical information has been coordinated with the City's electrical staff.**

   - Show the exact routing of the primary service to the transformer. Note: COA electrical staff recall conversations in which two sources of power would supply the transformer.
     - **Two routes were being considered, but we had to pick the best one, which is shown on sheet C3.10.**

   - Identify the preferred type of power; for example, 460-volt, 3-phase.
     - **Please refer to the revised sheet E101 for power requirements.**

   - Include detailed load calculations so that COA can size the transformer.
     - **Please refer to the revise sheet #101 for load requirements.**

4. **Sheet C2.31**
   - Include details 307 and 315, which are cross-referenced to details shown on this sheet.
     - **The requested details have been added to sheet C2.30 and C2.31.**

5. **Sheet C2.31**
   - COA preference is for both bottom of valve collar and top of meter box to be at grade.
     - **The details have been modified accordingly. Please refer to sheet C2.31 for details.**

   - Accordingly, please modify details 127, 145, 139 and 148.
     - **The details have been modified accordingly. Please refer to sheet C2.31 for details.**

   - Add tracer wire details 321A & 321B.
     - **Tracer wire details have been added as requested. Please refer to sheet C2.30 for details**

6. **Sheet C3.10**
   - Once electric primary service routing to transformer has been updated, show a PUE around the primary service and also the transformer.
     - **A 10' PUE has been added. Please refer to sheet C3.10 for details.**

7. **Sheet C3.10**
   - Please modify the 8-inch wet tap note to indicate that the wet tap be performed by a specialty contractor pre-approved by the COA.
     - **The note has been modified as requested. Please refer to sheet C3.10 for details.**

   - Cleanout is shown connecting the existing SS line to the new P-WW. This cleanout is on private property. Please show a PUE for it.
     - **The cleanout has been relocated within the limits of the PUE. Please refer to sheet C3.10 for details.**

8. **Sheet C3.10**
   - Inset – Show a leader from "8" GATE VALVE AND BOX" pointing to the valve.
     - **The leader location has been corrected. Please refer to sheet C3.10 for details.**

   - Inset – A "Point of Service/End City Maintenance" note is called out for the fire line. Please add a similar note for the potable water line.
     - **The requested note has been added. Please refer to sheet C3.10 for details.**

   - Inset – Add "DDC" to Abbreviation List on C0.11.
     - **The abbreviation has been added to the legend. Please refer to sheet C0.11 for details.**

   - Inset – Valves shown on Details 139 & 148 are not shown on the inset. This is just a FYI – suggest clarifying that valve are required on the two pads.
     - **Valves have been added to the inset to reflect the details. Please refer to sheet C3.10 for details.**

   - Inset – Please change " 3" water meter" to " 4" water meter". COA no longer carries spare 3-inch meters and fittings.
     - **The water meter has been changed from 3" to 4". Please refer to sheet C3.10 for details.**

9. **Sheet C3.10**
   - When the electrical sheets are submitted, include the City of Alachua Work Scope, which is noted in Attachment 1.
     - **Acknowledged.**

10. **Sheet C0.30**
    - Upper left, south side of NW Nanocourt: Please extend existing sidewalk to concrete apron. Remove existing guardrail.
      - **As discussed, a sidewalk extension would cause complications with the existing drainage condition between the side drain mitered end and the existing curb inlet. The guardrail will be kept as a safety measure.**

11. **Sheet C1.10**
    - This sheet calls out at least two instances of Detectable Warning Strip per FDOT Index 711-001. Please call out that warning strips shall be orange and not yellow. (Existing strips are both orange and yellow – orange is preferred.)

- **The callouts have been revised to indicate that orange warning strips shall be used. Please refer to sheet C1.10 for details.**

JBROWN PROFESSIONAL GROUP COMMENTS

C0.20

1. The project area listed in Section II does not match what is shown on the cover sheet.
   - **The project area has been revised to match the cover sheet. Please refer to sheet C0.20 for details.**

2. The information listed in the site development plan does not match what is shown on the cover sheet.
   - **Site development data has been updated to match the cover sheet. Please refer to sheet C0.20 for details.**

C0.21

1. Silt fence is not necessary along the entire southern boundary of the site due to the existing topography.
   - **Silt fence has been removed along the southern boundary. Please refer to sheet C0.21 for details.**

2. Silt fence is not labeled on this sheet per the stormwater pollution prevention legend.
   - **The linework has been updated to match the legend. Please refer to sheet C0.20 for details.**

3. Please specify the type of inlet protection which will be utilized for the curb inlets on this project.
   - **A detail for the curb inlet protection has been added. Please refer to sheet C0.21 for details.**

C0.30

1. Please turn off the proposed lighting that is currently shown on this sheet.
   - **The lighting has been removed from the demo sheet. Please refer to sheet C0.30 for details.**

2. Please revise the legend and notes on this sheet. Currently all symbols correspond to “existing tree to be removed”.
   - **The legend has been revised. Please refer to sheet C0.30 for details.**

3. The first general note on this sheet states that all silt fence shall be installed prior to work initiating. Some of the silt fence is within the limits of demolition on the east side of the pad. Please revise note to state that this silt fence will not be installed until after demolition of pad, but all other silt fence will be installed prior to demolition.
   - **The note has been revised as requested. Please refer to sheet C0.30 for details.**

C1.10

1. Will the stabilized drive connection be utilized on this site? If so, please consider removing one of the parking spaces and providing flush curb or mountable curb rather than 6” standard curb.
   - **The stabilized path will only be used for access to the roof-mounted equipment, which will not be often.**

2. Please add detectable warning to the sidewalks at the crosswalk on the site.
   - **Not required on private sites, only in public R/W per ADA requirements.**

3. What is the reasoning for a dimension of 21.98’ and 20.14’ on the concrete pads? Consider utilizing rounded dimensions for simplicity.

- **Dimensions have been revised accordingly. Please refer to sheet C1.10 for details.**

4. Consider lining up the edge of the concrete pad with the edge of the curb on the southwest corner of the site.
   - **Acknowledged. The bike racks require the sidewalks to be extended.**

5. Suggest adding double-yellow striping to entrances to the site.
   - **Added as requested. Please refer to sheet C1.10 for details.**

6. The U-Shaped bike rack detail stated to refer to plan view for dimensions of pad. Please provide dimensions on this sheet.
   - **Dimensions have been added as requested. Please refer to sheet C1.10 for details.**

7. Please label or remove dashed line shown on this sheet.
   - **Labels have been added to all dashed lines. Please refer to sheet C1.10 for details.**

C1.11

1. What are the rectangles located on the sidewalk on the east and west side of the building? Please provide label.
   - **These are metal-wrapped columns for the building and have been labeled. Please refer to sheet C1.11 for details.**

2. Will mechanical yard require stabilized subgrade or gravel? Please add hatch to legend and describe what will be done in this area.
   - **Gravel will be provided. The hatch has been added to the legend. Note the MEP will detail out the gravel.**

C2.10

1. The core drill into the structure on the westernmost storm structure appears to be incorrect. Please revise callout to show correct pipe size and invert.
   - **The callout has been revised to show the correct information. Please refer to sheet C2.10 for details.**

2. Please shade back utility lines on this sheet for clarity. Several spots and callouts are difficult to read.
   - **Utility lines have been grayed-back as requested.**

3. Please show the slope and size of the pipe from S-5 to S-4.
   - **The pipe size and slope is shown just below the matchline.**

4. Please provide a few additional spots on the bike pads to demonstrate how they will be sloped.
   - **Spot grades have been added as requested. Please refer to sheet C2.10 for details.**

5. How does water travel from the existing mitered end section to the manhole? Is there a slot in the west side of the manhole, or a DBI which is not shown on the survey?
   - **There is a slot in the western side of the manhole that accepts water from the side drain.**

6. Please verify the size of the Mitered End Section on the west side of the property. 18”x30” is not a standard ERCP size.
   - **The size has been corrected to 19” x 30”. Please refer to sheet C2.10 for details.**

7. Please show the cut in pavement that will be utilized for the potable water connection on this sheet with callout stating to match existing grade.
    - **The cut has been added as requested. Please refer to sheet C2.10 for details.**

C2.11

1. The top of S-5 does not match the stormwater structure table.
    - **The top has been revised to match the grading. Please refer to sheet C2.11 for details.**

2. Please provide several spots on the limerock drive.
    - **Spot elevations have been added along the stabilized access. Please refer to sheet C2.11 for details.**

3. Will sidewalk just south of loading zone be step up or flush sidewalk. Please provide additional labels or spots.
    - **It is at grade. The sidewalk has been labeled accordingly.**

4. Please provide additional spots in the two parking spaces located on the south side of the loading zone.
    - **Spot elevations have been added as requested.**

5. Will any grading be done in the mechanical yard areas? If so, please provide spots and additional tie in contours if necessary.
    - **Grades have been added to the corners of mechanical yards. Please refer to sheet C2.11 for details.**

C3.10

1. Please label the existing 8” water main which the system will tie into.
    - **The existing watermain has been labeled as requested. Please refer to sheet C3.10 for details.**

2. Please revise label for the 8” gate valve in the inset.
    - **The label has been revised as requested. Please refer to sheet C3.10 for details.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at daniely@chw-inc.com.

Sincerely,
CHW



Daniel Young, P.E.
Director of Engineering, Land Development

N:\2020\20-0231\Departments\04_Engineering\01_Regulatory Permitting\Municipalities\City\Submittals and Comments\2010XX Submittal\LTR 201028 Copeland Park PDL - CoA Response to Comments.docx

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

November 09, 2020

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

Re: Copeland Park PDL – Site Plan Review #3

Dear Mr. Tabor:

As you requested, we have reviewed the Copeland Park Product Development Lab submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW and dated 11/02/2020. 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: Daniel Young

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Nov 10, 2020**

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

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

TR 11/11/2020

RE: **Copeland Park Product Development Lab – Site Plans**

Public Services has reviewed the Copeland Product Development Lab – Site Plans (Nov 5 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Sept 30 Submittal Comment** **Sheet C0.00** • Title: To be consistent with COA terminology, please change title to "SITE PLANS from "DEVELOPMENT PLANS". • General Note 5: Suggest removing "RECLAIM WATER SERVICE WILL BE PROVIDED BY THE CITY OF ALAHCUA", as the project does not include reclaimed water. **Nov 5 Submittal Comment** **Approved**
2.	**Sept 30th Submittal Comment** **Sheet C0.10** • Water and Wastewater General Note 12 specifies that PVC service lines shall be Sch 40 PVC. The 8-inch water main supplying the water meter and fire line pads is 8-inch DIP. • Please clarify the pipe material of the fire line. Will the piping be PVC or DIP? If

NO.	COMMENTS
	PVC, call out that it will be specified as C900. • Please clarify the pipe material of the potable water line. Prior to the meter, it is called out as PVC. Please clarify – is it Schedule 40 or C900? • Similar comment for the water line downstream the potable water meter pad. Calling it out as 4-inch water service suggests that the pipe is Schedule 40 as per Note 12. Yet its downstream fittings are called out as CLDI, suggesting the PVC is C900. Please clarify. • Water and Wastewater General Note 1: At end of this note, please add: "MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICE, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". • Please add Water and Wastewater General Note 16: "AS A MINIMUM, PROVIDE TRACER WIRE FROM THE WET TAP TO THE PADS FOR THE FIRE LINE AND POTABLE WATER METER". **Nov 5 Submittal Comment** **Approved**
3.	**Sept 30th Submittal Comment** **Sheet C1.10** • Submit MEP plans. • Show the exact routing of the primary service to the transformer. Note: COA electrical staff recall conversations in which two sources of power would supply the transformer. • Identify the preferred type of power; for example, 460-volt, 3-phase. • Include detailed load calculations so that COA can size the transformer. **Nov 5 Submittal Comment** See new comment 12. **No further action required on comment 3, which is closed.**
4.	**Sept 30th Submittal Comment** **Sheet C2.31** • Include details 307 and 315, which are cross-referenced to details shown on this sheet. **Nov 5 Submittal Comment** **Approved**
5.	**Sept 30th Submittal Comment** **Sheet C2.31** • COA preference is for both bottom of valve collar and top of meter box to be at

NO.	COMMENTS
	grade. • Accordingly, please modify details 127, 145, 139 and 148. • Add tracer wire details 321A & 321B. **Nov 5 Submittal Comment** **Approved**
6.	**Sept 30th Submittal Comment** **Sheet C3.10** • Once electric primary service routing to transformer has been updated, show a PUE around the primary service and also the transformer. **Nov 5 Submittal Comment** **Approved**
7.	**Sept 30th Submittal Comment** **Sheet C3.10** • Please modify the 8-inch wet tap note to indicate that the wet tap be performed by a specialty contractor pre-approved by the COA. • Cleanout is shown connecting the existing SS line to the new P-WW. This cleanout is on private property. Please show a PUE for it. **Nov 5 Submittal Comment** **Approved**
8.	**Sept 30th Submittal Comment** **Sheet C3.10** • Inset – Show a leader from "8" GATE VALVE AND BOX " pointing to the valve. • Inset - A "Point of Service/End City Maintenance" note is called out for the fire line. Please add a similar note for the potable water line. • Inset – Add "DDC" to Abbreviation List on C0.11. • Inset – Valves shown on Details 139 & 148 are not shown on the inset. This is just a FYI – suggest clarifying that valve are required on the two pads. • Inset – Please change " 3" water meter" to "4" water meter". COA no longer carries spare 3-inch meters and fittings. **Nov 5 Submittal Comment** **Approved**
9.	**Sept 30th Submittal Comment** • When the electrical sheets are submitted, include the City of Alachua Work Scope, which is noted in Attachment 1.

NO.	COMMENTS
	Nov 5 Submittal Comment The to-be-submitted electrical plans may be related only to the building, and not for the site. Thus, please add the COA Electrical Work Scope (at end of this document) to Sheet C3.10. **Approved as Noted**
10.	**Sept 30th Submittal Comment** **Sheet C0.30** • Upper left, south side of NW Nanocourt: Please extend existing sidewalk to concrete apron Remove existing guardrail. **Nov 5 Submittal Comment** **Approved**
11.	**Sept 30th Submittal Comment** **Sheet C1.10** • This sheet calls out at least two instances of Detectable Warning Strip per FDOT Index 711-001. Please call out that warning strips shall be orange and not yellow. (Existing strips are both orange and yellow – orange is preferred.) **Nov 5 Submittal Comment** **Approved**
12.	**Nov 5 Submittal Comment (New)** The detailed drawings, specifically electrical, have not yet been prepared for the lab building. Thus, building electrical load calculations have not yet been done. At this time, the City is unable to size the utility transformer. Once the lab building electrical drawings have been prepared, calculate the electrical load and submit to the COA electrical department. If the design concept is for the transformer to provide power for future phases, please also include the future phase loads in the calculation. Also, identify the transformer load-side voltage type as required for the project. The above tasks must be done prior to COA issuing the building permit. **Conditional Approval.**
	END OF COMMENTS

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 10, 2020

Sent by electronic mail to dyoung@chw-inc.com

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

RE: Development Review Team (DRT) Comments – Resubmittal #1: Copeland Park PDL Site Plan

Dear Mr. Young:

On November 4, 2020, the City of Alachua received your revised application for a Site Plan on behalf of O'Steen Brothers, Inc. The application proposes the construction of a ±42,466 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±4.90 acre subject property, consisting of a portion of Tax Parcel Number 03927-007-000. The revised application received on November 4, 2020 was submitted to address the Development Review Team (DRT) comments issued to you in a letter dated October 20, 2020 and as discussed at a DRT Meeting held on October 21, 2020.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, November 16, 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 **December 8, 2020 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Perimeter Buffers: A 5 Foot, Type A perimeter buffer is required on the north, east, and west perimeters. Calculations for these required buffers are not provided on Sheet LS-1.

      Remaining Issues: Confirm the correct option number is identified for north perimeter buffer. It appears Option 1 was selected but Option 2 is notated.

   b. Please update the landscaped area as required per Comprehensive Plan FLUE Policy 2.4.a. This policy now requires 10% landscaped areas not inclusive of open space areas.

      Remaining Issues: The title of the "30% Landscaped Area Requirement" table on Sheet LS-1 should be revised to reflect the revisions to Policy 2.4.a.

   c. Per Section 6.7, a minimum 10% open space is also required. Add the percentage of open space area to the landscape plan.

Remaining Issues: A reference to the minimum open space per Section 6.7 (10%) should be added to the "30% Landscaped Area Requirement" table on Sheet LS-1.

d. Section 6.2.3(D) requires mechanical equipment to be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials, at least three feet in height or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within two years of planting. Provide the required screening for mechanical yards.

Remaining Issues: Landscape screening not provided on the north side of mechanical yards. Landscape screen or fencing that meets the required screen needs to be added.

2. *Section 6.3, Fencing*
   a. Per Section 6.3.3(B), fences and walls are not permitted in front setback areas, and shall not exceed a height of six feet on the remainder of front yards and ten feet in side or rear yards.
      i. Aluminum ornamental fence is proposed within front setback area.
      ii. A portion of the 8' black vinyl coated chainlink fence is located within front setback area and exceeds the maximum height of 6' where located in front yards (e.g. in front of the building's front elevation).

   Remaining Issues:
   (1) Please note that the approval of a variance permit requires Board of Adjustment approval and is subject to the provisions of Section 2.4.7, including a demonstration that all of the standards set forth in Section 2.4.7(C)(4) are met.
   (2) Any fencing located within front yard areas (e.g., areas located to the north of the building and extending to the side lot lines) is not permitted to exceed 6 feet in height. Fencing along the east property line and within a front yard area is shown on Sheet C1.11 and noted to be 8' in height.

3. *Section 6.4, Exterior Lighting*
   a. Per Section 6.4.5(A), the maximum mounting height of wall mounted fixtures is 15 feet.

   Remaining Issues: General Note 4 on Sheet E101 calls out a mounting height no greater than 16' AFG. Revise to be no greater than 15' AFG.

4. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor (to be provided under separate cover).

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

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
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 16, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
Post Office Box 9
Alachua, Florida 32616

RE: Copeland Park PDL
Development Review Team Comments

Dear Justin:

Please find attached the following items to address the comments found in the City's review letter dated November 10, 2020:

- Four (4) Copies of the Following:
  - Site Plan Review Application;
  - Authorized Agent Affidavit;
  - Property Owner Affidavit;
  - Alachua County Wetland Self Certification;
  - Alachua County Stormwater Affidavit of Compliance;
  - Alachua County Property Appraiser Information;
  - Division of Corporations Information;
  - Warranty Deed;
  - Proof of Tax Payment;
  - Legal Description;
  - SRWMD Permit;
  - Neighborhood Workshop Materials and Mailing Labels;
  - Concurrency Impact Analysis;
  - Analysis of Consistency with the CoA Comprehensive Plan;
  - Signed and Sealed Fire Flow Calculations;
  - Fencing and Lighting Spec Sheets; and
  - Signed and Sealed Development Plans;
- FTP link containing all PDFs

The review comments are listed below as well as the corrective action taken to address each comment.

1. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Perimeter Buffers: A 5 Foot, Type A perimeter buffer is required on the north, east, and west perimeters. Calculations for these required buffers are not provided on Sheet LS-1.

      Remaining Issues: Confirm the correct option number is identified for north perimeter buffer. It appears Option 1 was selected but Option 2 is notated.
      - **Perimeter buffer option notation revised.**

   b. Please update the landscaped area as required per Comprehensive Plan FLUE Policy 2.4.a. This policy now requires 10% landscaped areas not inclusive of open space areas.

Remaining Issues: The title of the "30% Landscaped Area Requirement" table on Sheet LS-1 should be revised to reflect the revisions to Policy 2.4.a.

- **Calculation title revised.**

c. Per Section 6.7, a minimum 10% open space is also required. Add the percentage of open space area to the landscape plan.

Remaining Issues: A reference to the minimum open space per Section 6.7 (10%) should be added to the "30% Landscaped Area Requirement" table on Sheet LS-1.

- **Open space calculation revised.**

d. Section 6.2.3(D) requires mechanical equipment to be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials, at least three feet in height or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within two years of planting. Provide the required screening for mechanical yards.

Remaining Issues: Landscape screening not provided on the north side of mechanical yards. Landscape screen or fencing that meets the required screen needs to be added.

- **Landscape screening added to north side of mechanical yard.**

2. *Section 6.3, Fencing*
   a. Per Section 6.3.3(B), fences and walls are not permitted in front setback areas, and shall not exceed a height of six feet on the remainder of front yards and ten feet in side or rear yards.
      i. Aluminum ornamental fence is proposed within front setback area.
      ii. A portion of the 8' black vinyl coated chainlink fence is located within front setback area and exceeds the maximum height of 6' where located in front yards (e.g. in front of the building's front elevation).

      Remaining Issues:

      (1) Please note that the approval of a variance permit requires Board of Adjustment approval and is subject to the provisions of Section 2.4.7, including a demonstration that all of the standards set forth in Section 2.4.7(C)(4) are met.

      - **Acknowledged.**

      (2) Any fencing located within front yard areas (e.g., areas located to the north of the building and extending to the side lot lines) is not permitted to exceed 6 feet in height. Fencing along the east property line and within a front yard area is shown on Sheet C1.11 and noted to be 8' in height.

      - **The front yard fencing has been revised to be 6' as requested. Please refer to C1.10 and C1.11 for details. Please note the fencing on the west side is existing and to remain.**

3. *Section 6.4, Exterior Lighting*
   a. Per Section 6.4.5(A), the maximum mounting height of wall mounted fixtures is 15 feet.

   Remaining Issues: General Note 4 on Sheet E101 calls out a mounting height no greater than 16' AFG. Revise to be no greater than 15' AFG.

   - **Note revised to 15' as requested.**

4. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor (to be provided under separate cover).

- **Acknowledged. See responses below.**

PUBLIC SERVICES COMMENTS

9. **Nov 5 Submittal Comment**

The to-be-submitted electrical plans may be related only to the building, and not for the site. Thus, please add the COA Electrical Work Scope (at end of this document) to Sheet 3.10.

- **The COA electrical scope of work has been added to sheet C3.10. The electrical engineer will prepare a site electrical plan and provide all the necessary information, including load calculations, to the City's Electrical Department prior to building permit issuance.**

12. **Nov 5 Submittal Comment (New)**

The detailed drawings, specifically electrical, have not yet been prepared for the lab building. Thus, building electrical load calculations have not yet been done. At this time, the City is unable to size the utility transformer.

Once the lab building electrical drawings have been prepared, calculate the electrical load and submit to the COA electrical department. If the design concept is for the transformer to provide power for future phases, please also include the future phase loads in the calculation.

The above tasks must be done prior to COA issuing the building permit.

- **CHW accepts the conditional approval that the load calculation must be submitted prior to issuance of a building permit. I will inform the applicant and electrical engineer regarding this.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at daniely@chw-inc.com.

Sincerely,
CHW



Daniel Young, P.E.
Director of Engineering, Land Development

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City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 17, 2020

Sent by electronic mail to dyoung@chw-inc.com

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

RE: Planning & Zoning Board (PZB) Public Hearing: Copeland Park PDL Site Plan

Dear Mr. Young:

On November 16, 2020, the City of Alachua received your revised application and materials for a Site Plan on behalf of O'Steen Brothers, Inc. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **December 8, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Monday, November 23, 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 ***Monday, November 23, 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, December 7, 2020***). 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
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File

SITE PLANS
FOR:

COPELAND PARK
PROCESS DEVELOPMENT LAB

ALACHUA COUNTY, FLORIDA

SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SUBMITTED TO:
SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CITY OF ALACHUA

GENERAL NOTES

1. DEVELOPMENT DATA:

	PROPOSED DEVELOPMENT		
OVERALL SITE AREA=	213,291 S.F.	100.0%	4.90 ACRES
BUILDING FOOTPRINT AREA=	42,466 S.F.	19.9%	
CONC./PAVE AREA=	70,311 S.F.	33.0%	
TOTAL IMPERVIOUS AREA=	112,777 S.F.	52.9%	
OPEN AREA=	100,514 S.F.	47.1%	

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±42,466 SF RESEARCH AND DEVELOPMENT FACILITY, PADS AND ENCLOSURES FOR ASSOCIATED MECHANICAL EQUIPMENT, PARKING AREA, STORMWATER CONVEYANCE SYSTEM, AND ASSOCIATED UTILITY INFRASTRUCTURE.

2. MINIMUM BUILDING / YARD SETBACKS PER ILW ZONING ARE AS FOLLOWS:
PRIMARY BUILDING (ILW)
FRONT: 20'
SIDE: 15'
REAR: 15'

MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MAX BUILDING HEIGHT	65'
MAX LOT COVERAGE	NONE
PROPOSED FAR	0.109

3. PARKING CALCULATIONS:
CAR: 1 SPACE PER 350 SQ. FT. FLOOR AREA
42,466 SQ. FT. / 350 SQ. FT. = MINIMUM 121 SPACES
121 SPACES X 125% = MAXIMUM 151 SPACES
PROVIDED: 150 SPACES TOTAL

BICYCLE: 1 SPACE/10 CAR SPACES = 150 / 10 = 15 SPACES REQUIRED; 16 SPACES PROVIDED

4. DATE OF BOUNDARY SURVEY:
A BOUNDARY SURVEY WAS COMPLETED BY CHW AND DATED AUGUST 26, 2020.

5. UTILITIES:
-POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.

-ELECTRIC SERVICE WILL BE PROVIDED BY CITY OF ALACHUA

6. DRAINAGE:
AN ON-SITE STORM SEWER COLLECTION SYSTEM WILL BE CONSTRUCTED AND CONNECT TO AN EXISTING OFF-SITE STORM SEWER COLLECTION SYSTEM WHICH DISCHARGES TO AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY. THE FACILITY MEETS CITY OF ALACHUA AND SRWMD DESIGN CRITERIA.

7. NATURAL FEATURES:
TOPOGRAPHY WILL SLOPE FROM SOUTH TO NORTH WITH MODERATE SLOPES. THERE ARE NO OTHER NATURAL SITE FEATURES.

8. ZONING/LAND USE INFORMATION AND COMPLIANCE:

LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT DESIGNATION.

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

PER ARTICLE 6 OF THE LDRS, THE PROPOSED SITE IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS. COMPLIANCE WITH REQUIRED PARKING CAN BE FOUND IN NOTE 3 ON THIS SHEET. THERE ARE NO EXISTING TREES ON SITE AND THE PROPOSED LANDSCAPING FULFILLS GENERAL SITE, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED STORMWATER CONVEYANCE SYSTEM AND EROSION PROTECTION PROPOSED FULFILL ENVIRONMENTAL PROTECTION STANDARDS THROUGH THE USE OF BMPS.

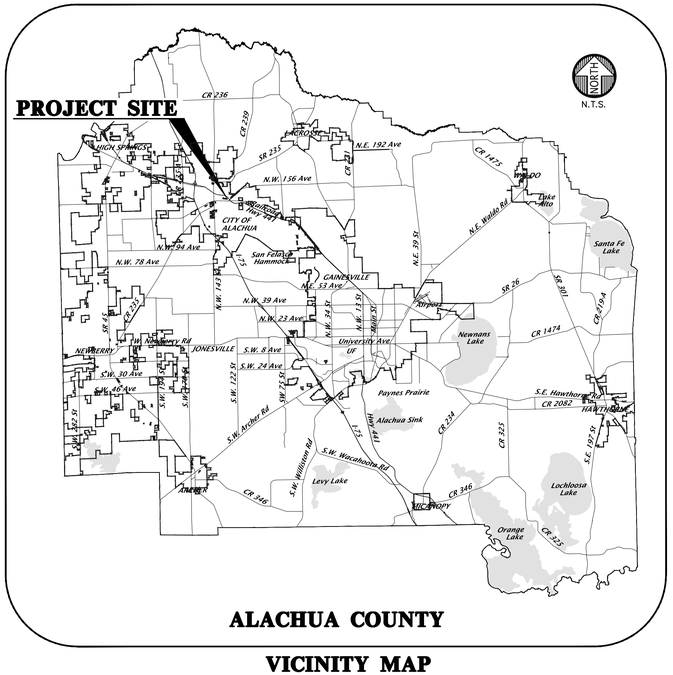
9. CONCURRENCY IMPACT ANALYSIS:
SUBMITTED UNDER SEPARATE COVER

10. LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

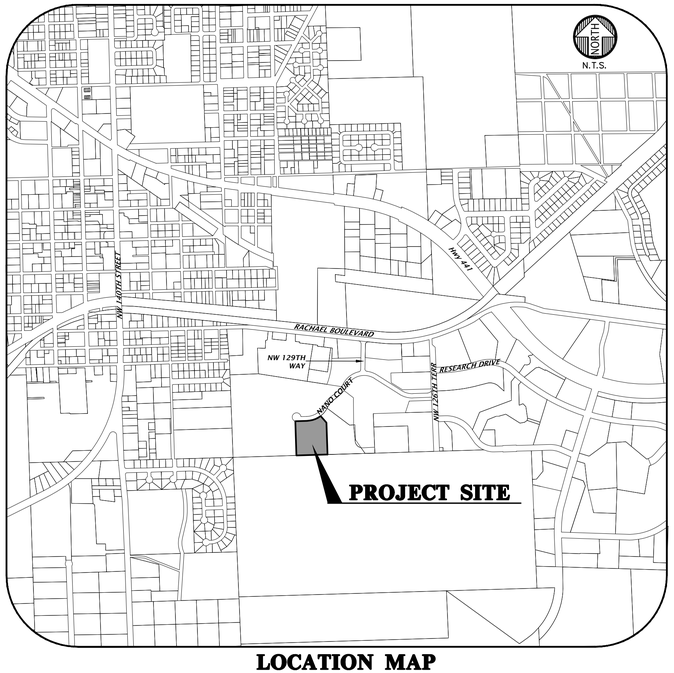
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°09'48" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 824.69 FEET TO THE SOUTHEAST CORNER OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3537, PAGE 1378; THENCE SOUTH 89°08'48" WEST, ALONG SOUTH LINE OF SAID LANDS, A DISTANCE OF 137.86 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°10'25" WEST , A DISTANCE OF 317.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE- QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23; THENCE SOUTH 88°58'36" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4) OF SAID SECTION 23, A DISTANCE OF 206.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°58'36" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 434.35 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 01°03'25" WEST, A DISTANCE OF 479.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF N.W. NANO COURT (60 FOOT RIGHT OF WAY); THENCE NORTH 88°56'13" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 163.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 330.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°06'15" EAST, 202.12 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 205.42 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 40°11'41" EAST, A DISTANCE OF 123.92 FEET; THENCE SOUTH 01°04'43" EAST, A DISTANCE OF 445.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 4.90 ACRES, MORE OR LESS.



ALACHUA COUNTY

VICINITY MAP



LOCATION MAP

BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH
1-800-432-4770
Know what's **below.** **Call** before you dig.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
1 OF 1	BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
C0.30	DEMOLITION SITE PLAN
C0.40R	SITE REMEDIATION AND DEBRIS REMOVAL PLAN
C1.00	MASTER SITE PLAN
C1.10 - C1.11	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C1.20	ACCESSIBILITY SITE PLAN AND DETAILS
C2.10 - C2.11	DETAILED GRADING AND DRAINAGE PLAN
C2.30 - C2.31	CONSTRUCTION DETAILS
C3.10	DETAILED UTILITY PLAN
LS-1	LANDSCAPE NOTES, DETAILS, & SCHEDULE
LS-2	LANDSCAPE PLAN
IR-1	IRRIGATION PLAN, DETAILS, & SCHEDULE
E101	SITE PHOTOMETRIC PLAN
A-100	ARCHITECTURAL FLOOR PLAN
A-200A - A-200B	ARCHITECTURAL EXTERIOR ELEVATIONS

SURVEYOR OF RECORD
MARTIN G. DARDIS, P.L.S.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

LANDSCAPE ARCHITECT
CAELI M. TOLAR, L.A.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

DEVELOPER
MATT CASON, PRESIDENT
CONCEPT DEVELOPMENT, INC
5200 NW 43RD STREET
SUITE 102-381
GAINESVILLE, FL. 32606
(352) 333-3233

PROPERTY OWNER
OSTEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

PHOTOMETRIC
TOBY SMITH, P.E., LEED AP, NCEES ELECTRICAL
AFFILIATED ENGINEERS, INC.
1112-2 THOMASVILLE ROAD
TALLAHASSEE, FL 32303
(850) 739-8050

ENGINEER OF RECORD
DANIEL H. YOUNG, P.E.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0" 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/30/20 CITY OF ALACHUA & SRWMD
11/12/20 CITY OF ALACHUA
11/16/20 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: COPELAN PARK PROCESS DEVELOPMENT LAB
SHEET TITLE: COVER SHEET AND INDEX

TECHNICIAN: T.F. COWART
DESIGNER: M. MASON, E.I.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT MANAGER: DANIEL H. YOUNG
PROJECT NUMBER: 20-02311
FL PE No. 70780
SHEET NO.: C0.00

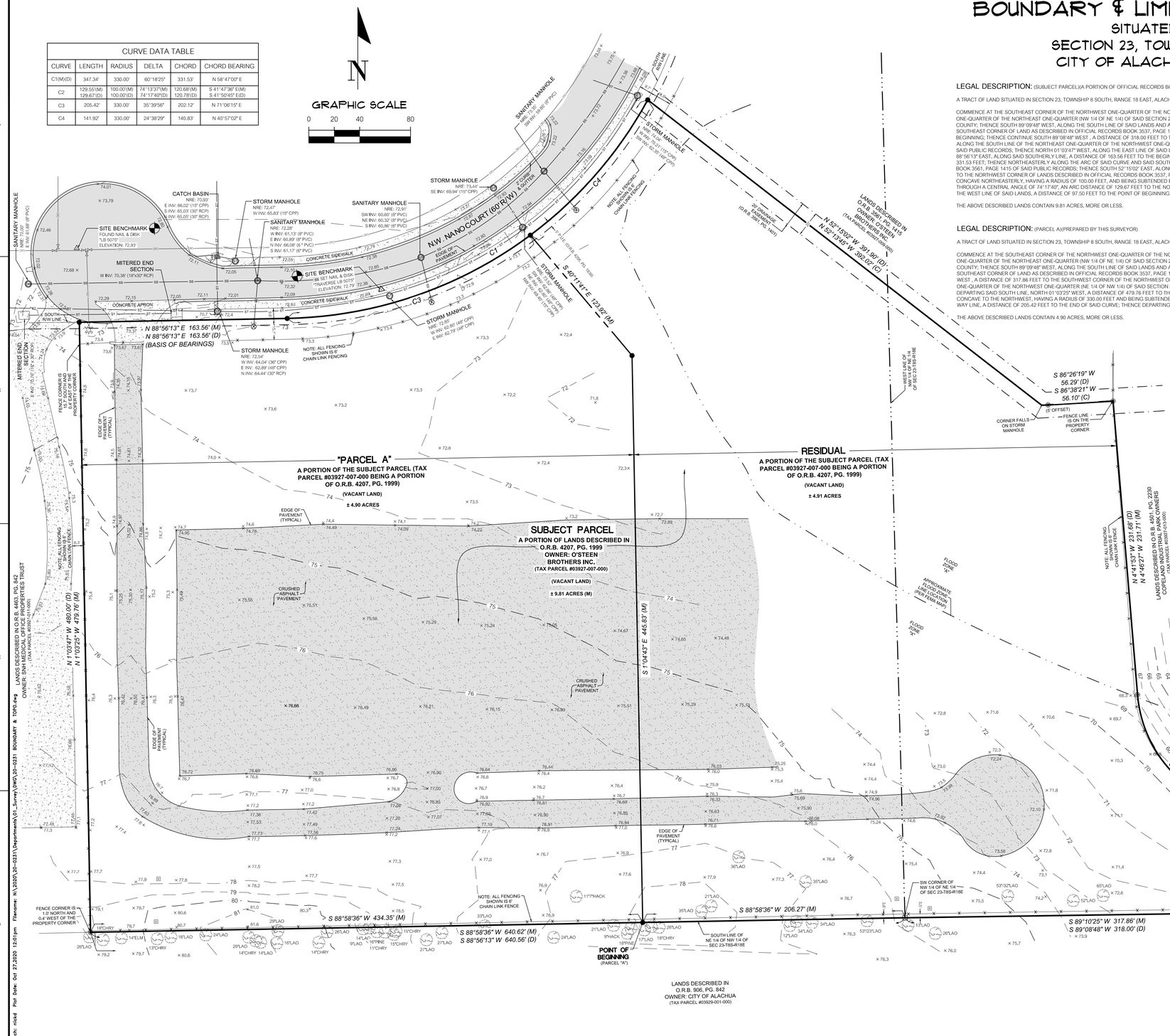
Tech: ThomasC Plot Date: Nov 11,2020 1:49pm Filename: W:\2020\20-0231\Department\04_Engineering\02_DWGs\Production Files\20-0231 C1.dwg

BOUNDARY & LIMITED TOPOGRAPHIC SURVEY

SITUATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1(M)(D)	347.34'	330.00'	60°18'25"	331.53'	N 58°47'00" E
C2	129.55'(M) 129.67'(D)	100.00'(M) 100.00'(D)	74°13'37"(M) 74°17'40"(D)	120.68'(M) 120.78'(D)	S 41°47'36" E(M) S 41°50'45" E(D)
C3	205.42'	330.00'	35°39'56"	202.12'	N 71°06'15" E
C4	141.92'	330.00'	24°38'29"	140.83'	N 40°57'02" E

GRAPHIC SCALE
0 20 40 80



LEGAL DESCRIPTION: (SUBJECT PARCEL)(A PORTION OF OFFICIAL RECORDS BOOK 4207, PAGE 1999)

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°09'48" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 824.69 FEET TO THE SOUTHEAST CORNER OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3537, PAGE 1378; THENCE SOUTH 89°08'48" WEST, ALONG SOUTH LINE OF SAID LANDS, A DISTANCE OF 137.86 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'48" WEST , A DISTANCE OF 318.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE- QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23; THENCE SOUTH 88°56'13" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4) OF SAID SECTION 23, A DISTANCE OF 640.56 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3836, PAGE 988 OF SAID PUBLIC RECORDS; THENCE NORTH 01°03'47" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 480.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE SOUTHERLY LINE OF A 60' WIDE INGRESS & EGRESS EASEMENT; THENCE NORTH 88°56'13" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 163.56 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°47'00" EAST, 331.53 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY EASEMENT LINE THROUGH A CENTRAL ANGLE OF 60°18'27", AN ARC DISTANCE OF 347.35 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3561, PAGE 1415 OF SAID PUBLIC RECORDS; THENCE SOUTH 52°15'02" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 391.90 FEET; THENCE NORTH 86°26'19" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 56.29 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3537, PAGE 1374 OF SAID PUBLIC RECORDS; THENCE SOUTH 04°41'53" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 231.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°50'45" EAST, 120.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE BOUNDARY OF SAID LANDS THROUGH A CENTRAL ANGLE OF 74°17'40", AN ARC DISTANCE OF 129.67 FEET TO THE NORTHWEST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3537, PAGE 1378 OF SAID PUBLIC RECORDS; THENCE SOUTH 34°02'42" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 97.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 9.81 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: (PARCEL A)(PREPARED BY THIS SURVEYOR)

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°09'48" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 824.69 FEET TO THE SOUTHEAST CORNER OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3537, PAGE 1378; THENCE SOUTH 89°08'48" WEST, ALONG SOUTH LINE OF SAID LANDS, A DISTANCE OF 137.86 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°10'25" WEST , A DISTANCE OF 317.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE- QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23; THENCE SOUTH 88°58'36" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4) OF SAID SECTION 23, A DISTANCE OF 206.27 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°58'36" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 434.35 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 01°03'25" WEST, A DISTANCE OF 479.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF N.W. NANO COURT (60 FOOT RIGHT OF WAY); THENCE NORTH 88°56'13" EAST, A DISTANCE OF 163.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 330.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°06'15" EAST, 202.12 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 205.42 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 40°11'41" EAST, A DISTANCE OF 123.92 FEET; THENCE SOUTH 01°04'43" EAST, A DISTANCE OF 445.83 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 4.90 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A BEARING OF NORTH 88°56'13" EAST 163.56' (D) FOR THE SOUTHERLY RIGHT OF WAY LINE OF N.W. NANO STREET, SAID BEARING BEING IS IDENTICAL WITH THE DEED OF RECORD.
2. VERTICAL DATUM SHOWN HEREON IS ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. NO UNDERROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
10. PROJECT LIMITS ARE PER CLIENT SPECIFICATIONS.

LEGEND:

(D) = DATA BASED ON RECORDED DEED
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
ID. = IDENTIFICATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
= FOUND STEEL ROD & CAP (LB 5075)
= FOUND NAIL & DISK (LB 5075)
= FOUND 4"X4" CONCRETE MONUMENT (NO ID.)
= SET 5/8" STEEL ROD & CAP (LB 5075)
= MONITORING WELL
= CLEANOUT
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
= FIRE HYDRANT
= WATER VALVE
= STORM DRAIN

CHRY = CHERRY TREE
LAO = LAUREL OAK
HACK = HACKBERRY TREE
PINE = PINE TREE
ELM = ELM TREE
= TREE (SIZE AND TYPE AS NOTED)
= SANITARY SEWER LINE
= STORM WATER LINE
= WATER MAIN (PER PLANS)
= FENCE (SIZE/TYPE NOTED)
= BENCHMARK
= CONTOUR LINE
X 74.45 = SPOT ELEVATION (IMPERVIOUS)
X 74.5 = SPOT ELEVATION (PERVIOUS)
= ASPHALT SURFACE
= CONCRETE SURFACE
= BROKEN ASPHALT

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 293 OF 640, COMMUNITY PANEL NO. 120664 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

CHW
Professional Consultants
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
(352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-30575

SCALE: 1" = 40'
VERIFY SCALE BAR IS ONE INCH ON YOUR PLOTTED DRAWINGS
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1" 2"

CERTIFIED TO:

CONCEPT DEVELOPMENT, INC., A FLORIDA CORPORATION
O'STEEN CONSTRUCTION OR NORTH FLORIDA, INC.

SURVEY DATE: 08-26-2020
REVISION DATE: N/A
PROJECT NUMBER: 20-0231
TECHNICIAN: NAD
CREW CHIEF: NJ
DRAWN BY: MDD
FIELD BOOK & PAGE: 599 / 37

MARTIN G. DARDIS
Professional Surveyor & Mapper Fla. License No. 5097
This map prepared by:
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

Tech: mckad Plot Date: Oct 27,2020 12:01pm Filename: H:\2020\20-0231\Department\01_Survey\DWG\20-0231 BOUNDARY & TOPO.dwg

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CHW, AND DATED AUGUST 26, 2020.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.

4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

5. 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.

6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.

9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.

11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.

14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY THE CITY OF ALACHUA PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.

15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.

17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.

18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS DATED FY 2020-2021, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JULY 2020, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.

22. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.

24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.

25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO INITIATION OF WORK WITHIN RACHEAL BLVD RIGHT OF WAY.

26. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF ALACHUA PRIOR TO INITIATION OF THE SITE CONSTRUCTION.

27. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.

28. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2020 EDITION, SECTION 455-28.

29. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).

30. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.

2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.

3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.

4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.

6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

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

A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FDOT INDEX NUMBER 102 TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

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

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

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

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

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

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

G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.

7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.

8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX NO. 500 AND 505.

9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AS NOTED IN NOTE #14 UNDER SITE GENERAL NOTES.

13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.

14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.

15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.

16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX NO. 281. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.

18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.

19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE SOIL TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.

WATER AND WASTEWATER GENERAL NOTES

1. MATERIALS AND CONSTRUCTION METHODS FOR WATER AND WASTEWATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL UTILITY EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES. MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH THE CITY OF ALACHUA DEPARTMENT OF PUBLIC SERVICE DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.

3. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.

4. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

5. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.

6. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

7. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

8. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

9. WHEN POTABLE WATER MAINS CROSS OTHER PIPES, THE TWO PIPES SHALL HAVE JOINTS A MINIMUM OF SIX FEET FROM THE CROSSING. WHEN POTABLE WATER MAINS CROSS UNDERNEATH OTHER PIPES, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE GRAVITY AND VACUUM WASTEWATER MAINS, STORM SEWERS, AND STORMWATER FORCE MAINS, THE PREFERRED VERTICAL SEPARATION IS TWELVE INCHES AND THE THE MINIMUM VERTICAL SEPARATION IS SIX INCHES.

10. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.

11. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.

12. ALL PVC WATER SERVICE LINES LESS THAN 4 INCHES IN DIAMETER SHALL BE SCH 40 PVC. SERVICE LINES 4 INCHES AND GREATER SHALL BE C900.

13. THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONSTRACTOR TO INSTALL THE NEW WATER SERVICE LINE.

14. ALL SANITARY SEWER SERVICE LATERALS SHALL BE 4" PVC SDR 35 OR 6" PVC SDR 35 WITH A CLEAN-OUT LOCATED PER THE PLANS. MINIMUM SLOPE FOR 4" LATERALS SHALL BE 1.0% AND A MINIMUM CLEANOUT SPACING OF 75 FEET ON-CENTER AND MINIMUM SLOPE FOR 6" LATERALS SHALL BE 0.6% AND A MINIMUM CLEANOUT SPACING OF 100 FEET ON-CENTER.

15. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL UTILITIES SHOWN HEREON BY METES AND BOUND DESCRIPTION AND IN ACCORDANCE WITH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.

16. ALL UNDERGROUND FIRE LINE PIPING SHALL BE PVC (C900), AND ALL ABOVE GRADE FIRE LINE PIPING SHALL BE DIP.

17. AS A MINIMUM, PROVIDE TRACER WIRE FROM THE WET TAP TO THE PADS FOR THE FIRE LINE AND POTABLE WATER METER.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE CITY OF ALACHUA.

2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

3. CONTRACTOR SHALL SUBMIT TO THE CITY OF ALACHUA FOR REVIEW AND APPROVAL A TRAFFIC CONTROL PLAN THAT SHALL DETAIL PROCEDURES AND PROTECTIVE MEASURES PROPOSED TO PROVIDE PROTECTION AND CONTROL OF TRAFFIC AFFECTED. THE TRAFFIC PLAN SHALL INCLUDE PROPOSED LOCATIONS AND TIME DURATIONS OF THE FOLLOWING ITEMS AS APPLICABLE:
   A. PEDESTRIAN AND PUBLIC VEHICULAR TRAFFIC ROUTING
   B. LANE AND SIDEWALK CLOSURES, RESTRICTIONS, AND REDUCTIONS ANTICIPATED DUE TO CONSTRUCTION OPERATIONS. DESCRIBE PROPOSED DATES, HOURS, AND DURATION OF CLOSURE(S) AND SHOW PEDESTRIAN/VEHICULAR ROUTING AND MANAGEMENT. INDICATE TRAFFIC CONTROL DEVICES TO CONTROL MOVEMENT AROUND THE CLOSURE TO INCLUDE BARRICADE DETAILS.
   C. ACCESS TO BUILDING IMMEDIATELY ADJACENT TO WORKSITE.
   D. DRIVEWAYS BLOCKED BY CONSTRUCTION OPERATIONS.

4. CONTRACTOR SHALL NOTIFY IN WRITING BOTH THE CITY OF ALACHUA PUBLIC SERVICES AND THE CITY OF ALACHUA POLICE DEPARTMENT NO LESS THAN 7 DAYS PRIOR TO SUCH CLOSURES OR WHENEVER ROADS ARE IMPASSABLE.

5. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF ALACHUA PUBLIC SERVICES OF ANY VEHICULAR OR PEDESTRIAN SAFETY OR EFFICIENCY PROBLEMS INUCURRED AS A REUSLT OF THE WORK.

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SCALE: N/A
VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY
0" 1"

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
09/30/20 CITY OF ALACHUA & SRWMD
11/2/20 CITY OF ALACHUA
11/16/20 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: COPELAN PARK PROCESS DEVELOPMENT LAB
SHEET TITLE: GENERAL NOTES

TECHNICIAN: T.F. COWART
DESIGNER: M. MASSON, E.I.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 20-0231

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C0.10

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ABBREVIATIONS

	SYMBOLS
'	*FEET (WHEN USED WITH LENGTHS)*
°	*DEGREES*
'	*MINUTES (WHEN USED WITH ANGLES)*
"	*SECONDS*
%	*PERCENT*
@	*AT*
	A
AASHTO	*ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS*
AC	*ACRES*
ADA	*AMERICAN WITH DISABILITIES ACT*
ANSI	*AMERICAN NATIONAL STANDARDS INSTITUTE*
ARCH	*ARCHITECT*
ARV	*AIR RELEASE VALVE*
ASTM	*AMERICAN SOCIETY FOR TESTING AND MATERIALS*
AWWA	*AMERICAN WATER WORKS ASSOCIATION*
	B
BC	*BACK OF CURB*
BFP	*BACKFLOW PREVENTER*
BLDG	*BUILDING*
BM	*BENCHMARK*
BMP	*BEST MANAGEMENT PRACTICE*
BOC	*BACK OF CURB*
BVCS	*BEGIN VERTICAL CURVE STATION*
BVCE	*BEGIN VERTICAL CURVE ELEVATION*
BW	*BOTTOM OF WALL*
BSL	*BUILDING SETBACK LINE*
	C
CATV	*CABLE TELEVISION*
CI	*CURB INLET*
CIP	*CAST IRON PIPE*
CMP	*CORRUGATED METAL PIPE*
CO	*CLEANOUT*
CONC	*CONCRETE*
COORD	*COORDINATE*
CR	*COUNTY ROAD*
C/O	*CLEANOUT*
	D
DBH	*DIAMETER AT BREAST HEIGHT*
DDC	*DOUBLE DETECTOR CHECK*
DE	*DRAINAGE EASEMENT*
DEG	*DEGREE*
DIA	*DIAMETER*
DIP	*DUCTILE IRON PIPE*
DWG	*DRAWING*
	E
℄	*RATE OF ELEVATION*
E	*EAST*
EA	*EACH*
EL	*ELEVATION*
ELEV	*ELEVATION*
EOP	*EDGE OF PAVEMENT*
EOR	*ENGINEER OF RECORD*
ERCP	*ELLIPTICAL REINFORCED CONCRETE PIPE*
ESMT	*EASEMENT*
EVCS	*END VERTICAL CURVE STATION*
EVCE	*END VERTICAL CURVE ELEVATION*
EX	*EXISTING*
	F
FAC	*FLORIDA ADMINISTRATIVE CODE*
FBR	*FLORIDA BEARING RATIO*
FC	*FRICTION COURSE*
FDEP	*FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
FDOT	*FLORIDA DEPARTMENT OF TRANSPORTATION*
FFE	*FINISHED FLOOR ELEVATION*
FH	*FIRE HYDRANT*
FHWA	*FLORIDA HIGHWAY ADMINISTRATION*
FIG	*FIGURE*
FM	*FORCE MAIN*
FOC	*FACE OF CURB*
FS	*FLORIDA STATUTES*
FT	*FEET*
	G
GALV	*GALVANIZED*
GM	*GAS MAIN*
GV	*GATE VALVE*
	H
HDPE	*HIGH DENSITY POLYETHYLENE*
HP	*HIGH POINT*
	I
ID	*IDENTIFICATION*
INV	*INVERT*
INV EL	*INVERT ELEVATION*
IP	*IRON PIPE*
	K
K	*VERTICAL CURVE RATE OF CHANGE*
	L
L	*LENGTH*
LA	*LANDSCAPE ARCHITECT*
LBR	*LIMEROCK BEARING RATIO*
LDR	*LAND DEVELOPMENT REGULATION*
LF	*LINEAR FEET*
LP	*LOW POINT*
LT	*LEFT*
	M
MAX	*MAXIMUM*
ME	*MATCH EXISTING*
MH	*MANHOLE*
MIN	*MINIMUM*
MISC	*MISCELLANEOUS*
MUTCD	*MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES*
	N
N	*NORTH*
N-E	*NORTHING - EASTING*
N/A	*NOT APPLICABLE*
NAVD	*NORTH AMERICAN VERTICAL DATUM OF 1988*
NGVD	*NATIONAL GEODETIC VERTICAL DATUM OF 1929*
NO	*NUMBER*
NPDES	*NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM*
NTS	*NOT TO SCALE*
	O
OC	*ON CENTER*
OHW	*OVERHEAD WIRE*
ORB	*OFFICIAL RECORDS BOOK*
OSHA	*OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION*
	P
PAVT	*PAVEMENT*
PC	*POINT OF CURVATURE*
PCC	*POINT OF COMPOUND CURVE*
PERF	*PERFORATED*
PROP	*PROPOSED*
PT	*POINT OF TANGENCY*
PVC	*POLYVINYL CHLORIDE*
PVI	*POINT OF VERTICAL INTERSECTION*
	R
R	*RADIUS*
RCP	*REINFORCED CONCRETE PIPE*
RPM	*RAISED REFLECTIVE PAVEMENT MARKER*
RPZ	*REDUCED PRESSURE ZONE*
RT	*RIGHT*
RWM	*RECLAIMED WATER MAIN*
R/W	*RIGHT-OF-WAY*
	S
S	*SOUTH*
SAN	*SANITARY*
SHWE	*SEASONAL HIGH WATER ELEVATION*
SL	*SLOPE*
SP	*SUPERPAVE*
SR	*STATE ROAD*
SS	*SANITARY SEWER*
ST	*STORM*
STA	*STATION*
STD	*STANDARD*
	T
TCE	*TEMPORARY CONSTRUCTION EASEMENT*
TEMP	*TEMPORARY*
TOB	*TOP OF BANK*
TV	*TELEVISION*
TW	*TOP OF WALL*
TYP	*TYPICAL*
	U
USF	*UNITED STATES FOUNDRY*
USGS	*UNITED STATES GEOLOGICAL SURVEY*
UTIL	*UTILITY*
	V
V	*VERTICAL*
VC	*VERTICAL CURVE*
VCP	*VITRIFIED CLAY PIPE*
	W
W	*WEST*
W	*WATER*
W/	*WITH*
WM	*WATER MAIN*
WW	*WASTEWATER*
WWF	*WELDED WIRE FABRIC*

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 11860. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 17302.

FTP-20-06 (12" X 18") PER FDOT INDEX NO. 17355

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

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

STORMWATER

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

EX. GRAVITY STORMWATER MAIN
PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
EX. STORMWATER MANHOLE
PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010
PROPOSED CIRCULAR AREA DRAIN
PROPOSED SQUARE AREA DRAIN
PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024(SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)
PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)
PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)
PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)
PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)
PROPOSED STORMWATER STRUCTURE ID TAG

POTABLE AND RECLAIMED WATER

EX. POTABLE WATER MAIN
PROPOSED POTABLE WATER MAIN
EX. RECLAIMED WATER MAIN
PROPOSED RECLAIMED WATER MAIN
11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
TEE (POTABLE AND RCW)
CROSS (POTABLE AND RCW)
BLOWOFF ASSEMBLY (POTABLE AND RCW)
REDUCER (POTABLE AND RCW)
EX. GATE VALVE AND BOX (POTABLE AND RCW)
PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)
EX. AIR RELEASE VALVE (POTABLE AND RCW)
PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)
EX. FIRE HYDRANT ASSEMBLY
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED SAMPLE POINT
EX. WATER METER (POTABLE AND RCW)
PROPOSED POTABLE WATER METER
PROPOSED POTABLE WATER BACK FLOW PREVENTER
PROPOSED RECLAIMED WATER METER
EX. WATER WELL
EX. HOSE BIB (POTABLE AND RECLAIMED)
PROPOSED HOSE BIB (POTABLE AND RECLAIMED)
PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)

WASTEWATER

EX. GRAVITY WASTEWATER MAIN
PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
EX. WASTEWATER FORCE MAIN
PROPOSED WASTEWATER FORCE MAIN
EX. WASTEWATER MANHOLE
PROPOSED WASTEWATER MANHOLE
EX. WASTEWATER CLEANOUT
PROPOSED WASTEWATER CLEANOUT
PROPOSED WASTEWATER GREASE TRAP
PROPOSED WASTEWATER MANHOLE ID
11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
EX. PLUG VALVE AND BOX (WW FORCE MAIN)
PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)
EX. AIR RELEASE VALVE (WW FORCE MAIN)
PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

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

PROPOSED AT&T LINE
EX. BURIED CABLE LINE
PROPOSED BURIED CABLE LINE
EX. BURIED TELEPHONE LINE
PROPOSED TELEPHONE LINE
EX. CABLE TELEVISION LINE
PROPOSED CABLE/TELEVISION LINE
EX. FIBER OPTIC LINE
EX. UNDERGROUND TELEPHONE LINE
EX. TELEPHONE PEDESTAL
EX. TELEVISION/CABLE PEDESTAL
EX. CHILLED WATER MAIN
PROPOSED CHILLED WATER MAIN
EX. FIRE MAIN
PROPOSED FIRE MAIN
EX. IRRIGATION LINE
PROPOSED IRRIGATION LINE
EX. STEAM LINE
PROPOSED STEAM LINE
PROPOSED CLAY ELECTRIC LINE
EX. ELECTRIC LINE
PROPOSED ELECTRIC LINE
EX. ENERGY LINE
PROPOSED PRIVATE LIGHTING LINE
EX. OVERHEAD WIRE LINE
EX. UNDERGROUND ELECTRIC LINE
EX. LIGHT
EX. UTILITY POLE
EX. UTILITY POLE
EX. WOOD POWER POLE
EX. GUY ANCHOR
PROPOSED TRANSFORMER
EX. GAS LINE
PROPOSED GAS LINE
EX. GAS MARKER
EX. GAS MARKER

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

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SUBMITTALS:
09/30/20 CITY OF ALACHUA & SRWMD
11/2/20 CITY OF ALACHUA
11/16/20 CITY OF ALACHUA

SCALE: N/A
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: COPELAN PARK PROCESS DEVELOPMENT LAB
SHEET TITLE: LEGEND

TECHNICIAN: T.F. COWART
DESIGNER: M. MASON, E.I.
PROJECT ENGINEER: D. YOUNG, P.E.
PROJECT NUMBER: 20-0231

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C0.11

CONSTRUCTION/BID REVISIONS:

Tech: Thomas© Plot Date: Nov 11,2020 1:50pm Filename: W:\2020\20-0231\Departments\04_Engineering\02_DWGS\Production Files\20-0231 CV.dwg

I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE 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 DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE USING STANDARD PRACTICE AND BEST MANAGEMENT PRACTICES (BMPs) AND IS ORGANIZED TO CORRESPOND TO 62-621.300(4)(a) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT. CONTRACTOR(S) MUST FILL IN THE ACTIVITIES SEQUENCE (SECTION ii. B. BELOW) AND SIGN THIS SHEET (REFER TO SIGNATURE TABLE THIS SHEET) AND RETAIN THIS SHEET AND ALL FOLLOWING SWPPP SHEETS ON SITE. ALTERNATIVELY, CONTRACTOR(S) MAY PREPARE AND SIGN THEIR OWN SWPP PLAN MEETING THE REQUIREMENTS. IF THE SITE OR CONTRACTOR ACTIVITIES REQUIRE ANY BMPs THAT ARE NOT DESCRIBED ON THIS SHEET, THE CONTRACTOR MUST PREPARE AN ALTERNATIVE OR ADDITIONAL SWPPP DOCUMENT CONTAINING THE NECESSARY BMPs.

II. SITE DESCRIPTION

COUNTY:	*ALACHUA COUNTY, FLORIDA*
SECTION, TOWNSHIP, RANGE:	*SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST*
COUNTY PARCEL NO.:	*PORTION OF #03927-007-000*
STREET ADDRESS:	*TBD NW NANO COURT, ALACHUA, FL 32615*
PROJECT AREA:	*±4.9 ACRES*
SITE LOCATION MAP:	*SEE COVER SHEET OF CONSTRUCTION DRAWINGS*

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF A ±42,466 S.F. MEDICAL RESEARCH BUILDING, PADS AND ENCLOSURES FOR ASSOCIATED MECHANICAL EQUIPMENT, PARKING AREA, STORMWATER CONVEYANCE SYSTEM, AND ASSOCIATED UTILITY INFRASTRUCTURE. THE PROJECT SITE IS LOCATED SOUTH OF THE END OF NANO COURT IN ALACHUA, FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 4.9 ACRES.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES - CONTRACTOR MUST FILL IN DAYS

DAYS	
FROM_____TO_____	*PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS.*
FROM_____TO_____	*THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.*
FROM_____TO_____	*ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.*
FROM_____TO_____	*THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.*
FROM_____TO_____	*IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.*
FROM_____TO_____	*THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.*
FROM_____TO_____	*THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.*
FROM_____TO_____	*THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).*
FROM_____TO_____	*THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.*
FROM_____TO_____	*UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.*
FROM_____TO_____	*ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.*

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT SITE AREA:	*±4.9 ACRES*
TOTAL SITE AREA TO BE DISTURBED:	*±4.9 ACRES*
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	*±3.5 ACRES*
TOTAL OPEN AREA:	*±1.4 ACRES*

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF ARREDONDO FINE SAND, MILLHOPPER SAND, AND LOCHLOOSA FINE SAND.

AN EXISTING STORMWATER MANAGEMENT FACILITY WAS DESIGNED TO PROVIDE RATE AND VOLUME CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS.

E. SITE MAP

PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS.

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE PROJECT SITE IS SERVED BY AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY THAT FULLY RETAINS THE 100-YEAR CRITICAL STORM EVENTS. IN THE EVENT OF OVERTOPPING, THE RECEIVING WATER BODY WOULD BE THE CITY OF ALACHUA MS4.

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) AND SECTION IV BELOW PROVIDE DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON-SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING AS DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFF-SITE RUNOFF AND AS SPECIFICALLY DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN SECTION II.B. ABOVE, UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. ALL TURF ESTABLISHMENT SHALL BE PERFORMED MEETING THE REQUIREMENTS OF SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED AND WILL BE COMPRISED OF A STORM PIPE CONVEYANCE SYSTEM TO AN EXISTING STORMWATER MANAGEMENT FACILITY. TO PREVENT EROSION DURING CONSTRUCTION, TYPE III SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING AND PROPOSED STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013 OR PER DETAILS PROVIDED ON SHEET C0.21 UNTIL CONSTRUCTION IS COMPLETE. THE STORM PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

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

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," THE SMF(S) WILL BE CONSTRUCTED PRIOR TO CLEARING AND GRUBBING OUTSIDE OF THE SMF(S) AREAS AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 5.4 ACRES AND WILL CONSIST OF APPROXIMATELY 5.4 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

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

NOT APPLICABLE, SEE SECTION C, ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE PROPOSED SMF(S) SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATIONS, AS REQUIRED.

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER WATER, RIP RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCATIONS, AS NEEDED.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

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

B. DUST CONTROL

TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATION(S).

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE FDOT STANDARD SPECIFICATIONS SECTION 570, TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER-USE, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. A PLASTIC MAT, TAR PAPER, OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED UNDER AREAS WHERE TOXIC LIQUIDS ARE TO BE OPENED AND STORED.

F. HAZARDOUS MATERIALS

ALL HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE LOCATION, UNDER COVER, AND IN APPROPRIATE TIGHTLY, SEALED CONTAINERS WHEN NOT IN USE. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABEL.

SUFFICIENT EQUIPMENT AND/OR MATERIALS SHALL BE KEPT ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

CONTRACTOR TO CONTAIN AND CLEAN UP ANY SPILLS IMMEDIATELY AFTER THEY OCCUR. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA, STATE, OR LOCAL AGENCY REGULATIONS SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ALL EXCESS, USED, OR SPILLED PRODUCTS, INCLUDING CONTAMINATED SOIL, SHALL BE DISPOSED OF BY THE CONTRACTOR IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND ALL APPLICABLE REGULATIONS.

VII. APPROVED STATE AND LOCAL PLANS

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

- *CITY OF ALACHUA*
- *ALACHUA COUNTY*
- *SUWANNEE RIVER WATER MANAGEMENT DISTRICT*
- *FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*

VIII. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATE, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

XI. 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 TIMES MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE SMF(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE ALACHUA COPELAND PARK INVESTMENTS, LLC.

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THE CONTRACTOR MAY USE THEIR OWN FORM (MEETING FDEP SWPPP REQUIREMENTS) OR A SAMPLE FORM FROM FDEP. A SAMPLE CONSTRUCTION FORM IS AVAILABLE AT: "HTTPS://FLORIDADEP.GOV/WATER/STORMWATER/DOCUMENTS/CONSTRUCTION-SWPPP". MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING CATEGORIES.

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL 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 EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED ON THE RESULTS OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME(S) AND QUALIFICATION OF THE INSPECTOR(S), THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT INCIDENTS OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS PLAN. IF NO INCIDENTS OF NON-COMPLIANTS ARE OBSERVED, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.

XIII. NON-STORMWATER DISCHARGES

IN ADDITION TO STORMWATER RUNOFF, THIS PLAN APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS AND CONSTRUCTION PRACTICES. THIS PLAN DOES NOT PERTAIN TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

XIV. CONTRACTORS CERTIFICATION

THE CONTRACTORS OR SUB-CONTRACTORS SHALL PHOTOCOPY AND COMPLETE THE FORM ON THIS PAGE. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XV REGARDING PROJECT RECORDS.

XV. RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS, AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

XVI. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

1. *WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (DEP FORM 62-621.300(6)), SIGNED IN ACCORDANCE WITH PART VII.C OF DEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.*
2. *ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME, OR THAT ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.*
3. *FOR CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES, THE EXISTING OPERATOR SHALL FILE AN N.O.T. IN ACCORDANCE WITH THIS PART WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.*

THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS# 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

PROJECTS THAT DISCHARGED STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE N.O.T. TO THE OPERATOR OF THE MS4.

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

Site Name: Copeland Park - Product Development Lab
Site Location: TBD NW Nano Court, Alachua, FL 32615

THE CONTRACTOR(S) OR SUB-CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB-CONTRACTORS ASSOCIATED WITH THE PROJECT

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.

DATE	RESPONSIBLE INDIVIDUAL'S NAME	RESPONSIBLE INDIVIDUAL'S SIGNATURE	TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
(352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-9075

CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/30/20 CITY OF ALACHUA & SRWMD
11/2/20 CITY OF ALACHUA

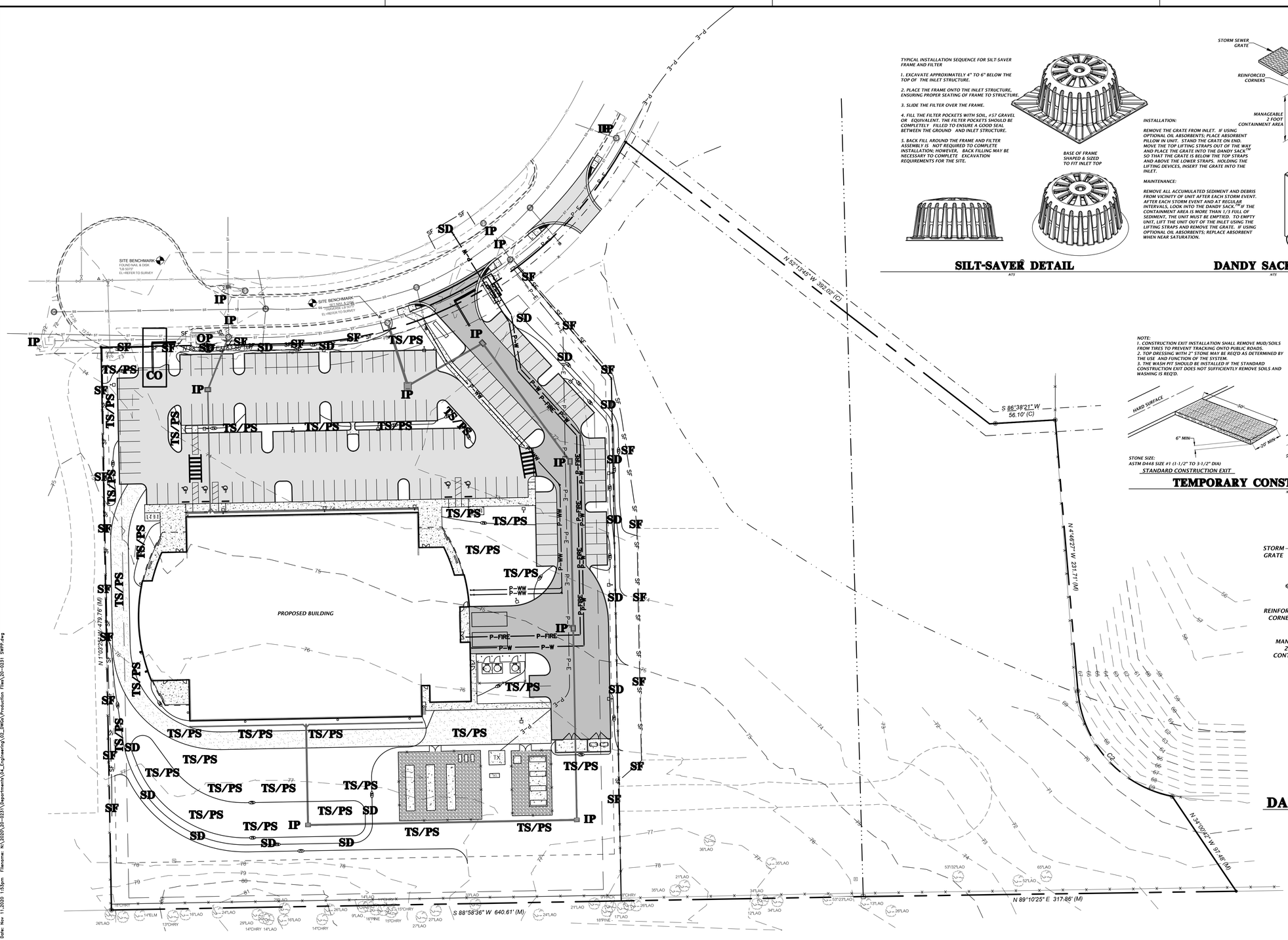
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: COPELAN PARK PROCESS DEVELOPMENT LAB
SHEET TITLE: STORMWATER POLLUTION PREVENTION NOTES

TECHNICIAN: T.F. COWART
DESIGNER: M. MASCARO, E.I.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 20-0231

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO: C0.20

Tech: ThomasC Plot Date: Nov 02,2020 8:41am Filename: H:\2020\20-0231\Department\04_Engineering\02_DWGs\Production Files\20-0231 SWPP.dwg



TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

3. SLIDE THE FILTER OVER THE FRAME.

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

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

SILT-SAVER® DETAIL

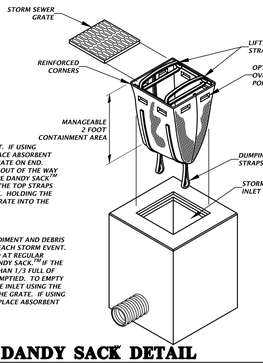
NTS

INSTALLATION:

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

MAINTENANCE:

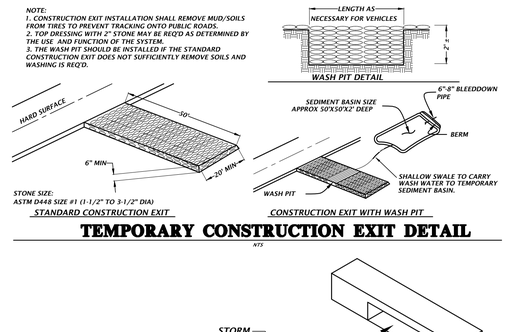
REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK™ IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING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



DANDY SACK™ DETAIL

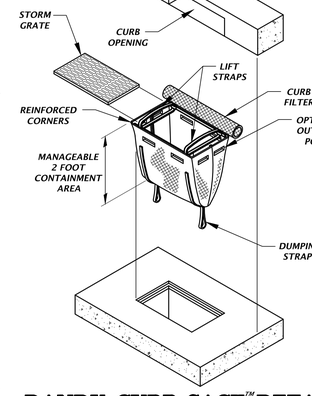
NTS

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



TEMPORARY CONSTRUCTION EXIT DETAIL

NTS



DANDY CURB SACK™ DETAIL

NTS

STORMWATER POLLUTION PREVENTION LEGEND

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

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CHW Professional Consultants

SCALE: 1"=40'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/30/20 CITY OF ALACHUA & SRWMD
10/12/20 CITY OF ALACHUA
11/16/20 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAN PARK
PROCESS DEVELOPMENT LAB

SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

TECHNICIAN: T.F. COWART
DESIGNER: M. HUTCHISON, E.I.
QUALITY CONTROL: D. YOUNG, P.E.

PROJECT NUMBER: 20-0231

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C0.21

Tech: ThomasC Plot Date: Nov 11,2020 - 1:53pm Filename: W:\2020\20-0231\Departments\04_Engineering\02_DWGs\Production Files\20-0231 SWPP.dwg

STORM MANHOLE
NRE: 72.54'
W INV: 64.04' (36" CPP)
E INV: 62.89' (48" CPP)
N INV: 64.44' (30" RCP)

CATCH BASIN
NRE: 70.80'
E INV: 66.02' (15" CPP)
S INV: 65.03' (30" RCP)
N INV: 65.05' (30" RCP)

STORM MANHOLE
NRE: 72.47'
W INV: 65.83' (15" CPP)

STORM MANHOLE
NRE: 72.85'
W INV: 62.80' (48" CPP)
E INV: 62.79' (48" CPP)

SANITARY MANHOLE
NRE: 72.91'
SW INV: 60.60' (8" PVC)
NE INV: 60.32' (8" PVC)
S INV: 60.86' (8" PVC)

SANITARY MANHOLE
NRE: 72.28'
W INV: 61.13' (8" PVC)
E INV: 60.89' (8" PVC)
N INV: 66.06' (6 " PVC)
S INV: 61.17' (8" PVC)

STORM MANHOLE
NRE: 73.52'
SW INV: 62.86' (48" CPP)
NE INV: 62.80' (48" CPP)
NW INV: 69.40' (15" CPP)

STORM MANHOLE
NRE: 73.54'
SE INV: 69.94' (18" CPP)

SITE BENCHMARK
FOUND NAIL & DISK
"LB 5075"
EL=REFER TO SURVEY

SITE BENCHMARK
SET NAIL & DISC
"LB 5075"
EL=REFER TO SURVEY

MITERED END SECTION
W INV: 70.38' (19"x30" RCP)

N.W. NANOCOURT (60' R/W)

CONCRETE SIDEWALK

CONCRETE APRON

S.R. 331 (SOUTH) R/W LINE

N 88°56'13" E 163.56' (M)

S 88°58'36" W 640.61' (M)

N 1°03'25" W 479.76' (M)

SAWCUT

SAWCUT TO REMOVE S/W AND CURB AS SHOWN

REMOVE EX. ON-SITE CHAIN LINK FENCE

REMOVE 24' OF EX. FENCE FOR NEW GATE INSTALLATION

MATCHLINE A-A SEE SHEET

NO HEAVY DUTY EQUIPMENT TO BE USED FOR REMOVAL OF FENCING. CONTRACTOR TO USE EXTREME CAUTION WHEN REMOVING EXISTING FENCING.

NOTE: ALL FENCING SHOWN IS E CHAIN LINK FENCE

SOUTH LINE OF NW 1/4 OF NE 1/4 OF SEC 23-7S-R18E

PERMANENT BENCHMARK LOCATED UNDER MANHOLE

FLOOD ZONE AE

INSET

N

NOTE:

- CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK. EXCEPT WITHIN LIMITS OF EXISTING IMPROVEMENTS (PAD AREA). THIS WILL BE INSTALLED ONCE DEMOLITION HAS BEEN COMPLETED.

- CONTRACTORS SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.

= EX. IMPROVEMENTS TO BE REMOVED

X = EX. TREE TO BE REMOVED

SF = PROPOSED SILT FENCE

TB = PROPOSED TREE BARRICADE

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SCALE: 1"=30'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
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SUBMITTALS	CONSTRUCTION/BID REVISIONS
09/30/20 CITY OF ALACHUA & SRWMD	1
11/12/20 CITY OF ALACHUA	2
11/16/20 CITY OF ALACHUA	3

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAN PARK
PROCESS SIS/LEOPMENT LAB

SHEET TITLE: DEMOLITION SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: M. JOHNSON, E.I.
REVIEWED: D. YOUNG, P.E.
PROJECT NUMBER: 20-0231

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.
C0.30

Tech: ThomasC Plot Date: Nov 11,2020 - 1:54pm Filename: K:\2020\20-0231\Department\04-Engineering\02_Dwgs\Production Files\20-0231 Dist.dwg

GENERAL NOTES:

-LIMITS SHOWN ARE APPROXIMATE AND BASED ON REFER TO GSE ENGINEER'S SUMMARY REPORT OF A GEOTECHNICAL SITE EXPLORATION OLOGY BIOSCIENCES - NEW PROCESS DEVELOPMENT FACILITY, DATED SEPTEMBER 2020 FOR DETAILS.

LEGEND:

A-10 = *BORING LOCATION*

I = *TEST PIT*

= *BUILDING UNDERCUT FOR POTENTIALLY EXPANSIVE CLAY RICH SOILS (REFER TO PLAN FOR APPROXIMATE DEPTH) *SEE NOTE #1 BELOW*

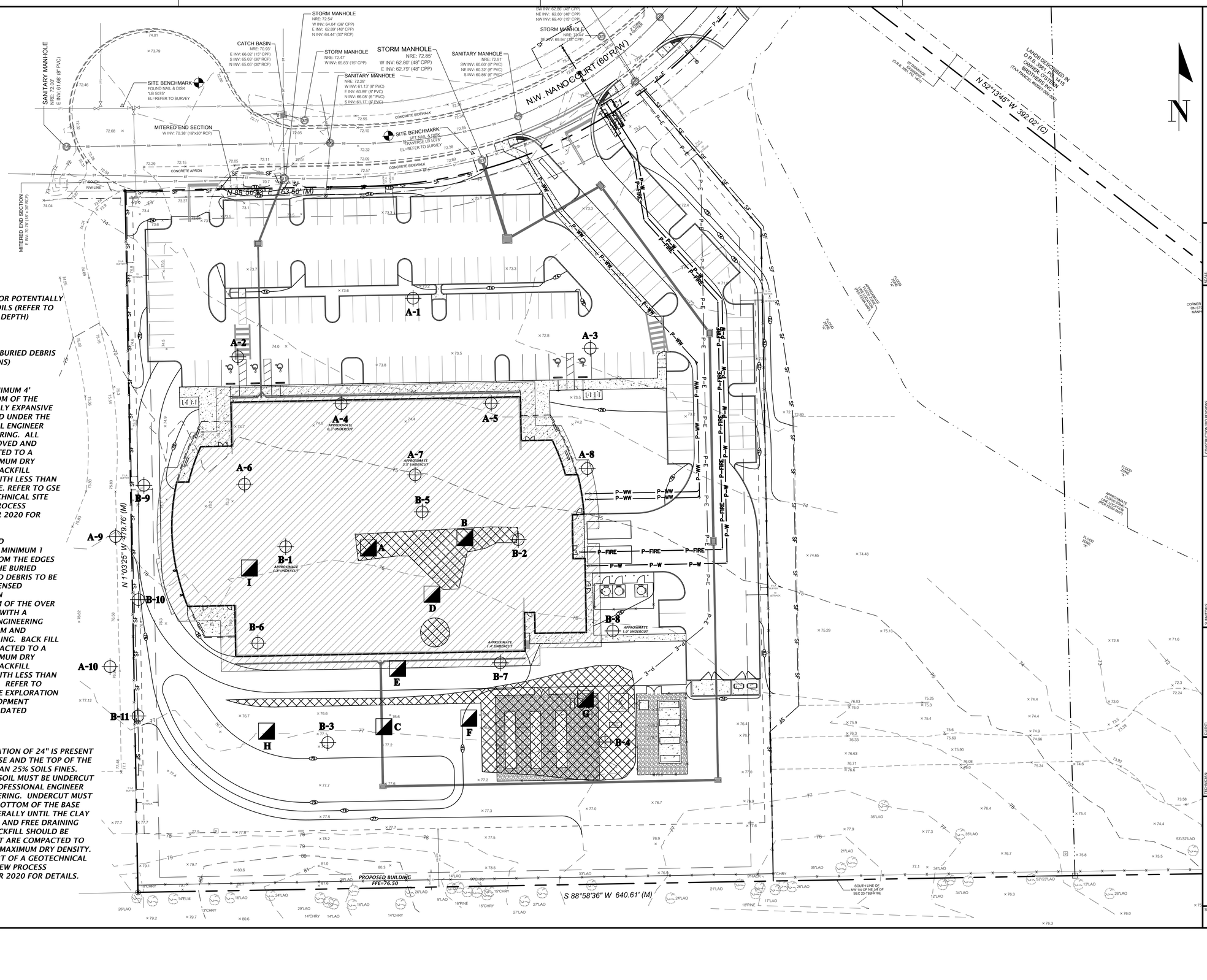
= *OVER EXCAVATION OF BURIED DEBRIS (APPROXIMATE LOCATIONS) *SEE NOTE #2 BELOW*

NOTE #1 - CONTRACTOR SHALL ENSURE MINIMUM 4' SEPARATION IS ACHIEVED FROM THE BOTTOM OF THE FOUNDATIONS AND THE TOP OF POTENTIALLY EXPANSIVE CLAY RICH SOILS. THIS MUST BE PERFORMED UNDER THE OBSERVATION OF A LICENSED PROFESSIONAL ENGINEER WITH EXPERTISE IN GEOTECHNICAL ENGINEERING. ALL EXPANSIVE CLAY RICH SOILS SHALL BE REMOVED AND REPLACED WITH IN 12" LIFTS AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY. IMPORTED MATERIAL USED FOR BACKFILL SHOULD CONSIST OF CLEAN SAND FILLED WITH LESS THAN 10% SOILS FINES PASSING THE NO. 200 SIEVE. REFER TO GSE ENGINEER'S SUMMARY REPORT OF A GEOTECHNICAL SITE EXPLORATION OLOGY BIOSCIENCES - NEW PROCESS DEVELOPMENT FACILITY, DATED SEPTEMBER 2020 FOR DETAILS.

NOTE #2 - ALL OVER EXCAVATION OF BURIED CONSTRUCTION DEBRIS MUST EXTEND AT A MINIMUM 1 HORIZONTAL TO 1 VERTICAL DIRECTION FROM THE EDGES OF THE FOUNDATION TO THE EXTENT OF THE BURIED DEBRIS. THE OVER EXCAVATION OF BURIED DEBRIS TO BE PERFORMED UNDER OBSERVATION OF A LICENSED PROFESSIONAL ENGINEER WITH EXPERTISE IN GEOTECHNICAL ENGINEERING. THE BOTTOM OF THE OVER EXCAVATION MUST BE PROBED OR TAMPED WITH A BACKHOE BUCKET UNDER GEOTECHNICAL ENGINEERING OBSERVATION AND BE CONSIDERED IN A FIRM AND UNYIELDING CONDITION PRIOR TO BACKFILLING. BACK FILL SHOULD BE PLACED IN 12" LIFTS AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY. IMPORTED MATERIAL USED FOR BACKFILL SHOULD CONSIST OF CLEAN SAND FILLED WITH LESS THAN 10% SOIL FINES PASSING THE NO. 200 SIEVE. REFER TO SUMMARY REPORT OF A GEOTECHNICAL SITE EXPLORATION OLOGY BIOSCIENCES - NEW PROCESS DEVELOPMENT FACILITY COMPLETED BY GSE ENGINEERING, DATED SEPTEMBER 2020 FOR FURTHER DETAILS.

PARKING AREA:

CONTRACTOR TO ENSURE MINIMUM SEPARATION OF 24" IS PRESENT BETWEEN THE BOTTOM OF THE BASE COURSE AND THE TOP OF THE CLAY-RICH SOILS CONTAINING GREATER THAN 25% SOILS FINES. AREAS WHERE THIS CAN NOT BE MET, THE SOIL MUST BE UNDERCUT UNDER THE OBSERVATION OF LICENSED PROFESSIONAL ENGINEER WITH EXPERTISE IN GEOTECHNICAL ENGINEERING. UNDERCUT MUST EXTEND A MINIMUM OF 24" BENEATH THE BOTTOM OF THE BASE COURSE. UNDERCUT SHOULD EXTEND LATERALLY UNTIL THE CLAY RICH SOILS ARE NO LONGER ENCOUNTERED AND FREE DRAINING SANDY SOILS HAVE BEEN PENETRATED. BACKFILL SHOULD BE PLACED IN MAXIMUM 12" LOOSE LIFTS THAT ARE COMPACTED TO MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. REFER TO GSE ENGINEER'S SUMMARY REPORT OF A GEOTECHNICAL SITE EXPLORATION OLOGY BIOSCIENCES - NEW PROCESS DEVELOPMENT FACILITY, DATED SEPTEMBER 2020 FOR DETAILS.



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0 30 60
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/30/20 CITY OF ALACHUA & SRWMD
10/16/20 CITY OF ALACHUA
11/16/20 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAN PARK PROCESS DEVELOPMENT LAB (GRADING AND REMEDIATION PLANS)

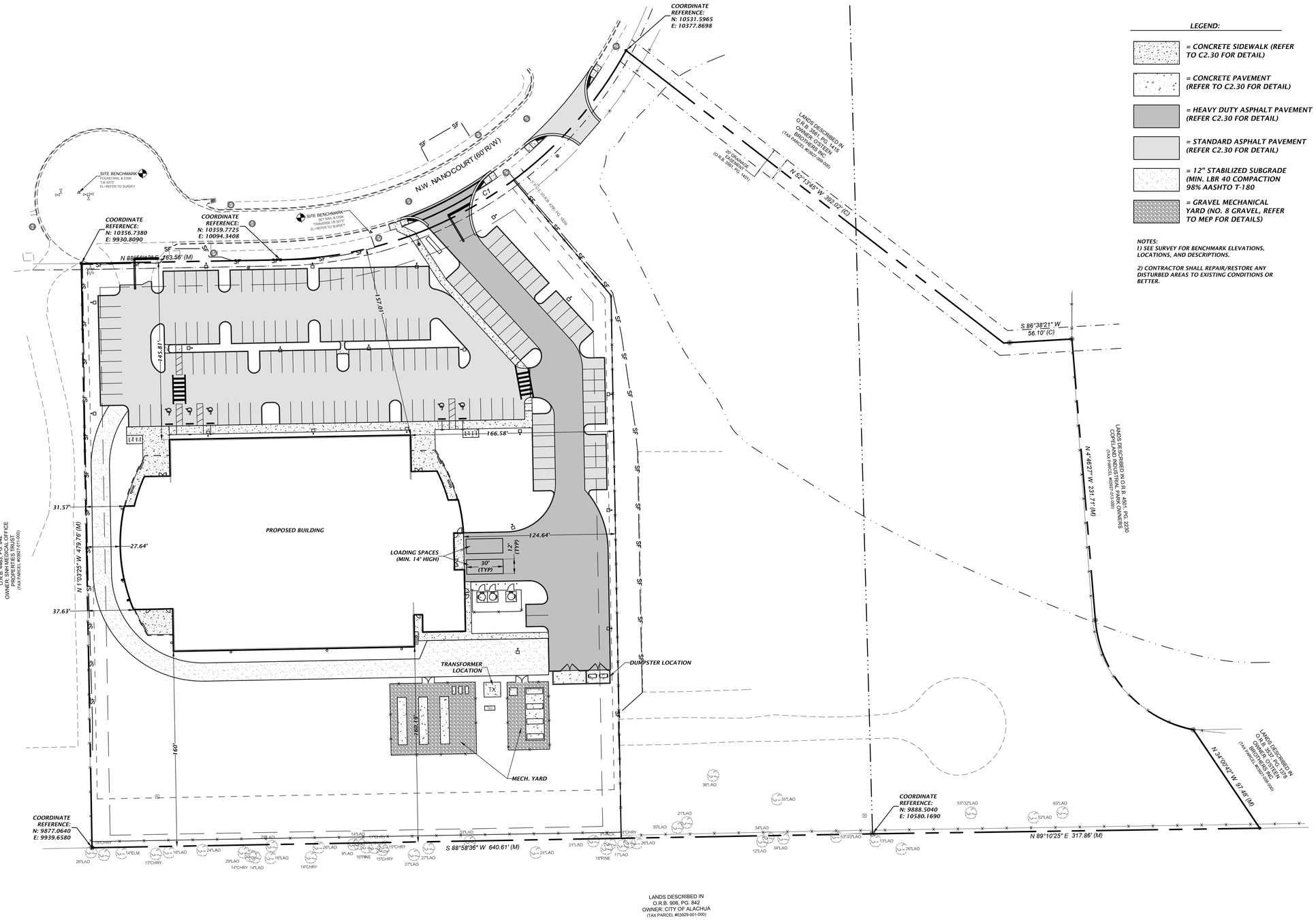
SHEET TITLE: SITE REMEDIATION AND DEBRIS REMOVAL PLAN

TECHNICIAN: T.F. COWART
DESIGNER: M. MASON, E.I.
REVIEWED BY: D. YOUNG, P.E.
PROJECT NUMBER: 20-0231

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO: C0.40R

Tech: Thomas0 Plot Date: Nov 11,2020 1:55pm Filename: N:\2020\20-0231\Departments\04_Engineering\03_DWGs\Exhibit Files\20-0231 F0 Undercut.dwg



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SCALE: 1"=40'

VERIFY SCALE
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SCALES ACCORDINGLY.
0" 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/30/20 CITY OF ALACHUA & SRWMD
10/22/20 CITY OF ALACHUA
11/16/20 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAN PARK
PROCESS DEVELOPMENT LAB

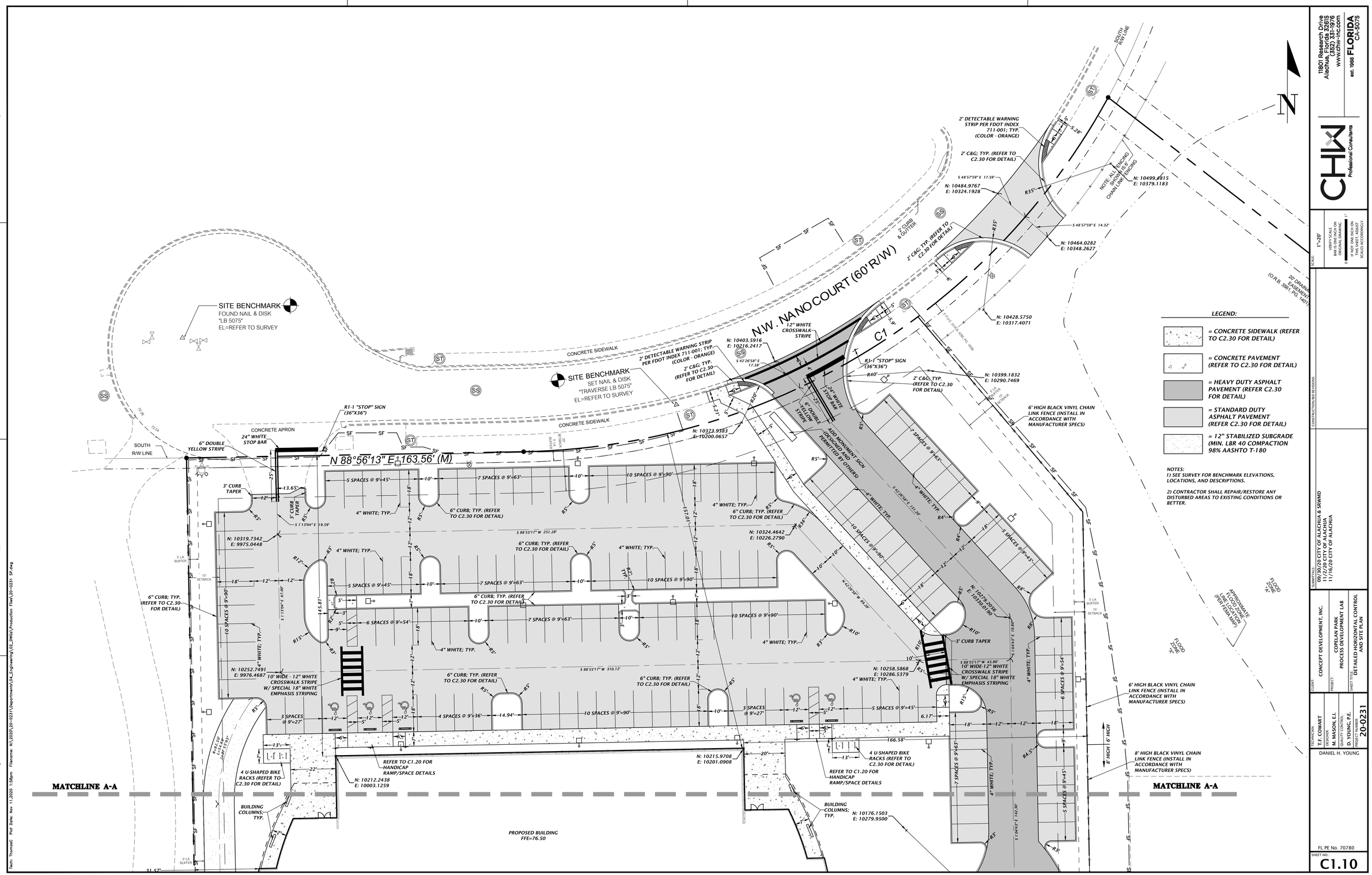
SHEET TITLE: MASTER SITE PLAN

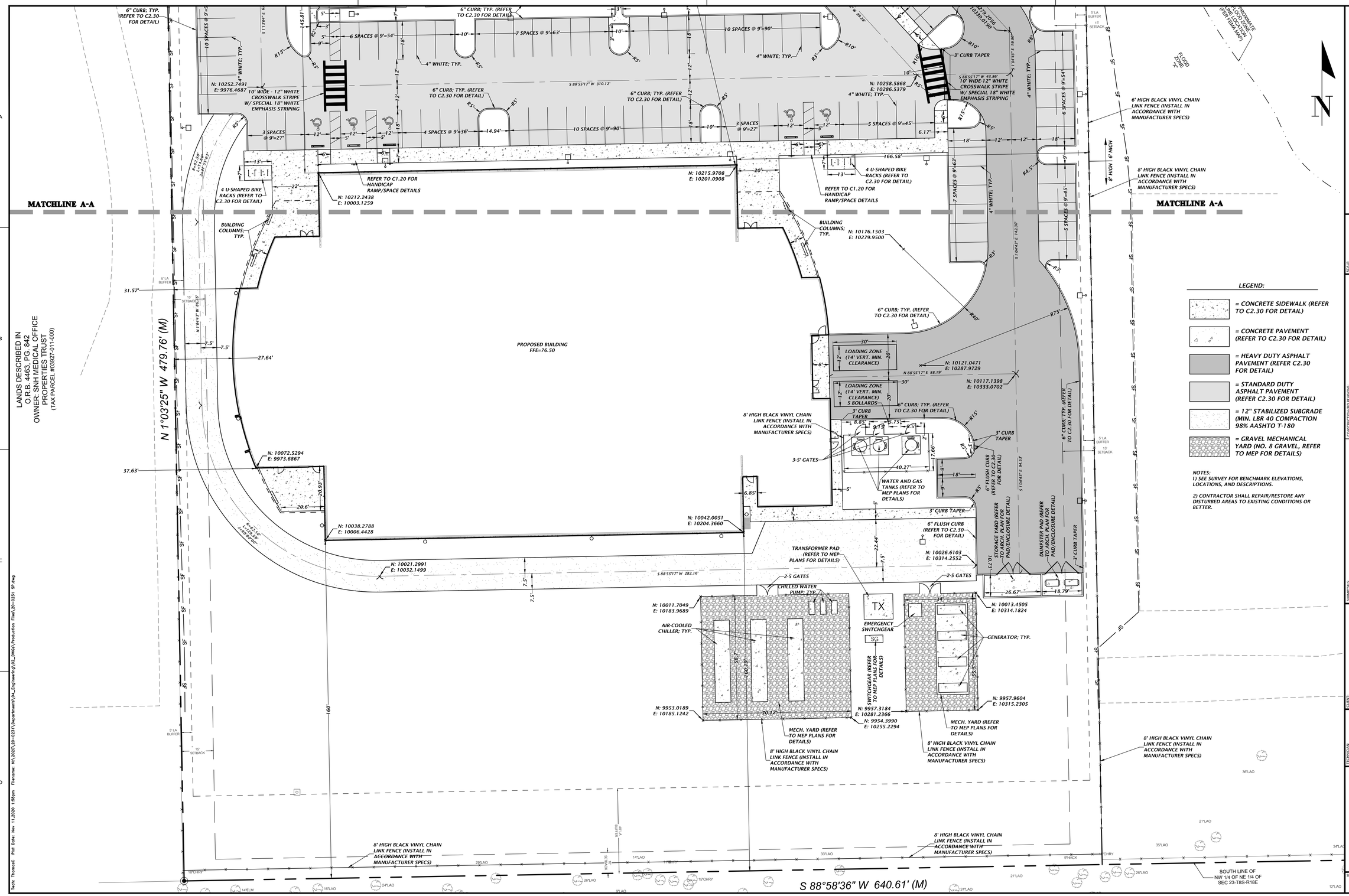
TECHNICIAN: T.T.F. COWART
DESIGNER: M. MASSON, E.I.
PROJECT MANAGER: D. YOUNG, P.E.
PROJECT NUMBER: 20-0231

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C1.00

Tech: ThomasC Plot Date: Nov 11,2020 1:54pm Filename: K:\2020\20-0231\Departments\04_Engineering\02_DWGs\Production Files\20-0231 MS.dwg


SITE BENCHMARK
FOUND NAIL & DISK
"LB 5075"
EL=REFER TO SURVEY
SITE BENCHMARK
SET NAIL & DISK
"TRAVERSE LB 5075"
EL=REFER TO SURVEY
N.W. NANO COURT (60' R/W)
CONCRETE SIDEWALK
CONCRETE APRON
CONCRETE SIDEWALK
SOUTH R/W LINE
SOUTH R/W LINE
N 88°56'13" E 163.56' (M)
2' DETECTABLE WARNING STRIP PER FDOT INDEX 711-001; TYP. (COLOR - ORANGE)
2' C&G; TYP. (REFER TO C2.30 FOR DETAIL)
2' DETECTABLE WARNING STRIP PER FDOT INDEX 711-001; TYP. (COLOR - ORANGE)
2' C&G; TYP. (REFER TO C2.30 FOR DETAIL



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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/30/20 CITY OF ALACHUA & SRWMD
11/2/20 CITY COMMENTS
11/16/20 CITY OF ALACHUA

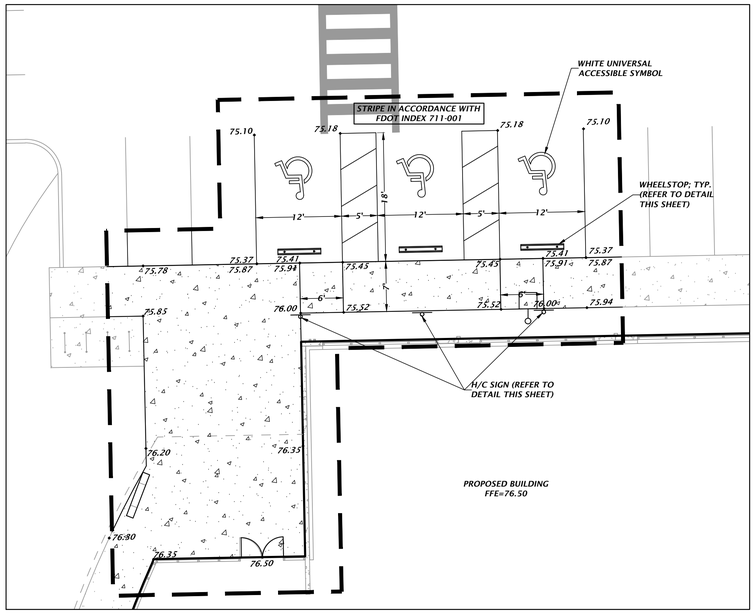
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: COPELAN PARK PROCESS DEVELOPMENT LAB
SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

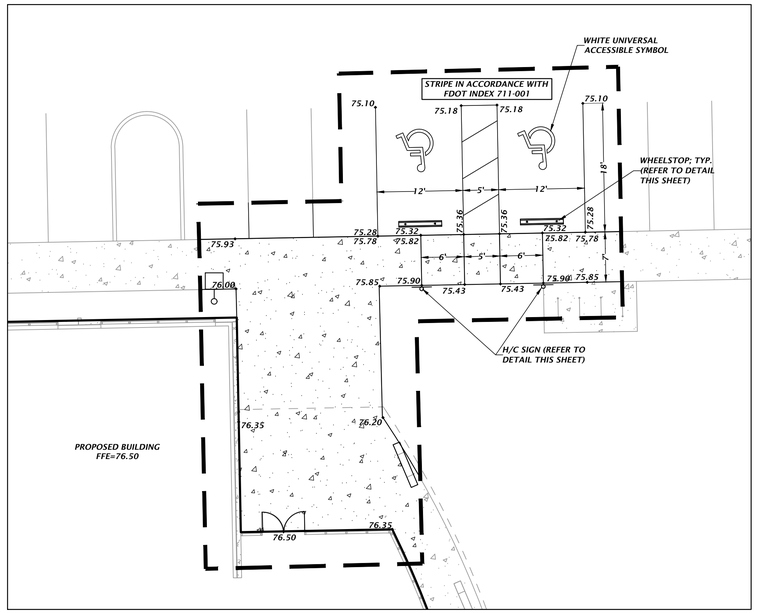
TECHNICIAN: T.F. COWART
DESIGNER: M. MASSON, E.I.
PROJECT CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 20-0231

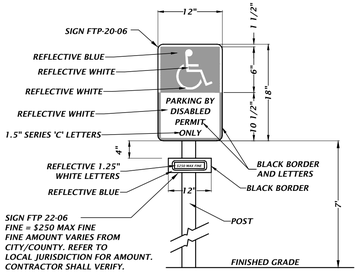
DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C1.11

Tech: ThomasC Plot Date: Nov 11,2020 - 1:58pm Filename: N:\2020\20-0231\Department\04_Engineering\02_Dwgs\Production Files\20-0231 SP.dwg





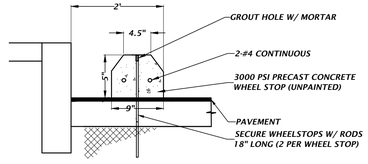


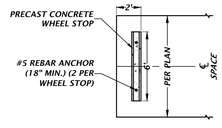
SIGN NOTES:

1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

H.C. PARKING SIGN DETAIL

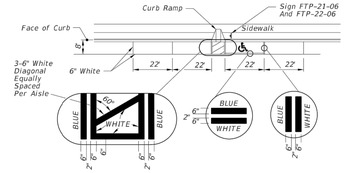
NTS

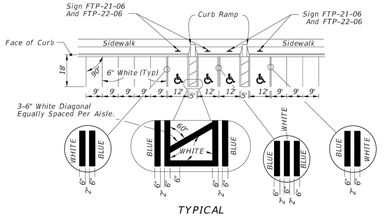




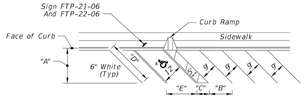
WHEEL STOP DETAIL

NTS

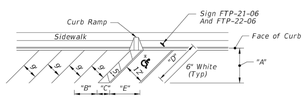




TYPICAL



FORWARD-IN PARKING



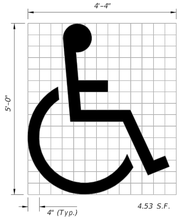
REVERSE-IN PARKING

*FOR ACCESSIBLE MARKINGS - SEE ABOVE

DIMENSIONS					
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING





(See Note 6)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Tint blue pavement markings to match color 15180 of Federal Standards 595a.
5. Mount FTP-22-06 sign below the FTP-21-06 sign.
6. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

LAST REVISION	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/19	REVISION			711-001	12 of 13

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SCALE: 1"=10'

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SUBMITTALS:
09/30/20 CITY OF ALACHUA & SRWMD
11/2/20 CITY OF ALACHUA
11/16/20 CITY OF ALACHUA

CONSTRUCTION/BID REVISIONS:

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: COPELAN PARK - PROCESS DEVELOPMENT LAB
SHEET TITLE: ACCESSIBILITY SITE PLAN AND DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: M. MASSON, E.I.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 20-0231

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C1.20

Tech: ThomasC Plot Date: Nov 11,2020 1:59pm Filename: N:\2020\20-0231\Department\04_Engineering\02_DWGs\Production Files\20-0231 AC.dwg

11/4/2019 2:46:44 PM

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	TYPE 'F' INLET PER FDOT INDEX 425-053	73.00'	63.12' SW 63.12' SE	N: 10360.22 E: 10255.91
S-2	TYPE 'G' INLET PER FDOT INDEX 425-053	72.66'	62.94' NE 62.94' N	N: 10323.82 E: 10192.11
S-3	TYPE 'F' INLET PER FDOT INDEX 425-053	73.00'	66.12' N 66.12' S	N: 10320.61 E: 10021.74
S-4	TYPE 'F' INLET PER FDOT INDEX 425-053	74.50'	63.43' NW 63.43' S	N: 10259.41 E: 10330.39
S-5	TYPE 'F' INLET PER FDOT INDEX 425-053	74.75'	65.56' N 65.56' S	N: 10117.14 E: 10333.07
S-6	TYPE 'C' INLET PER FDOT INDEX 425-052	76.50'	68.83' N 68.83' W	N: 9953.86 E: 10336.14
S-7	TYPE 'C' INLET PER FDOT INDEX 425-052	74.50'	72.00' E 72.00' N	N: 9949.55 E: 10107.11

- CHAIN GRATES TO STRUCTURES PER FDOT INDEX 425-001

SANITARY MANHOLE
NRE: 72.00'
E INV: 61.68' (8" PVC)

SITE BENCHMARK
FOUND NAIL & DISK
"LB 5075"
EL=REFER TO SURVEY

MITERED END SECTION
W INV: 70.38' (19"x30" RCP)

MITERED END SECTION
E INV: 70.76' (18" x 30" RCP)

CATCH BASIN
NRE: 70.93'
E INV: 66.02' (15" CPP)
S INV: 65.03' (30" RCP)
N INV: 65.05' (30" RCP)

STORM MANHOLE
NRE: 72.54'
W INV: 64.04' (36" CPP)
E INV: 62.89' (48" CPP)
N INV: 64.44' (30" RCP)

STORM MANHOLE
NRE: 72.47'
W INV: 65.83' (15" CPP)

STORM MANHOLE
NRE: 72.85'
W INV: 62.80' (48" CPP)
E INV: 62.79' (48" CPP)

SANITARY MANHOLE
NRE: 72.28'
W INV: 61.13' (8" PVC)
E INV: 60.89' (8" PVC)
N INV: 66.08' (6 " PVC)
S INV: 61.17' (6" PVC)

CORE DRILL AND INSTALL 15" STORM AT EL=65.89 (GROUT ANNULAR SPACES)

CONCRETE APRON

CONCRETE SIDEWALK

SOUTH R/W LINE

N 88°56'13" E, 63.56' (M)

SITE BENCHMARK
SET NAIL & DISK
"TRAVERSE LB 5075"
EL=REFER TO SURVEY

OPEN CUT AND REPAIR S/W, CURB AND PAVEMENT AS NEEDED FOR INSTALLATION OF 8" DIP WM (MATCH EX. GRADES)

SANITARY MANHOLE
NRE: 72.91'
SW INV: 60.60' (8" PVC)
NE INV: 60.32' (8" PVC)
S INV: 60.86' (6" PVC)

STORM MANHOLE
NRE: 73.52'
SW INV: 62.86' (48" CPP)
NE INV: 62.80' (48" CPP)
NW INV: 69.40' (15" CPP)

STORM MANHOLE
NRE: 73.44'
SE INV: 69.94' (15" CPP)

SANITARY MANHOLE
NRE: 73.35'
SW INV: 69.85' (8" PVC)

STORM MANHOLE
NRE: 74.04'
W INV: 70.21' (15" CPP)
SW INV: 62.35' (48" CPP)

N.W. NANO COURT (60' R/W)

2' CURB & GUTTER

SOUTH R/W LINE

NOTE: ALL FENCING SHOWN IS 6' CHAIN LINK FENCING

20' DRAINAGE EASEMENT (O.R.B. 3881, PG. 1401)

APPROXIMATE LIMITS OF FLOODPLAIN (PER FEMA MAP)

FLOOD ZONE "A"

CORE DRILL AND INSTALL 24" STORM AT EL=62.80 (GROUT ANNULAR SPACES)

24"-24" HDPE @ 0.25%

73'-18" HDPE @ 0.25%

105'-12" HDPE @ 3.71%

20'-12" HDPE @ 0.50%

176'-12" HDPE @ 0.50%

142'-18" HDPE @ 1.50%

STORM C/O TOP=75.65 INV=70.00

STORM C/O TOP=76.00 INV=70.10

STORM C/O TOP=76.00 INV=70.88

CONNECT DOWNSPOUTS TO STORM PIPE PROVIDED (REFER TO C2.30 FOR CONNECTION DETAIL)

PROPOSED BUILDING FFE=76.50

MATCHLINE A-A

MATCHLINE A-A

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SCALE: 1"=20'

VERIFY SCALE
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SCALES ACCORDINGLY

SUBMITTALS:	
09/30/20	CITY OF ALACHUA & SRWMD
10/14/20	CITY OF ALACHUA
11/16/20	CITY OF ALACHUA

CONSTRUCTION/BID REVISIONS:

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAN PARK
PROGESS DEVELOPMENT LAB

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: M. MASON, E.I.
PROJECT MANAGER: D. YOUNG, P.E.
PROJECT NUMBER: 20-0231

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C2.10

Tech: ThomasF Plot Date: Nov 11,2020 2:01pm Filename: N:\2020\20-0231\Department\04_Engineering\03_Plans\Production Files\20-0231 FG.dwg

MATCHLINE A-A

MATCHLINE A-A

LANDS DESCRIBED IN
O.R.B. 4463, PG. 842
OWNER: SNH MEDICAL OFFICE
PROPERTIES TRUST
(TAX PARCEL #03927-011-000)

N 1°03'25" W 479.76' (M)

S 88°58'36" W 640.61' (M)

SOUTH LINE OF
NW 1/4 OF NE 1/4 OF
SEC 23-T8S-R18E

PROPOSED BUILDING
FFE=76.50

CONNECT DOWNSPOUTS TO STORM PIPE PROVIDED (REFER TO C2.30 FOR CONNECTION DETAIL)

STORM C/O
TOP=76.00
INV=70.10

20'-12" HDPE @ 0.50%

STORM C/O
TOP=75.65
INV=70.00

76'-12" HDPE @ 0.50%

STORM C/O
TOP=76.00
INV=70.88

142'-18" HDPE
@ 1.50%

105'-12" HDPE
@ 3.71%

STORM C/O
TOP=75.85
INV=72.95

99'-12" HDPE @ 0.50%

STORM C/O
TOP=75.85
INV=72.46

99'-12" HDPE @ 0.50%

STORM C/O
TOP=75.85
INV=72.95

85'-18" HDPE
@ 0.50%

229'-18" HDPE
@ 1.38%

163'-15" HDPE
@ 2.00%

S-4

S-5

S-6

S-7

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	TYPE 'F' INLET PER FDOT INDEX 425-053	73.00'	63.12' SW 63.12' SE	N: 10360.22 E: 10255.91
S-2	TYPE 'G' INLET PER FDOT INDEX 425-053	72.66'	62.94' NE 62.94' N	N: 10323.82 E: 10192.11
S-3	TYPE 'F' INLET PER FDOT INDEX 425-053	73.00'	66.12' N 66.12' S	N: 10320.61 E: 10021.74
S-4	TYPE 'F' INLET PER FDOT INDEX 425-053	74.50'	63.43' NW 63.43' S	N: 10259.41 E: 10330.39
S-5	TYPE 'F' INLET PER FDOT INDEX 425-053	74.75'	65.56' N 65.56' S	N: 10117.14 E: 10333.07
S-6	TYPE 'C' INLET PER FDOT INDEX 425-052	76.50'	68.83' N 68.83' W	N: 9953.86 E: 10336.14
S-7	TYPE 'C' INLET PER FDOT INDEX 425-052	74.50'	72.00' E 72.00' N	N: 9949.55 E: 10107.11

· CHAIN GRATES TO STRUCTURES PER FDOT INDEX 425-001

FLOOD ZONE X

APPROXIMATE BASE FLOOD ELEVATION (AE) ZONE (PER FEMA MAP)

5' L.A. BUFFER

15' SETBACK

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/30/20 CITY OF ALACHUA & SRWMD
10/7/20 CITY OF ALACHUA
11/16/20 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAN PARK
PROCESS DEVELOPMENT LAB

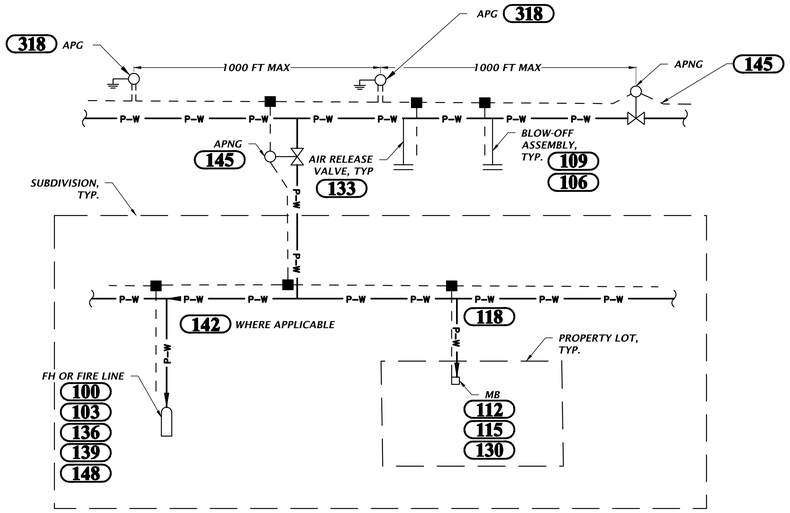
SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: M. MASSON, E.I.
PROJECT CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 20-0231

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C2.11

Tech: ThomasC Plot Date: Nov 11,2020 2:01pm Filename: K:\2020\20-0231\Departments\04_Engineering\03_DWGs\Production Files\20-0231 PE.dwg



128 WHERE APPLICABLE

148 WHERE APPLICABLE

GENERAL NOTES: SEE 321A

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION

NTS

FLOW STREAMS

- P–W — POTABLE WATER
- WW– FM — WASTEWATER FORCE MAIN
- WW–GR — WASTEWATER GRAVITY

LINE LEGENDS

- TRACER WIRE
- SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY
- TRACER WIRE CONNECTOR
- GROUND WIRE

SYMBOLS

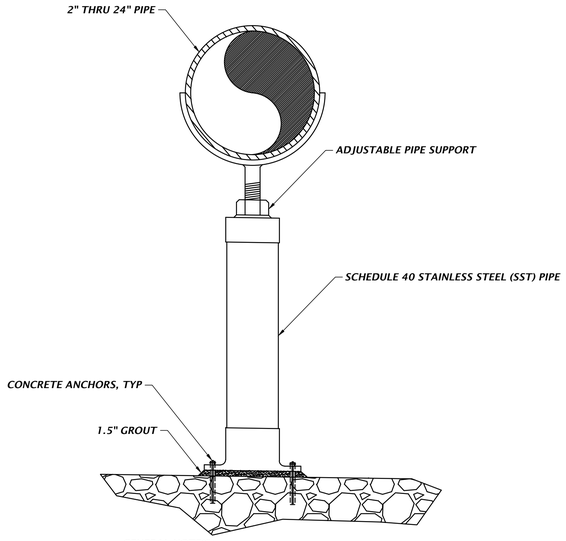
- APG — ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
- MH — MANHOLE
- APNG — GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
- LS — LIFT STATION
- MB — METER BOX
- FH — FIRE HYDRANT

GENERAL NOTE(S):

1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS

NTS



GENERAL NOTE(S):

1. ALL PIPE SUPPORT PARTS SHALL BE 304L SST.
2. MANUFACTURER AND PRODUCT:
   - STANDON PIPE SUPPORTS, FOREST GROVE, OREGON OR EQUAL
   - MODEL S92

315 PIPE SUPPORT

NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

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

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

COLORS

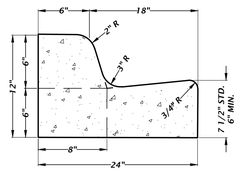
POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

DOWNSPOUT CONNECTION DETAIL

NTS

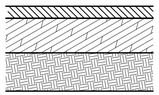


NOTE:

WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".

2' CURB AND GUTTER DETAIL

NTS

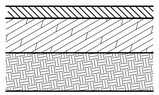


1.5" TYPE SP-12.5 ASPHALTIC CONCRETE
6" LIMEROCK BASE COMPACTION (98%) AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

NOTE: IF EXPANSIVE SOILS ARE ENCOUNTERED MIN. 24" SEPARATION FROM THE BASE COURSE, REFER TO GEOTECHNICAL REPORT FOR MEDIATION.

STANDARD DUTY ASPHALT PAVEMENT DETAIL

NTS

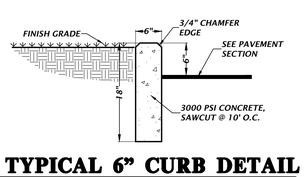


2" TYPE SP-12.5 ASPHALTIC CONCRETE
8" LIMEROCK BASE COMPACTION (98%) AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

NOTE: IF EXPANSIVE SOILS ARE ENCOUNTERED MIN. 24" SEPARATION FROM THE BASE COURSE, REFER TO GEOTECHNICAL REPORT FOR MEDIATION.

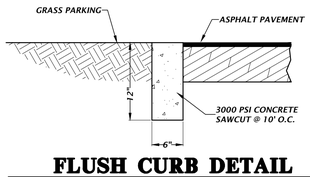
HEAVY DUTY ASPHALT PAVEMENT DETAIL

NTS



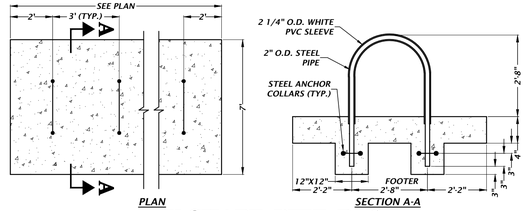
TYPICAL 6" CURB DETAIL

NTS



FLUSH CURB DETAIL

NTS

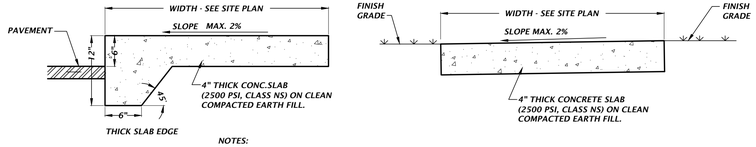


U-SHAPE BIKE RACK

NTS

307 PAINT SYSTEM NO. 5

NTS



NOTES:

1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.

ADJACENT TO PAVEMENT

NTS

NOT ADJACENT TO PAVEMENT

NTS

CONCRETE SIDEWALK DETAILS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075

CHW Professional Consultants

SCALE: N/A

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

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
09/30/20 CITY OF ALACHUA & SRWMD
11/12/20 CITY OF ALACHUA
11/16/20 CITY OF ALACHUA

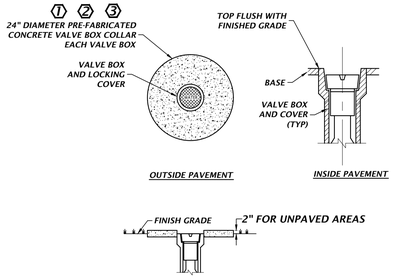
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: COPELAN PARK PROCESS DEVELOPMENT LAB
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: M. MASON, E.I.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 20-0231

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C2.30

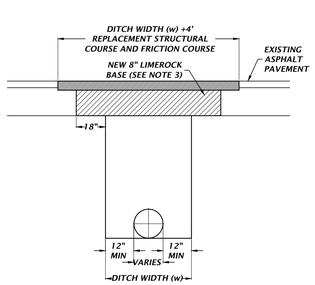
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KEYED NOTE(S):

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

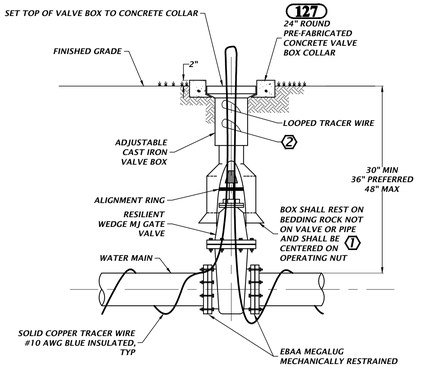
127 VALVE BOX COLLAR
NTS



GENERAL NOTE(S):

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

300 BACKFILL OVER PIPE/PAVEMENT REPAIR DETAIL
NTS



GENERAL NOTE(S):

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

KEYED NOTE(S):

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

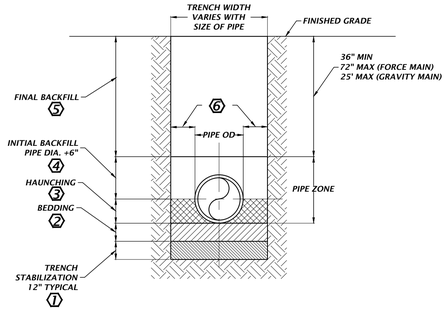
145 GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER
NTS

GENERAL NOTE(S):

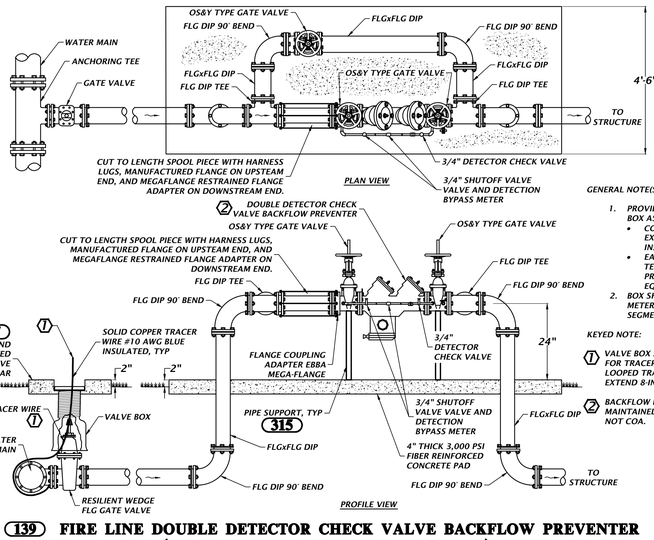
1. *WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.*
2. *ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.*
3. *DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL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

KEYED NOTE(S):

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



303 BEDDING AND TRENCHING DETAIL
NTS



GENERAL NOTE(S):

1. *PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:*
   - *CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION*
   - *EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.*
2. *BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.*

KEYED NOTE:

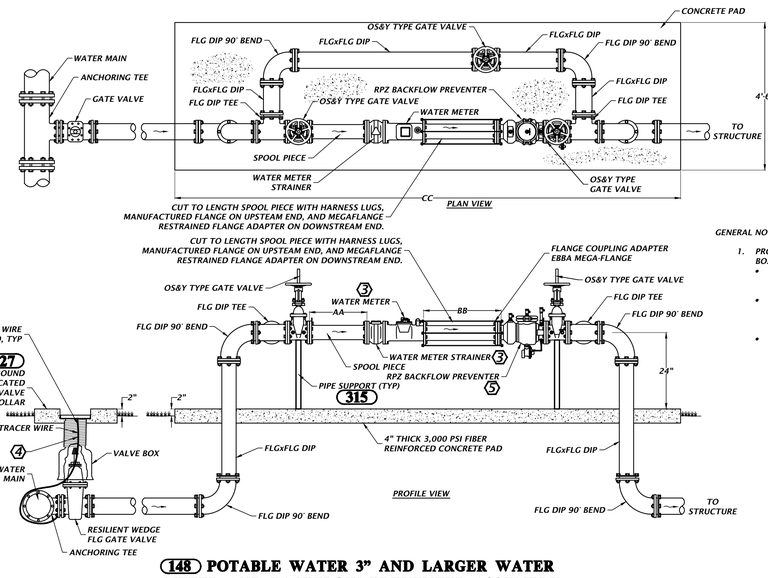
1. *VALVE BOX SERVES AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE VALVE BOX.*
2. *BACKFLOW PREVENTER TO BE MAINTAINED BY PROPERTY OWNER, NOT COA.*

139 FIRE LINE DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER (NO DOWNSTREAM DIESEL FIRE PUMP)
NTS

DIMENSION			
METER SIZE	1 AA	2 BB	CC
3"	18"	9"	12'
4"	24"	12"	14'
6"	36"	18"	18'
8"	48"	24"	22'
10"	60"	30"	27'

KEYED NOTE(S):

1. *DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).*
2. *DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).*
3. *WATER METER AND STRAINER FURNISHED, OWNED, AND MAINTAINED BY COA.*
4. *VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.*
5. *BACKFLOW PREVENTER MAINTAINED BY PROPERTY OWNER, NOT COA.*



GENERAL NOTE(S):

1. *PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:*
   - *CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION*
   - *EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.*
   - *BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.*

148 POTABLE WATER 3" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY
NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY. 0" 1"

CONSTRUCTION/BID REVISIONS

SUBMITTALS
09/30/20 CITY OF ALACHUA & SRWMD
11/2/20 CITY OF ALACHUA
11/16/20 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: COPELAN PARK - PROCESS DEVELOPMENT LAB
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: M. MADISON, E.I.
QUALITY CONTROL: D. YOUNG, P.E.
PROJECT NUMBER: 20-0231

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C2.31

Tech: ThomasC Plot Date: Nov 11,2020 - 1:51pm Filename: N:\2020\20-0231\Department\04_Engineering\02_DWGs\Production Files\20-0231 CV.dwg

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075

CHW
Professional Consultants

SCALE: 1"=30'
VERIFY SCALE BAR IS ONE INCH ON YOUR DRAWINGS. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/30/20 CITY OF ALACHUA & SRWMD
11/02/20 CITY OF ALACHUA
11/16/20 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: COPELAN PARK PROCESS DEVELOPMENT LAB
SHEET TITLE: DETAILED UTILITY PLAN

TECHNICAL: T.F. COWART
DESIGNED: M. MADISON, E.I.
DRAWN: M. MADISON, E.I.
CHECKED: D. YOUNG, P.E.
PROJECT NUMBER: 20-0231

DANIEL H. YOUNG
FL PE No. 70780

SHEET NO.: C3.10

Tech: ThomasC Plot Date: Nov 11,2020 2:53pm Filename: N:\2020\20-0231\Department\04_Engineering\02_Work\Production Files\20-0231 #5.dwg

LANDS DESCRIBED IN
OR 4435, PG 1942
OWNER: SNH MEDICAL OFFICE PROPERTIES TRUST
(TAX PARCEL #06080-001-000)

PRIMARY SERVICE - CITY OF ALACHUA (COA) ELECTRICAL WORK SCOPE:

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

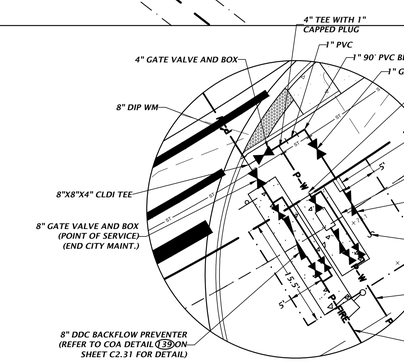
1.2 THE WORK TO EXTEND THE EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A COMBINED EFFORT BETWEEN THE CONTRACTOR AND COA.

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

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

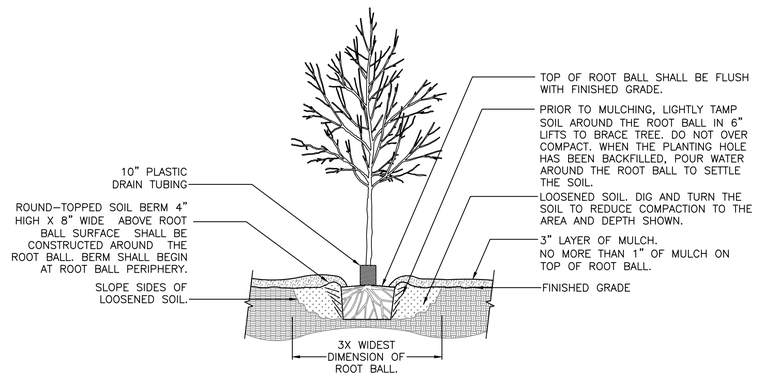
1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINARIES, TRANSFORMER PADS AND SWITCHGEAR BASES.

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

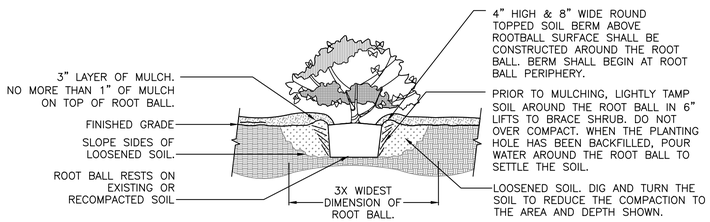


PLANT SCHEDULE

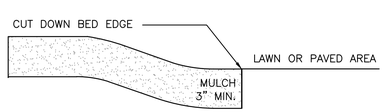
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
LIN	44	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL., 8' HT., 30" SPR., 1–1/2" CAL.
LT	25	LIRIODENDRON TULIPIFERA	TULIP TREE	30 GAL., 11' HT., 3' SPR., 2" CAL.
MGD	23	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
PML	64	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL., 9' HT., 2' SPR., 1–1/2" CAL.
QV	17	QUERCUS VIRGINIANA	LIVE OAK SEEDLING	30 GAL, 12' HT, 54" SPR, 2" CAL
UA	26	ULMUS ALATA	WINGED ELM	30 GAL, 10' HT, 4' SPR, 2" CAL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
IDB	181	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR
PM	525	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 18" HT., 18"SPR.
RI	610	RHAPHIOLEPIS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	3 GAL., 24" HT. X 12" SPR.
VOS		VIBURNUM OBOVATUM 'MRS. SHILLER'S DELIGHT'	MRS. SHILLERS DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD



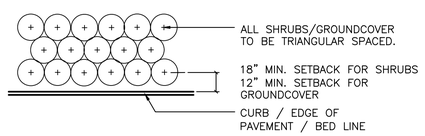
1 TREE PLANTING DETAIL
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



3 MULCH DETAIL
SCALE: N.T.S.



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

4 SHRUB PLANTING DETAIL
SCALE: N.T.S.

LANDSCAPED AREA REQUIREMENT
PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, POLICY 2.4.A

TOTAL SITE AREA	5.4 ACRES
TOTAL PROPOSED OPEN AREA	1.9 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	35.2%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	0.69 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	12.8%

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

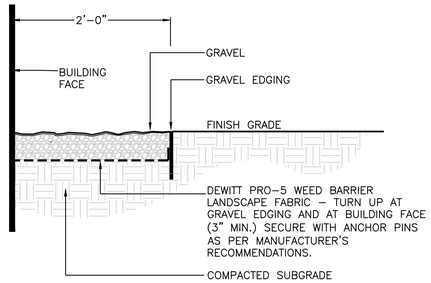
DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 780 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 31 CANOPY TREES REQUIRED 16 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	31 CANOPY TREES PROVIDED 16 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 48,131 S.F. 1 CANOPY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 27 CANOPY TREES REQUIRED 270 SHRUBS REQUIRED	27 CANOPY TREES PROVIDED 270 SHRUBS PROVIDED

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

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	1 TREES PER ACRE X 4.90 ACRES = 5 CANOPY TREES REQUIRED	5 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 4.90 ACRES = 10 TREES REQUIRED	10 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 4.90 ACRES = 10 TREES REQUIRED	10 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 4.90 ACRES = 10 TREES REQUIRED	10 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 4.90 ACRES = 30 TREES REQUIRED 50% IN FRONT = 15 TREES REQUIRED 25% ON EAST SIDE = 8 TREES REQUIRED 25% ON WEST SIDE = 7 TREES REQUIRED 30 UNDERSTORY TREES REQUIRED	FRONT SIDE 15 UNDERSTORY TREES PROVIDED EAST SIDE 8 UNDERSTORY TREES PROVIDED WEST SIDE 7 UNDERSTORY TREES PROVIDED 30 UNDERSTORY TREES PROVIDED
BUILDING FACADE	4 CANOPY TREES PER 150 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE 190 LF NORTH FACADE = 5 TREES REQUIRED 240 LF SOUTH FACADE = 6 TREES REQUIRED 160 LF WEST FACADE = 4 TREES REQUIRED 160 LF EAST FACADE = 4 TREES REQUIRED	NORTH FACADE 5 CANOPY TREES PROVIDED SOUTH FACADE 6 CANOPY TREES PROVIDED WEST FACADE 4 CANOPY TREES PROVIDED EAST FACADE 4 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

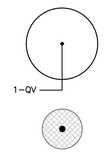
LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
NORTH PERIMETER	375 L.F. BUFFER TYPE 'A'	OPTION 1 1 CANOPY TREE/60 L.F. & 1 UNDERSTORY TREE/60 L.F.	6 CANOPY TREES & 6 UNDERSTORY TREES PROVIDED
SOUTH PERIMETER	430 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE/30 L.F. & CONTINUOUS HEDGE	15 CANOPY TREES & CONTINUOUS HEDGE PROVIDED
WEST PERIMETER	475 L.F. BUFFER TYPE 'A'	OPTION 1 1 CANOPY TREE/60 L.F. & CONTINUOUS HEDGE	8 CANOPY TREES & CONTINUOUS HEDGE PROVIDED
EAST PERIMETER	565 L.F. BUFFER TYPE 'A'	OPTION 1 1 CANOPY TREE/60 L.F. & CONTINUOUS HEDGE	10 CANOPY TREES & CONTINUOUS HEDGE PROVIDED



5 24" GRAVEL STRIP DETAIL
SCALE: N.T.S.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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Call 811 two business days before digging

LEGEND



NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

GENERAL NOTES
ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PLANTING BEDS AND SOD AREAS PRIOR TO LANDSCAPE INSTALLATION. IF ENCOUNTERED DURING CONSTRUCTION OR INSTALLATION, THESE SHALL BE EXCAVATED AND REMOVED FROM THE SITE. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 6.0 – 7.5.

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

NEW TREES OUTSIDE OF MULCHED LANDSCAPED BEDS WILL BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBING.

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

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

GRASSING
ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH SOD THAT IS FREE OF NOXIOUS WEEDS INCLUDING TROPICAL SODA APPLE OR SHALL BE SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES AND STANDARDS FOR NURSERY PLANTS', CURRENT EDITION AT THE TIME PLANS ARE ISSUED. CALL THE CITY URBAN FORESTRY INSPECTOR AT 352–334–5023 AND LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN.

10% OPEN SPACE REQUIREMENT
AS PER CITY OF ALACHUA LDR SECTION 6.7.3 (A), THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. REFER TO CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

IRRIGATION
LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI).

A TEMPORARY OR PERMANENT AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL NEW REQUIRED LANDSCAPING INSTALLED [ALACHUA COUNTY LDC SEC. 407.46(A)]. TEMPORARY IRRIGATION SYSTEMS MUST BE REMOVED ONCE THE PLANTS ARE ESTABLISHED OR WITHIN TWO YEARS, WHICHEVER OCCURS FIRST. PRIOR TO THE INSTALLATION OF A NEW PERMANENT IRRIGATION SYSTEM OR SUBSTANTIAL MODIFICATION TO AN EXISTING SYSTEM, AN IRRIGATION PLAN MUST BE SUBMITTED TO AND APPROVED BY THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT THROUGH THE ONLINE ALACHUA COUNTY IRRIGATION PROFESSIONAL PORTAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE IRRIGATION PLAN THROUGH THE IRRIGATION PROFESSIONAL PORTAL. THE IRRIGATION SYSTEM SHALL COMPLY WITH THE LANDSCAPE IRRIGATION DESIGN AND MAINTENANCE STANDARDS FOUND IN ARTICLE II OF PART II, TITLE 7, CHAPTER 79 OF THE ALACHUA COUNTY CODE, WHICH, AMONG ADDITIONAL DESIGN STANDARDS, LIMITS HIGH VOLUME IRRIGATION TO 60% OF THE LANDSCAPED AREA. FOR MORE INFORMATION, CONTACT THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT AT 352–264–6800.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
(352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LA0001663
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

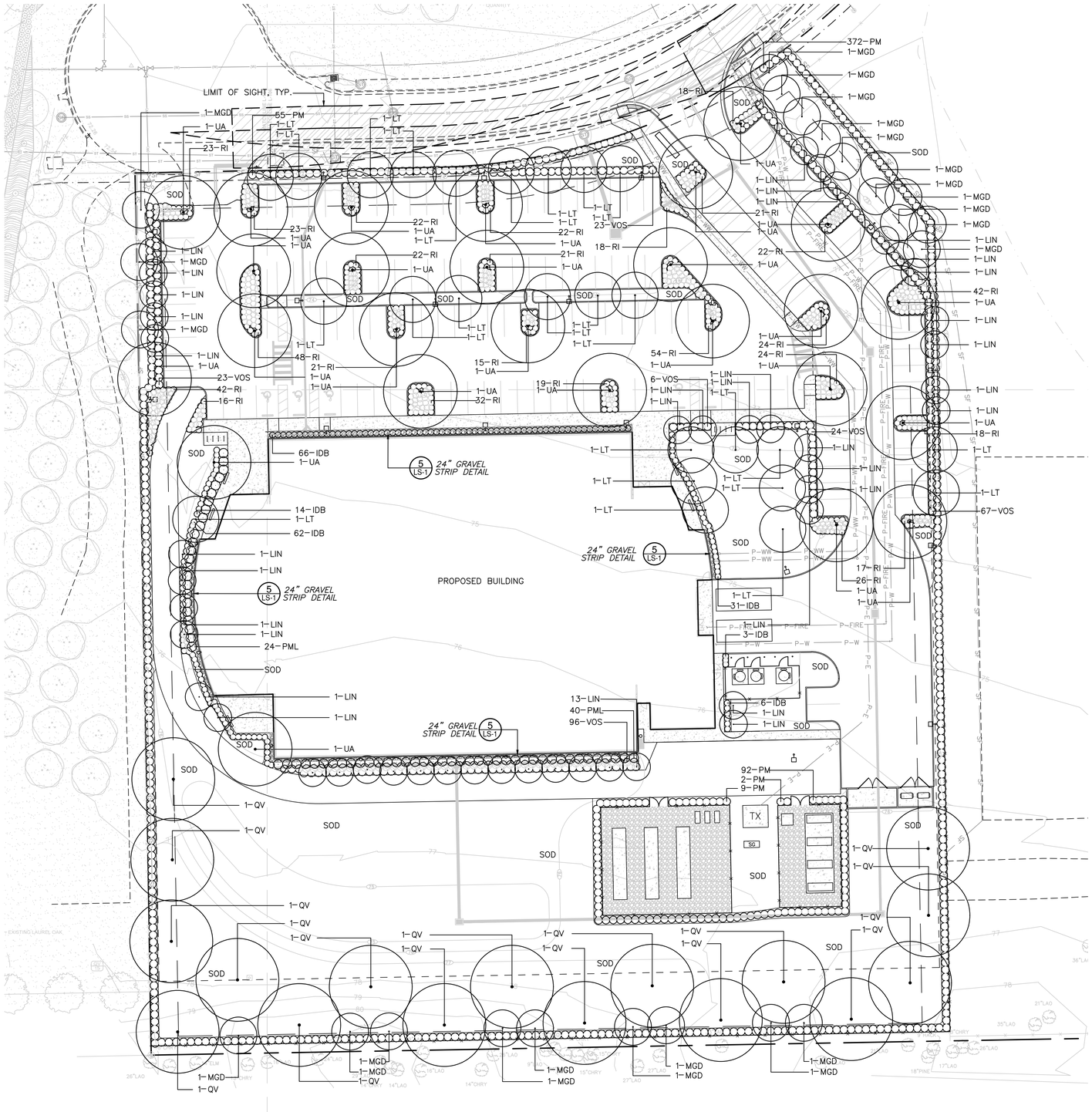
SUBMITTALS:
2009.29.SUBMITTAL TO COA
2010.13.SUBMITTAL TO COA
2011.16.SUBMITTAL TO COA

CLIENT: OLOGY/NANOTHERAPEUTICS
PROJECT: OLOGY PRODUCT DEVELOPMENT LAB
SHEET TITLE: LANDSCAPE NOTES, DETAILS, & SCHEDULE

TECHNICIAN: LR
DESIGNER: LR
QUALITY CONTROL: CT
PROJECT NUMBER: 20-0231

SHEET NO.: LS-1

Yacht Harbor Plat Date: Nov 16,2020 9:04am Filename: H:\2020\20-0231\Department\03_Design\03_CHWCK\01_Permitting\20-0231_Design Base.dwg



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0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2009 23. SUBMITTAL TO COA
2010 25. SUBMITTAL TO COA
2011 16. SUBMITTAL TO COA

CLIENT: OLOGY/NANOTHERAPEUTICS

PROJECT: OLOGY PRODUCT DEVELOPMENT LAB

SHEET TITLE: LANDSCAPE PLAN

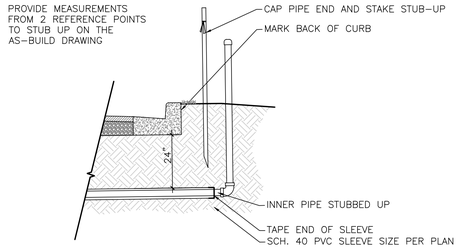
TECHNICIAN: LR
DESIGNER: LR
QUALITY CONTROL: CT
PROJECT NUMBER: 20-02311

SHEET NO.: LS-2

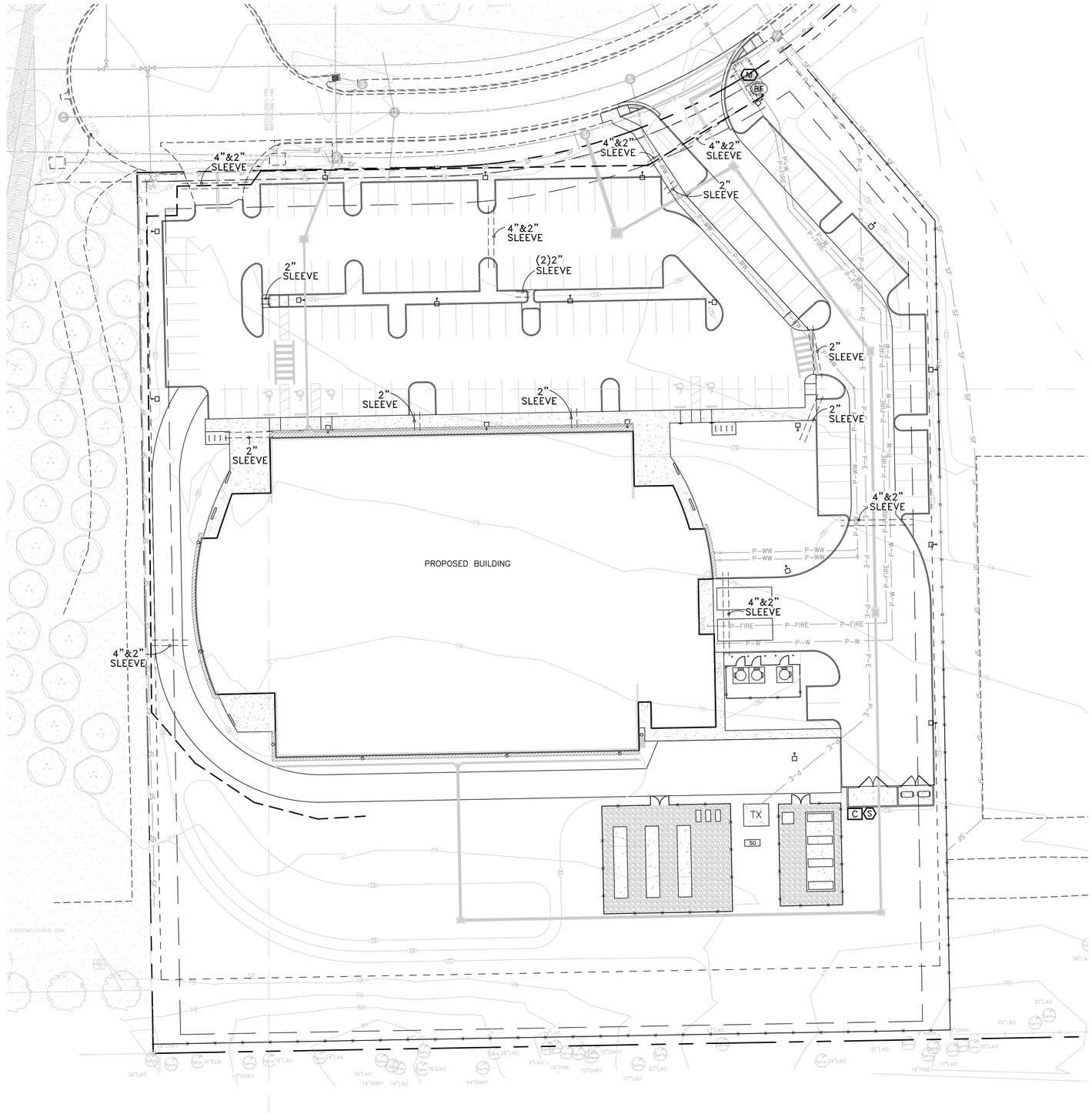
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IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
M	Water Meter 1" (by others)
BF	Wilkins 975XL 1-1/2" Backflow Preventer
C	Hunter I2C-1200-PL Irrigation Controller
S	Hunter Solar Sync Weather Sensor
———	Irrigation Mainline: PVC 2" Class 200
- - - -	Pipe Sleeve: PVC Schedule 40



1 SLEEVING ROUGH-IN DETAIL
SCALE: NTS



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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
200923.SUBMITTAL TO COA
201102.RESUBMITTAL TO COA
201116.SUBMITTAL TO COA

CLIENT: OLOGY/NANOTHERAPEUTICS
PROJECT: OLOGY PRODUCT DEVELOPMENT LAB
SHEET TITLE: IRRIGATION PLAN, DETAILS, & SCHEDULE

TECHNICIAN: LR
DESIGNER: LR
QUALITY CONTROL: CT
PROJECT NUMBER: 20-0231

SHEET NO.: IR-1

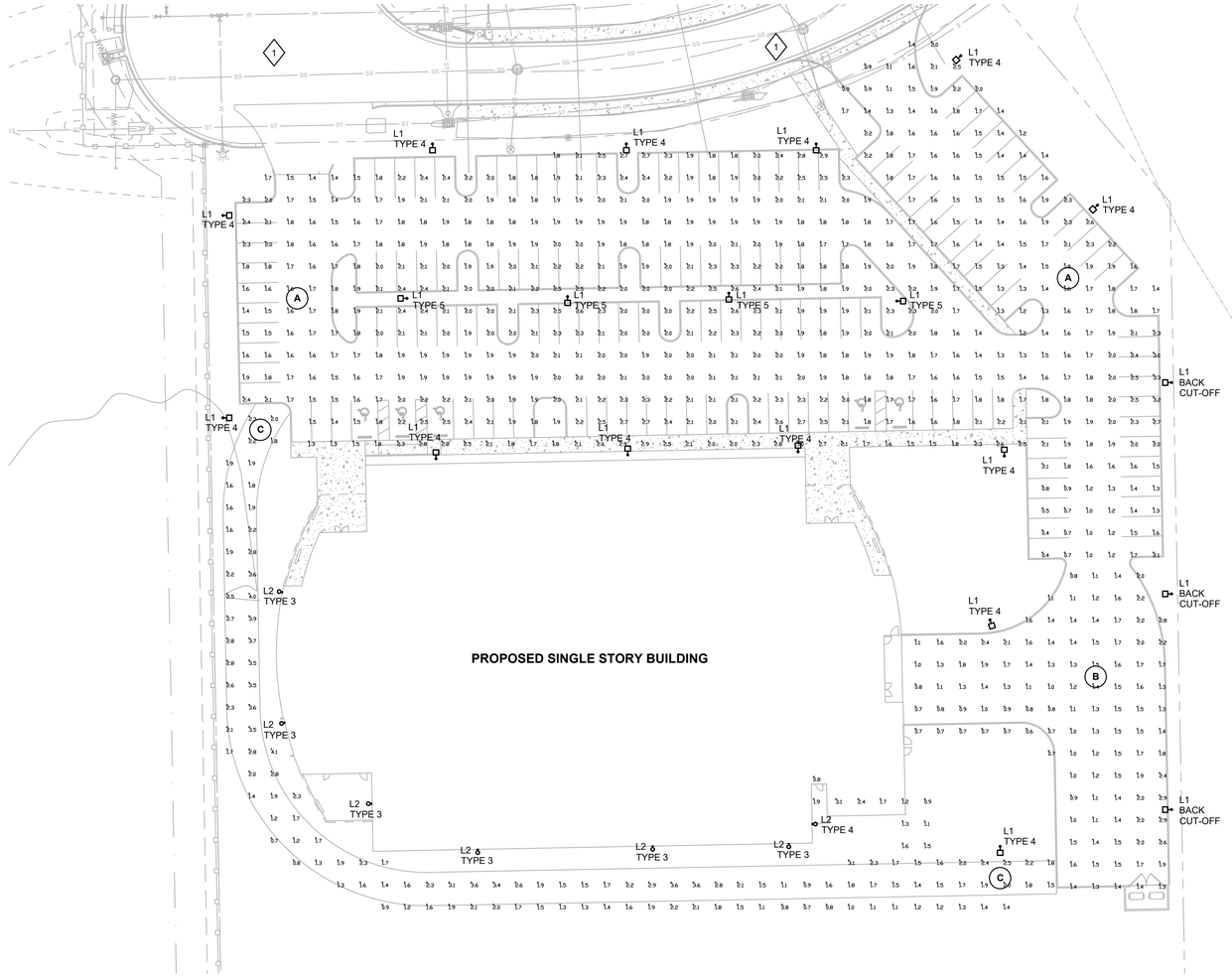
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LUMINAIRE SCHEDULE

ID-TYPE	DESCRIPTION	MODEL	LUMEN PACKAGE POWER (L)	LUMEN PACKAGE COLOR (K)	DRIVER PACKAGE WATTAGE (W)	DRIVER PACKAGE VOLTAGE (V)	MOUNTING	REQUIRED OPTIONS	REMARKS
L1	SITE AND AREA LED POLE MOUNTED LIGHT FIXTURE; GARDCO PUREFORM. 48 LED MODULE	P26 SERIES	600	4000	75	277V	ARM MOUNT	TYPE DISTRIBUTION AS INDICATED	REFER TO DETAIL 1 BELOW FOR POLE AND MOUNTING DETAILS
L2	EXTERIOR RATED LED WALL SCONCE; GARDCO. 48 LED MODULE	161 SERIES	600	4000	60	277V	WALL/SURFACE 15' ABOVE GRADE	TYPE DISTRIBUTION AS INDICATED	FIXTURES ALONG PATH OF EXIT DISCHARGE TO BE CIRCUITED TO LIFE SAFETY BRANCH

PHOTOMETRIC RESULTS

LIGHTING ZONES		ILLUMINANCE			UNIFORMITY RATIO	
DESCRIPTION	TAG	AVG (fc)	MAX (fc)	MIN (fc)	MAX/MIN	AVG/MIN
PARKING LOT	A	1.87	3.30	0.40	8.25	4.68
SERVICE DRIVEWAY	B	1.43	2.90	0.60	4.83	2.38
SERVICE WALKWAY	C	1.99	4.10	0.70	5.86	2.84



GRAPHIC SCALE 1/32"=1'-0"
0 3'6" 12' 24' 48' 96'

2 SITE AND AREA LIGHTING PLAN
SCALE: 1/32" = 1'-0"

GENERAL NOTES

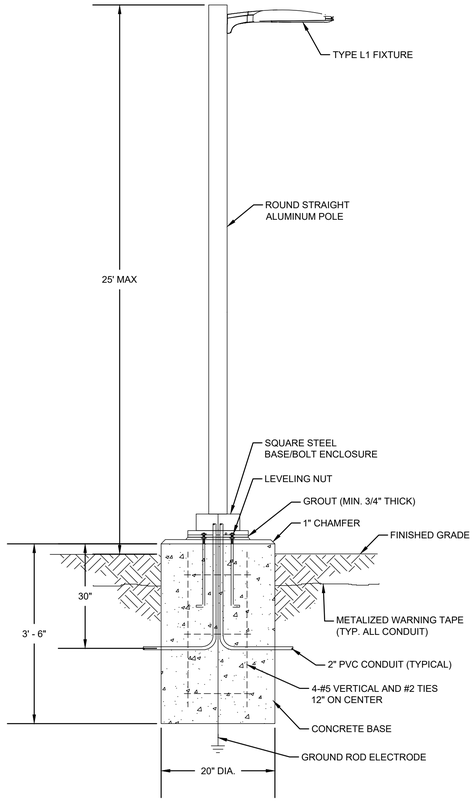
1. SITE LIGHTING IS DESIGNED IN COMPLIANCE WITH THE APPLICABLE DEVELOPMENT STANDARDS FOR THE CITY OF ALACHUA. SITE LIGHTING NOT COVERED WILL COMPLY WITH IESNA RECOMMENDATIONS.

   ILLUMINATION LEVELS TO BE NO GREATER THAN:
   10 FOOT-CANDLES AT WALKWAYS/ENTRYWAYS
   5 FOOT-CANDLES IN PARKING LOT

   TOTAL LAMP LUMENS ARE 16,400 WITH FIXTURES AS SHOWN. MAXIMUM INITIAL LAMP LUMENS FOR ALL LIGHT FIXTURES SHALL NOT EXCEED 24,000 LUMENS.
2. ALL EXTERIOR LIGHTING CIRCUITS WILL BE CONTROLLED BY A COMBINATION PHOTOCELL AND ASTRONOMICAL TIME CLOCK IN ACCORDANCE WITH THE FLORIDA ENERGY CONSERVATION CODE.
3. PARKING LOT LIGHTS ARE TO BE FULL CUT-OFF WITH A MAXIMUM ILLUMINATION OF 5 FOOT-CANDLES AND MAXIMUM UNIFORMITY RATIO OF 10:1.
4. WALL MOUNTED LIGHTS ARE TO BE FULLY SHIELDED AND MOUNTED NO GREATER THAN 15' AFG.
5. LIGHTS MOUNTED UNDER CANOPIES SHALL HAVE A MAXIMUM ILLUMINATION OF 20 FOOT-CANDLES AND SHALL NOT PROJECT LIGHT OUTSIDE OF HE CANOPY BOUNDARY.
6. EXISTING SITE AND AREA LIGHTING ALONG ROADWAY LEADING TO NEW PARKING LOT ENTRANCES IS TO REMAIN IN PLACE.

SHEET KEYNOTES

1. EXISTING ROADWAY. EXISTING SITE AND AREA LIGHTING ALONG ROADWAY LEADING TO NEW PARKING LOT ENTRANCES IS TO REMAIN FUNCTIONAL AND WILL NOT BE AFFECTED BY NEW WORK.



NOTES:
1. PROVIDE AN IN-GRADE HANDHOLE WITHIN 6' OF EACH POLE FOR ELECTRICAL CONNECTIONS.
2. POLES LOCATED AT THE EDGE OF THE CURB SHOULD BE MOUNTED BETWEEN 2' - 5' FROM THE BACK OF THE CURB AS NEEDED.
3. DIMENSIONS REPRESENT MINIMUM POLE HEIGHT AND MINIMUM BURIAL DEPTHS.

1 LUMINAIRE POLE AND BASE DETAIL
SCALE: NONE

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5620 * LCC000210 * GB238

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PROJECT TITLE:

PROCESS DEVELOPMENT LABORATORY

PROJECT ADDRESS:

NANO CT.
ALACHUA, FL 32615

CONCEPT CONSTRUCTION

AEI Affiliated Engineers

TOBY S. SMITH FL. P.E. NO. 71672

REVISIONS

NO.	DESCRIPTION	DATE
1	City Resubmittal	11/2/2020
2	City Resubmittal	11/10/2020

DATE ISSUED:	09/30/20
REVIEWED BY:	TSS
DRAWN BY:	JMZ
DESIGNED BY:	JMZ

PROJECT NUMBER:
5010885001

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SEAL:

SHEET TITLE:

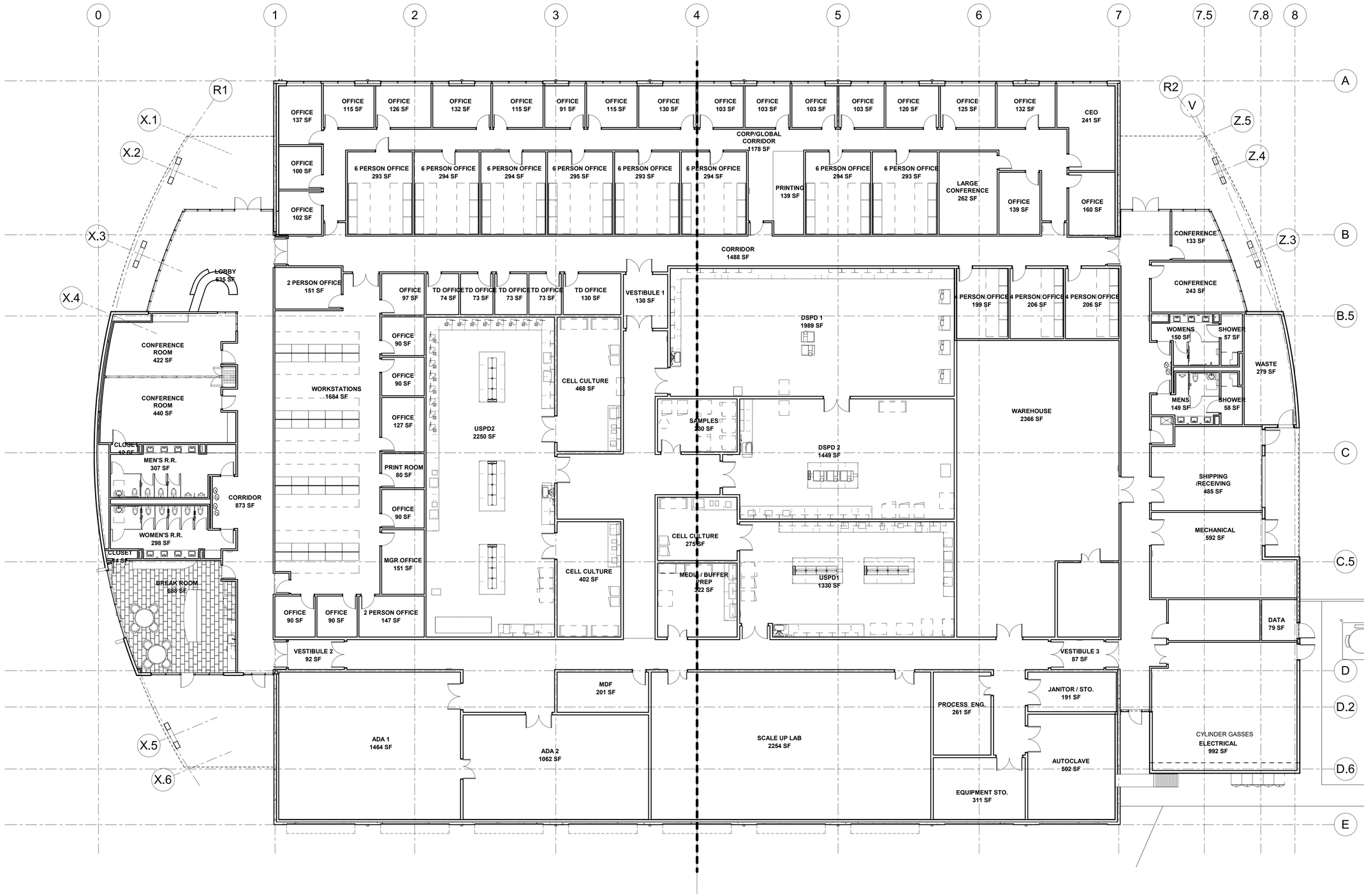
SITE AND AREA LIGHTING PLAN

SHEET ID:

E101

PROJECT STATUS:
SITE SUBMITTAL

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A1 OVERALL FLOOR PLAN

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

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PROJECT TITLE:

PROCESS DEVELOPMENT LABORATORY

PROJECT ADDRESS:

NANO CT.
ALACHUA, FL 32615

CONCEPT COMPANIES

AEI Affiliated Engineers

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	09/30/2020
REVIEWED BY:	RSC
DRAWN BY:	RSC
DESIGNED BY:	RSH

PROJECT NUMBER: 501-0885-001

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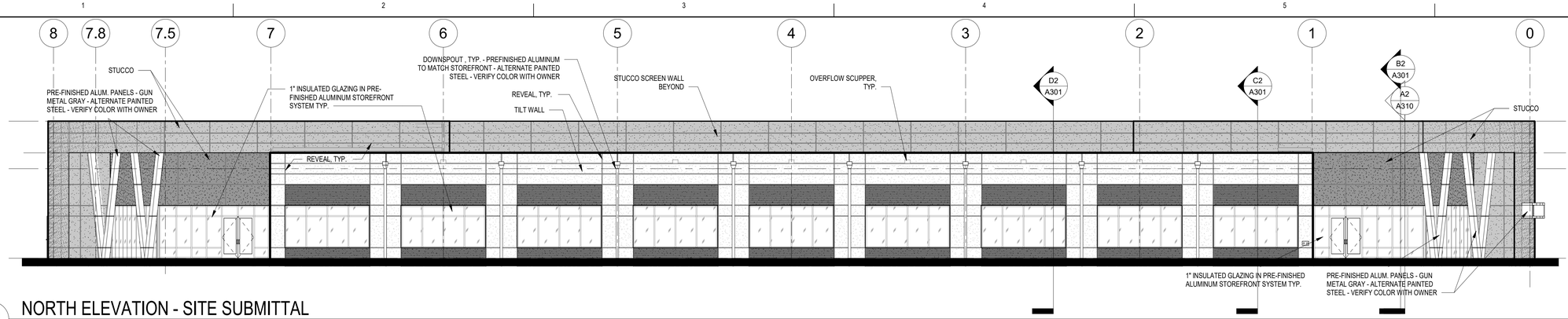
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SHEET TITLE: OVERALL FLOOR PLAN

SHEET ID: A-100

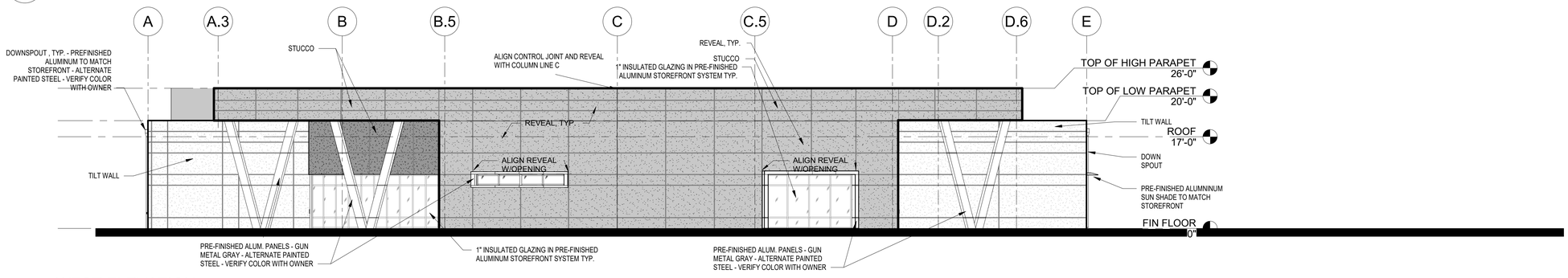
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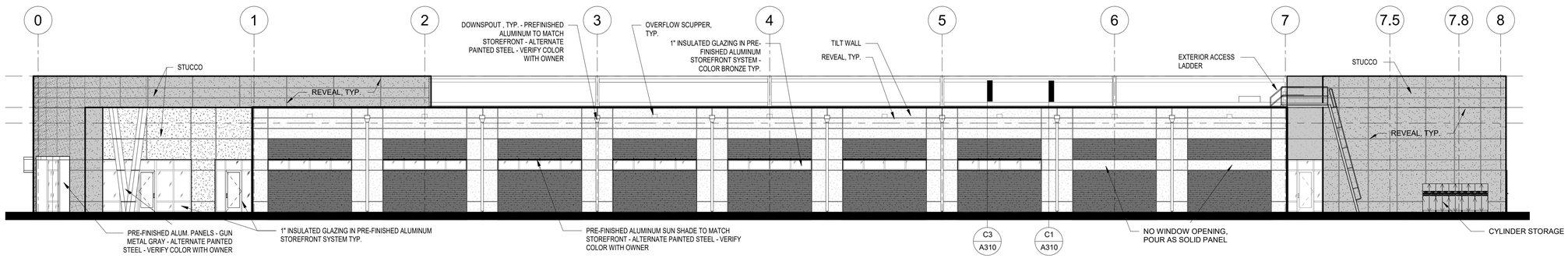
D1 NORTH ELEVATION - SITE SUBMITTAL

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



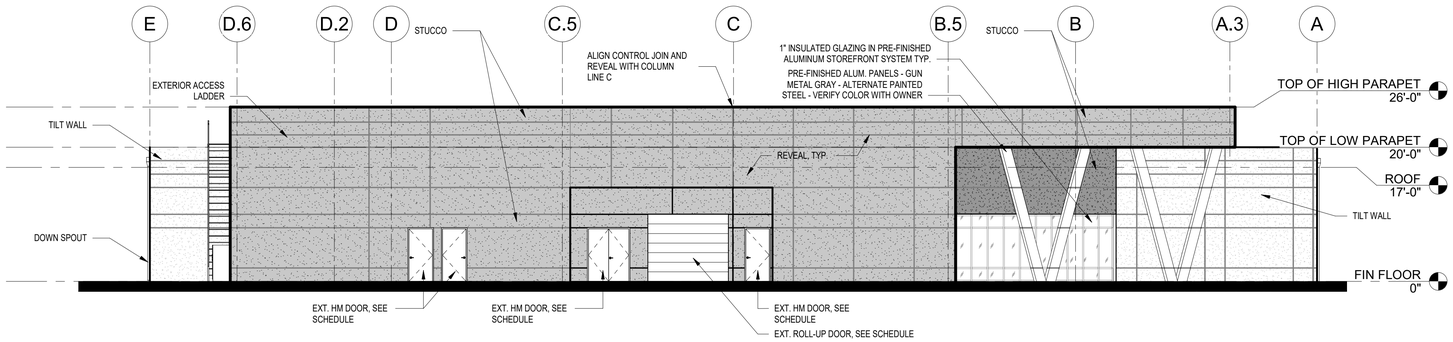
C1 WEST ELEVATION

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



B1 SOUTH ELEVATION

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



A1 EAST ELEVATION - SITE SUBMITTAL

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

EXTERIOR FINISH LEGEND

- PAINTED STUCCO - COLOR 1 (TBD)
- PAINTED STUCCO - COLOR 2 (TBD)
- PAINTED CONCRETE - COLOR 3 (TBD)
- PAINTED CONCRETE - COLOR 4 (TBD)
- ALUMINUM PANEL - COLOR 5 (TBD)
- EXTERIOR GLASS - COLOR 6 (TBD)

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PROJECT TITLE:

PROCESS DEVELOPMENT LABORATORY

PROJECT ADDRESS:

NANO CT.
ALACHUA, FL 32615

CONCEPT COMPANIES

AEI Affiliated Engineers

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	09/30/2020
REVIEWED BY:	RSC
DRAWN BY:	TMBC
DESIGNED BY:	RSH

PROJECT NUMBER:
501-0885-001

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SEAL:

SHEET TITLE:

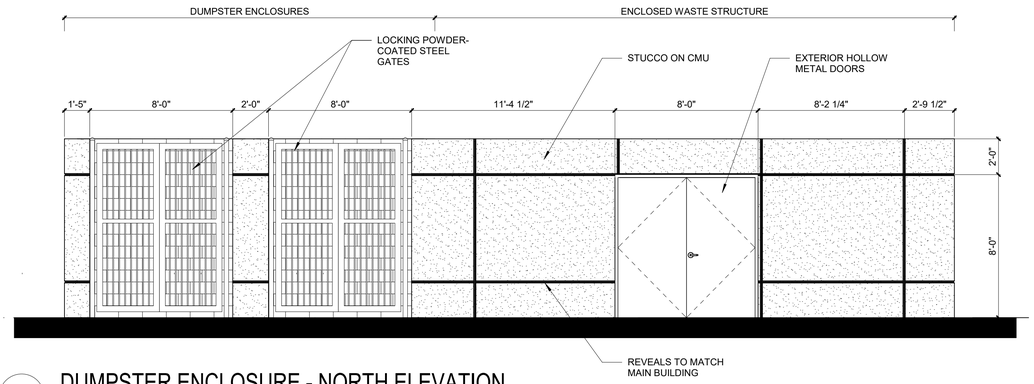
BUILDING ELEVATIONS

SHEET ID:

A-200A

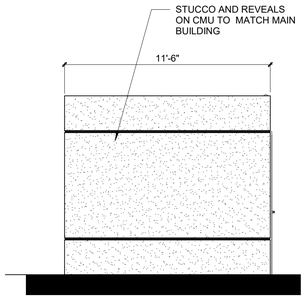
PROJECT STATUS:
SITE SUBMITTAL

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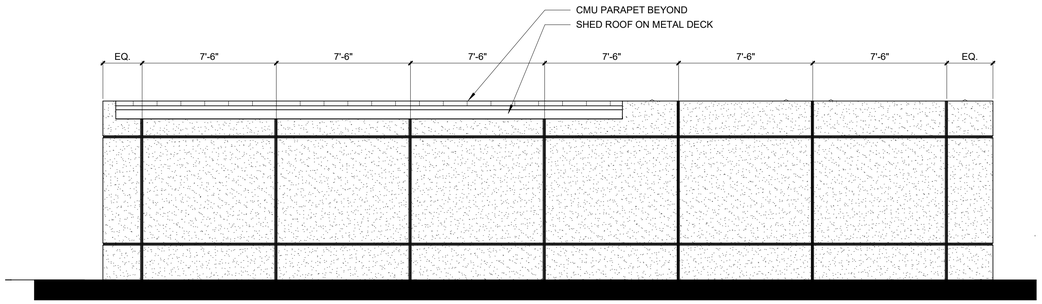
D1 DUMPSTER ENCLOSURE - NORTH ELEVATION

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



D4 DUMPSTER ENCLOSURE - EAST/WEST ELEVATION

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



C1 DUMPSTER ENCLOSURE - SOUTH ELEVATION

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

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PROJECT TITLE:

PROCESS DEVELOPMENT LABORATORY

PROJECT ADDRESS:

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CONCEPT COMPANIES

AEI Affiliated Engineers

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	09/30/2020
REVIEWED BY:	RSC
DRAWN BY:	TMBC
DESIGNED BY:	RSH

PROJECT NUMBER:
501-0885-001

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SEAL:

SHEET TITLE:

DUMPSTER ENCLOSURE ELEVATIONS

SHEET ID:

A-200B

PROJECT STATUS:
SITE SUBMITTAL

9/29/2020 3:33:32 PM BIM 360://5010885001_PDL Facility/5010885001_PDL Facility Shell_A_R20.rvt

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Copeland Park PDL
2. Address of Subject Property: TBD - Nano Court
3. Parcel ID Number(s): 03927-007-000
4. Existing Use of Property: Vacant Industrial
5. Future Land Use Map Designation : Industrial
6. Zoning Designation: Industrial
7. Acreage: 9.82

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Daniel Young, P.E. Title: Director of Land Development
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive
   City: Alachua State: Florida ZIP: 32615
   Telephone: (352) 331-1976 FAX: _____ e-mail: daniely@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): O'Steen Brothers, Inc.
   Mailing Address: 1006 SE 4th Street
   City: Gainesville State: Florida ZIP: 32601

   * 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: Concept Development, Inc.
   If yes, is the contract/option contingent or absolute? ■ Contingent ☐ Absolute

D. ATTACHMENTS

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

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

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

2. Stormwater management plan - including the following:

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

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

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

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

For commercial project Applications:

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

For industrial project Applications:

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

Policy 1.5.d

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

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

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

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

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

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

10. Proof of payment of taxes.

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

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

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

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

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

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

Signature of Applicant

Signature of Co-applicant

Daniel Young, P.E.

Typed or printed name and title of applicant

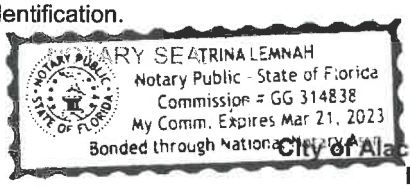
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30 day of September, 2020, by Daniel Young

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

as identification.



Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD - Nano Court

Parcel ID Number(s): 03927-007-000

Acreage: 9.92

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Matt Cason Title: President

Company (if applicable): Concept Development, Inc.

Mailing Address: 3324 West University Avenue, #151

City: Gainesville State: Florida ZIP: 32607

Telephone: (352)333-3233 FAX: e-mail: matt@conceptcompanies.net

C. AUTHORIZED AGENT

Name: Daniel Young, P.E. Title: Director of Land Development

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: (352) 331-1976 FAX: e-mail: daniely@chw-inc.com

D. REQUESTED ACTION:

Review and approval of the Site Plan and Lot Split applications associated with the Copeland Park PDL project.

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.

Matt [signature]

Signature of Applicant

Signature of Co-applicant

Matt Cason

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 29 day of Sept., 2020, by Matt Cason

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

SUSAN H LYNCH
MY COMMISSION # GG034731
EXPIRES September 29, 2020
NOTARY SEAL

Susan H. Lynch

Signature of Notary Public, State of _____

PROPERTY OWNER AFFIDAVIT

Property Owner Name(s):	**Owner Mailing Address:**
O'STEEN BROTHERS, INC.	1006 SE 4th Street Gainesville, FL 32601

Owner Phone:

Property County: Alachua

Parcel ID(s): 03927-007-000

Agent:
Alachua Copeland Park Investments, LLC,
Concept Development, Inc., and
Concept Construction of North Florida, Inc.
3324 W University Ave, PMB 151, Gainesville, FL 32607
(352) 333-3233

Actions Authorized by Agent and Agent's consultants:
The submission of any applications, documentation, forms, and plans as required by those regulatory agencies having jurisdiction over the Property (e.g. County, City, Water Management District, FDOT, FWC, FDEP, etc.) for permitting and entitlements, as applicable and necessary for the Agent to develop the Property as the Agent intends, as well as on-site access for inspections, testing, data collection, etc.

I hereby certify that I am the owner of record. I hereby authorize the above-listed agents and their consultants to act on my behalf for the purposes stated herein.

O'STEEN BROTHERS, INC.,
a Florida corporation

By: _____ 10-8-20
Dexter A. O'Steen, Vice President Date

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 8 day of October, 2020, by Dexter A. O'Steen, as Vice President of O'Steen Brothers, Inc., a Florida corporation, on behalf of said corporation, who is personally known to me or has produced _____ as identification.

_____
Notary Public, State of Florida at Large
Commission No.: GG 303845
My Commission Expires: 3/30/2023

DAVID GEIGER
Commission # GG 303845
Expires March 30, 2023
Bonded Thru Budget Notary Services

MEMORANDUM

Copeland Park PDL

20-0231

To:	City of Alachua
From:	Daniel H. Young, P.E.
Date:	September 30, 2020
RE:	Fire Flow Calculations for Copeland Park PDL

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on the information available from the project architect at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria. The residential buildings will be protected by an approved automatic fire sprinkler system.

NFPA Calculations:

Building: **Research Lab Building**
Construction Type: II(222)
Fire Flow Area: ±42,466 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 2,250 gpm

Per NFPA 1, 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1,000 gpm.

Required Fire Flow with automatic sprinkler system reduction: 2,250 gpm – 75% = 563 gpm
Required minimum Fire Flow: 1,000 gpm

Available Flow @ 20 psi per test on 9/9/20: 1,975 gpm

Daniel H.Young, P.E.
State of Florida, Professional Engineer, License No. 70780

This item has been digitally signed and sealed by Daniel H. Young, P.E. on the date indicated here. 09/30/2020

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Daniel H. Young
FL PE #70780

N:\2020\20-0231\Departments\04_Engineering\01_Regulatory Permitting\Utilities\Fire Flow\MEMO 200929 Copeland Park PDL Fire Flow.docx

Hydrant Flow Test Report

Test Date 09/09/2020 **Test Time** 3:45PM

Location

Alachua Florida Copeland Park Along Nano Court

Tested by

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

Notes

Reading Hydrant along Nano Court
Flowing Hydrant at end of Nano Court

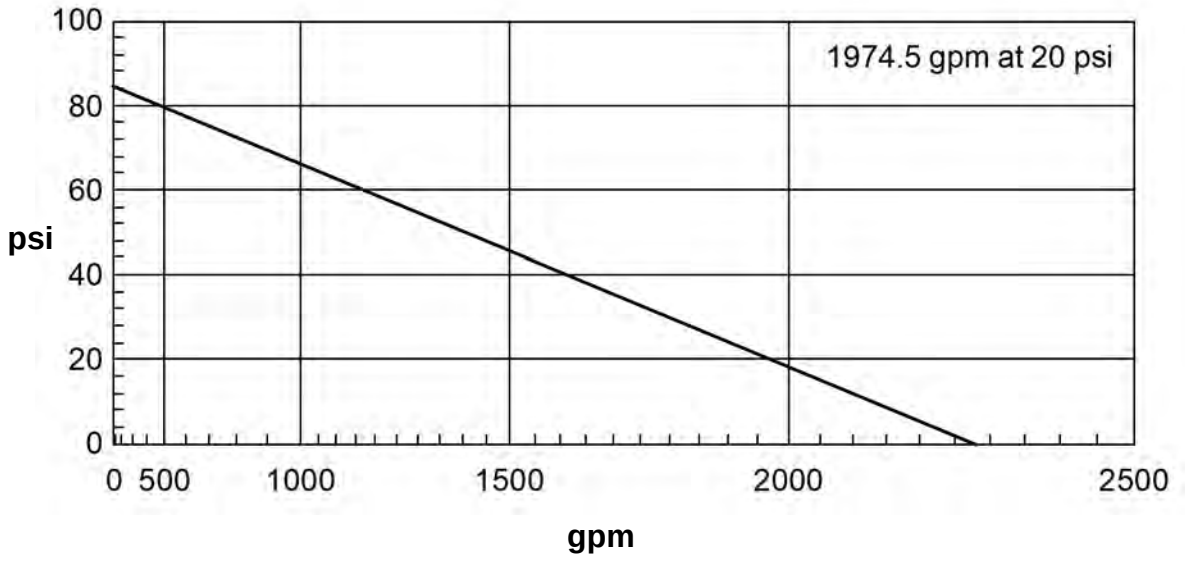
Read Hydrant

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

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	15	650 gpm
#2	0	2.5	.9	15	650 gpm
				Total	1300 gpm

Flow Graph



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


Untitled Map
Write a description for your map.
Legend
Copeland Park PDL
Static/Residual Hydrant
Flow Hydrant
Nano Ct
Copeland Park PDL
Google Earth
© 2020 Google
400 ft
N

COMPREHENSIVE PLAN ANALYSIS

Copeland Park Product Development Laboratory

20-0231

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~September 30, 2020~~ October 29, 2020

RE: Copeland Park Product Development Laboratory – Comprehensive Plan Consistency Analysis

This application is for the western portion of Alachua County Tax Parcel 03927-007-000. The parcel is located on Nano Court, close to the road's end point. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±42,466-square-foot product development laboratory facility with associated utility infrastructure and parking.

The following identifies how this application is consistent with the City's Comprehensive Plan. Language from the Comprehensive Plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element (FLUE)

Objective 1.5: Industrial
The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

The proposed development includes a single ±42,466-square-foot product development laboratory facility. This use is consistent with the Industrial Future Land Use (FLU) category.

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;

Vehicular access to the site is provided via NW Nano Court. Currently, sidewalks are located along both sides of NW Nano Court. The site will include on-site pedestrian facilities, including sidewalks from NW Nano Court, through the parking lot, to multiple building entrances. A crosswalk will be located where pedestrians are required to cross vehicular traffic.

2. Buffering from adjacent existing/potential uses;

Adjacent parcels to the west, north, and east of the project site share the Industrial FLU and Industrial, Light and Warehouse (ILW) zoning designations. Land to the south of the project site has a Public FLU designation and Government Facilities (GF) zoning designation. Per City of Alachua Land Development Regulations Table 6.2-2, a 10' Type C buffer is required when industrial uses are adjacent to government facilities, and a 5' Type A buffer is required when industrial uses are adjacent to one another. Per §6.2.2(D)(2)(b), a 5' parking area buffer is also required. The proposed development will adhere to these requirements.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

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

City of Alachua LDR §6.7.3(A), Table 6.7-1. states that a minimum of 10% of the gross site area shall be designated as open space. The project proposes ±100,514 square feet of open space, or ±47.1% of the site, which exceeds the 10% minimum requirement.

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

The project will connect to an existing drainage system. An exhibit has been provided demonstrating conformance with the existing master stormwater permit conditions as well as capacity.

5. Placement of signage;

No signage is proposed as part of this application. All future on-site signage will be consistent with City of Alachua's LDR §6.5 signage requirements.

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

A photometric site plan is submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. Onsite lighting is limited to ensure safe navigation of the site, and to deter any unlawful activity after hours. Light placement will not adversely affect surrounding properties.

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

The on-site parking area was designed to minimize vehicle and pedestrian conflicts. A sidewalk connection allows pedestrians to safely travel from NW Nano Court to the building with only a single crosswalk, vehicular point of conflict. Deliveries are made along the side of the building, which does not conflict with the pedestrian circulation pattern or the main parking area. Trash pick-up is also located on the side of the building near the loading area.

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

Per Comprehensive Plan Future Land Use Element Policy 2.4.a, minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. The proposed Landscape Plan designates ±12% of the site as landscaped area, meeting the 10% requirement.

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

There are no wetlands in the development area, nor are there any of environmental features on-site that warrant protection. There are no known on-site occurrences of historic significance either.

10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and

There are no performance-based zoning requirements being proposed for this site.

11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 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.

This application proposes a ±42,466 square feet non-residential building on a 9.81-acre parcel, which yields a 0.109 Floor Area Ratio (FAR). Therefore, the proposed use does not exceed the permitted 0.50 FAR.

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.

The submitted landscaping plan includes ±12% of total site area designated as landscaped area, not inclusive of designated open space area, which demonstrates that the 10% minimum landscaping requirement is satisfied.

Transportation Element (TE)

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

The proposed Research and Development building will not result in a degradation of transportation Level of Service (LOS) standards. The proposed development will result in 639 AADT and 39 PM Peak trips. Per LDR section 2.4.14(H)(2)(a), affected roadway segments are those that fall within one-half (½) mile of the parcel's boundaries. CR 2054 is the only affected roadways within this ½ mile radius.

According to the September 2020 Development Monitoring Report made available by City staff, there is more than enough capacity on the affected roadway segment to handle the increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a surplus of available trips.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of ±6,370 gallons per day on the City's sanitary sewer system. Per the City of Alachua September 2020 Development Monitoring Report, there is a residual capacity of 709,067 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

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

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of 93.00 tons per year on the City's solid waste system. Per the City of Alachua September 2020 Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility.

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

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

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of ±6,370 gallons per day on the City's potable water system. Per the City of Alachua September 2020 Development Monitoring Report, there is a residual capacity of 884,141 gallons per day.

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~September 30, 2020~~ October 29, 2020

RE: Copeland Park Product Development Laboratory – Concurrency Impact Analysis

This application is for the western portion of Alachua County Tax Parcel 03927-007-000. The parcel is located on Nano Court, close to the road's end point. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±42,466 square-foot product development laboratory facility with associated utility infrastructure and parking.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The Concurrency Impact Analysis for this application is based on an **increase of ±42,466 square feet of Research and Development Center space**, ITE Land Use Code 760.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua September 2020 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Trip Generation									
Land Use	ITE LU Code	Variable (GFA/1000)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Research and Development Center	760	42.466	639	18	14	4	39	6	33

1. *Source: ITE Trip Generation 10th Edition*

Conclusion: Approval of this application may generate **639 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1 and 2 of this report.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating *less* than 1,000 external average daily trips (ADT) are those within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Table 2 calculates projected impacts on City of Alachua roadways.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
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www.chw-inc.com

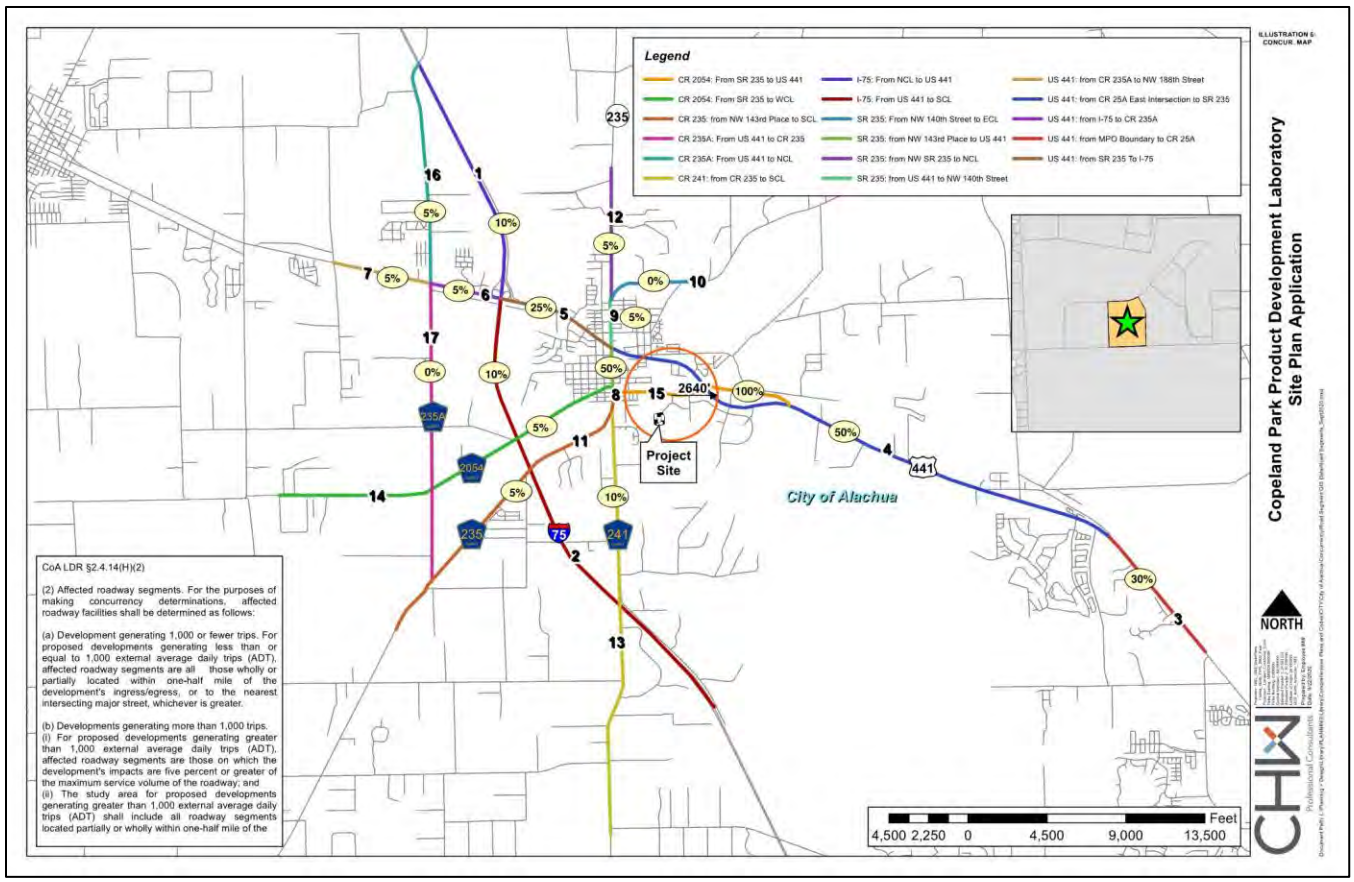


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is at the end of Nano Court. The center point used for the one-half mile radius measurement was the intersection of CR 2054 and NW 129th Way. Because of the need to use CR 2054 to access the project site, 100% of vehicles are anticipated to utilize this roadway. Trips are anticipated to be generated predominately by employees, who will likely live in the City of Alachua and surrounding communities.

Table 2: Projected Impacts on Roadways

	AADT	PM
Traffic System Category	**Segment 15: CR 2054**	
	From SR 235 and US 441	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,007	354
Reserved Trips[1]	701	73
Available Capacity	11,412	932
Projected Trip Generation[2]	639	39
Available Capacity w/ Application approval	**10,773**	**893**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 100% for Segment 15.*

Conclusion: CR 2054 from SR 235 to US 441 is an affected roadway segment. There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,295,000
Reserved Capacity[1]	120,859
Residual Capacity[1]	884,141
Percentage of Permitted Design Capacity Utilized[1]	61.56%
Projected Potable Water Demand from Proposed Project[2]	6,370
Residual Capacity after Proposed Project	**877,771**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 42,466 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	675,000
Reserved Capacity[1]	115,933
Residual Capacity[1]	709,067
Percentage of Permitted Design Capacity Utilized[1]	52.73%
Projected Potable Water Demand from Proposed Project[2]	6,370
Residual Capacity after Proposed Project	**702,697**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 42,466 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,192.00	7,517.54
Reserved Capacity[1]	8,251.19	1,505.84
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**93.00**

1. *Source: City of Alachua September 2020 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 42,466 sq. ft.) x 365)/2,000)*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

Mailed Memorandum

MEMORANDUM

Virtual Neighborhood Meeting

20-0231

To:	The Neighbors of Nano Court in Alachua, FL
From:	Mitchell Mason, EI
Date:	August 27, 2020
RE:	Virtual Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss a Site Plan application on a ±5-acre portion of Alachua County Tax Parcel 03927-007-000. The project includes a ±43,000-square-foot product development laboratory, a ±7,200-square-foot building, associated utility infrastructure, and parking. The site is located at the end of Nano Court in Alachua, FL.

Date: September 10, 2020

Time: 6:00 p.m.

Link: bit.ly/Copeland-PDL-NHM

Contact: Mitchell Mason, EI
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
MitchellM@CHW-inc.com

This is not a public hearing. The purpose of the meeting is to inform the public about the nature of the proposal and seek their comments.

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Mozilla Firefox, Safari, or Microsoft Edge are recommended.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Mailing Labels

O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

SNH MEDICAL OFFICE PROPERTIES TRUST
255 WASHINGTON ST STE 300
NEWTON, MA 02458

SNH MEDICAL OFFICE PROPERTIES TRUST
255 WASHINGTON ST STE 300
NEWTON, MA 02458

KOOZ PROPERTIES LLC
2627 NW 43RD AT STE 300
GAINESVILLE, FL 32606

COPELAND INDUSTRIAL PARK OWNERS ASSOCIATION INC
PO BOX 365
LAKE BUTLER, FL 32054

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

KOOZ PROPERTIES LLC
2627 NW 43RD AT STE 300
GAINESVILLE, FL 32606

O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

ADC DEVELOPMENT & INVESTMENT GROUP LLC
PO BOX 238
LAKE BUTLER, FL 32054

O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

BARBER LUMBER SALES OF ALACHUA INC
PO BOX 263
ALACHUA, FL 32616-0263

O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL, 32653

Dan Rhine
288 Turkey Creek
Alachua, FL, 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL, 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL, 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL, 32615

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

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL, 32615

Tamara Robbins
PO Box 2317
Alachua, FL, 32616

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

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

Tom Gorman
9210 NW 59th Street
Alachua, FL, 32653

David Forest
23 Turkey Creek
Alachua, FL, 32615

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

Lynda Coon
7216 NW 126 Avenue
Alachua, FL, 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL, 32615

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CHW Professional Consultants
11801 Research Dr.
Alachua, FL. 32615

FIRST-CLASS

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PO Box 263

Alachua, FL. 32616

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Newspaper Advertisement

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss a Site Plan application on a ±5-acre portion of Alachua County Tax Parcel 03927-007-000. The project includes a ±43,000-square-foot product development laboratory, associated utility infrastructure, and parking. The site is located at the end of Nano Court in Alachua, FL.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 p.m. on September 10, 2020
Link: bit.ly/Copeland-PDL-NHM
Instructions: Type the link into the address bar of your web browser. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Mitchell Mason, EI
Address: 11801 Research Drive,
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: MitchellM@CHW-inc.com

CHW
Professional Consultants

IN BRIEF

Man charged with attempted murder

Gainesville police arrested a 33-year-old man Tuesday they say got into a fight with a friend, later chasing his friend with a car and firing gunshots.

Antonio Detron Williams is charged with attempted murder, aggravated battery, petit theft and possession of a firearm by a felon.

According to the arrest report, the scuffle began Aug. 20 when Williams grabbed his friend's camouflage hat while they were outside Carver Gardens apartments at 1101 SE 15th St. When the friend, 35, tried to get it back, Williams asked if he wanted to fight.

Police said the 35-year-old headed into his apartment to avoid trouble and when he left a while later that night was confronted by Williams' friends, who said Williams was intoxicated.

When asked to apologize, the report states, the friend refused, and Williams emerged from behind the man, pressing a gun to the victim's forehead several times. The report said the man was able to run away after Williams began pistol-whipping him and tried to lunge, but fell over a chair.

Police said the man ran east on Southeast 12th Avenue to escape and saw Williams get into the passenger's side of a car. The report said the man hid behind a black sedan, heard gunshots and began running again. He made it to his aunt's house, according to the report, after seeing or hearing gunshots from the car two more times.

Williams was arrested five days later after detectives completed an investigation. Court records show Williams has three felony convictions, including attempted murder, from 2009.

He is booked in the Alachua County Jail, with bail set at $1.1 million.

—Sarah Nelson

PCSO investigates deaths of two teens

The Putnam County Sheriff's Office is investigating the deaths of two teenagers whose bodies were found in a Melrose home Wednesday.

According to sheriff's officials, the agency received "frantic" calls around 10:30 a.m. about two people who might be dead inside a home at 121 Shiloh Road. Deputies and rescue teams found two bodies that appeared to be in their early teens inside the home.

Investigators said the teens, whose exact ages weren't yet known, lived in the rural neighborhood home.

Putnam Undersheriff Joseph Wells said the agency is investigating the case as a double homicide.

As of 4 p.m. Wednesday, crime scene units were still inside the home gathering evidence and interviewing neighbors and family members.

Anyone who may have information about the case is asked to contact the Sheriff's Office at 386-329-0800.

—Sarah Nelson

Assistant city manager departs for Virginia

Gainesville Assistant City Manager Dan Hoffman has been appointed the next city manager of Winchester, Virginia. He's expected to start there Sept. 26.

Hoffman came to city government here in July 2017 to manage departments and programs such as public works, planning and development and transportation and mobility. He played a key role in securing millions of dollars in grant funding for the City of Gainesville, including a marquee $2 million grant from the National Science Foundation to help fund research to improve roadway and pedestrian safety, according to a city news release.

Among other duties, Hoffman worked with the National Highway Transportation Safety Administration to secure approvals needed to bring autonomous shuttle testing to Gainesville and helped to establish the Last Mile, First Mile service – a popular RTS program that provides direct transportation routes to riders in underserved areas.

—Staff report

Correction

A headline in Wednesday's newspaper gave an incorrect number of new COVID-19 cases as reported by state health officials. Tuesday's report from the state included 42 new cases.

STATE BRIEFS

VOLUSIA COUNTY
County drops legal fight against Amendment 10

The Volusia County Council voted unanimously Tuesday to drop the county's effort to retain its unique form of government.

Instead, after two court rulings, Amendment 10 will require the county to create an elected Tax Collector's Office and make other changes to the government's structure.

"It's time to put this thing to bed. We're wasting our time. It needs to stop," Councilman Ben Johnson said. "It's divisive." Since 1970, Volusia County has operated under a voter-approved charter whose sheriff, supervisor of elections, property appraiser and clerk were all elected, but did not have full control of their operations, including their budgets and hiring practices. That was all under the county manager and County Council.

In 2018, 63% of Florida voters (and 54% of Volusia County voters) approved Amendment 10, making those officeholders "constitutional offices," meaning they have control over their budgets and are elected in partisan races. The amendment also requires all counties to have an elected tax collector.

The vote occurred at a time when courts had not determined whether the amendment would apply to Volusia County.

Gannett wire services

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Time: 6:00 p.m. on September 10, 2020
Link: bit.ly/Copeland-PDL-NHM
Instructions: Type the link into the address bar of your web browser. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

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Address: 11801 Research Drive, Alachua, FL 32615
Phone Number: (352) 331-1976
Email: MitchellM@CHW-inc.com

CHW Professional Consultants

GAINESVILLE SOCCER ALLIANCE
The Home of Soccer Excellence in Gainesville

As we try to navigate through these trying times, GSA has come up with plans to deal with the restrictions associated with this pandemic, while still providing a complete and worthwhile experience for all of our players. Beyond all else, changes are being made for this season in order to help keep our kids healthy and safe. These Covid-conscious plans can be found on our website at http://gainesvillesoccer.org

Registration is now open for the Fall in both our YSI@GSA Recreational and Academy Advanced Recreational Leagues

YSI@GSA Recreational League
- Season Starts Saturday, October 3rd
- Volunteer Coaches - Weekends Only
- 10 Practices/Games - @ Jonesville Park

Register: http://gainesvillesoccer.org
info@gainesvilleyouthsoccer.net / 377-1414

$125

Academy Advanced Rec League
- Season Starts The Week of September 14th
- Paid Coaches - No Weekends
- Advanced Curriculum - @ Jonesville Park

Register: http://gainesvillesoccer.org
gsaacademydirector@yahoo.com

$200-$220

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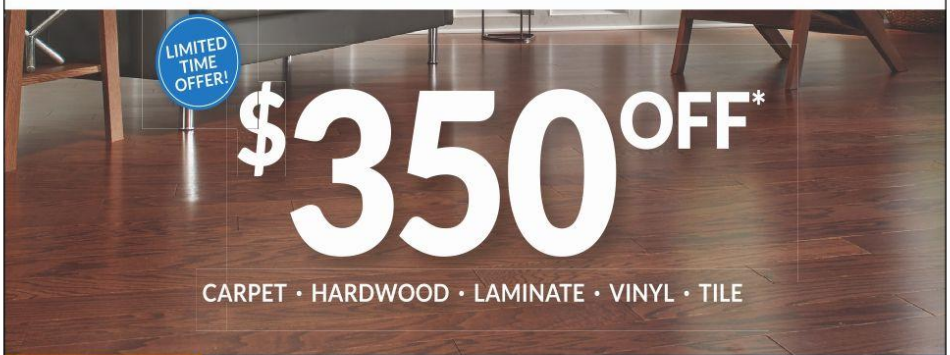
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Top-quality, name-brand carpet and flooring options in the latest styles and colors that are durable and long lasting.

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Know what your project will cost, up front with no hidden fees.



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†A variety of unforeseen conditions, such as subfloor prep/leveling/repair, that may not be identifiable when establishing price estimate, may require additional cost.

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Workshop Presentation

Copeland Park
Product Development Laboratory
Site Plan Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
September 10, 2020

CHW

1

The purpose of the neighborhood meeting:

The City of Alachua requires Site Plan applicants to host a neighborhood meeting;

The purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process; and

This meeting provides the applicant with an opportunity to mitigate concerns prior to the application's submission.



2



MEMORANDUM

Virtual Neighborhood Meeting

CHW

To: The Neighbors of Nano Court in Alachua, FL

From: Mitchell Mason, EI

Date: August 27, 2020

RE: Virtual Neighborhood Meeting Public Notice

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Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: MitchellM@CHW-inc.com

CHW

20-0231 – Copeland Park PDL

3

REQUEST:

Site Plan application



20-0231 – Copeland Park PDL

4

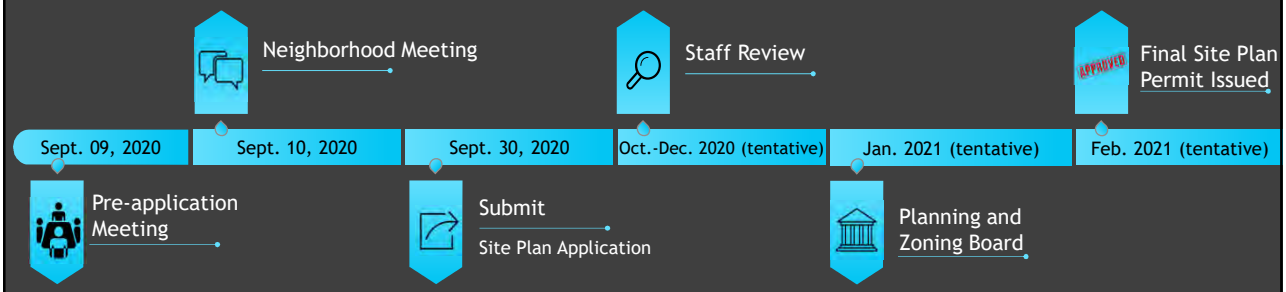
INTENT:

Develop the site with a product development laboratory facility, associated utility infrastructure, and parking consistent with City of Alachua Land Development Regulations.



5

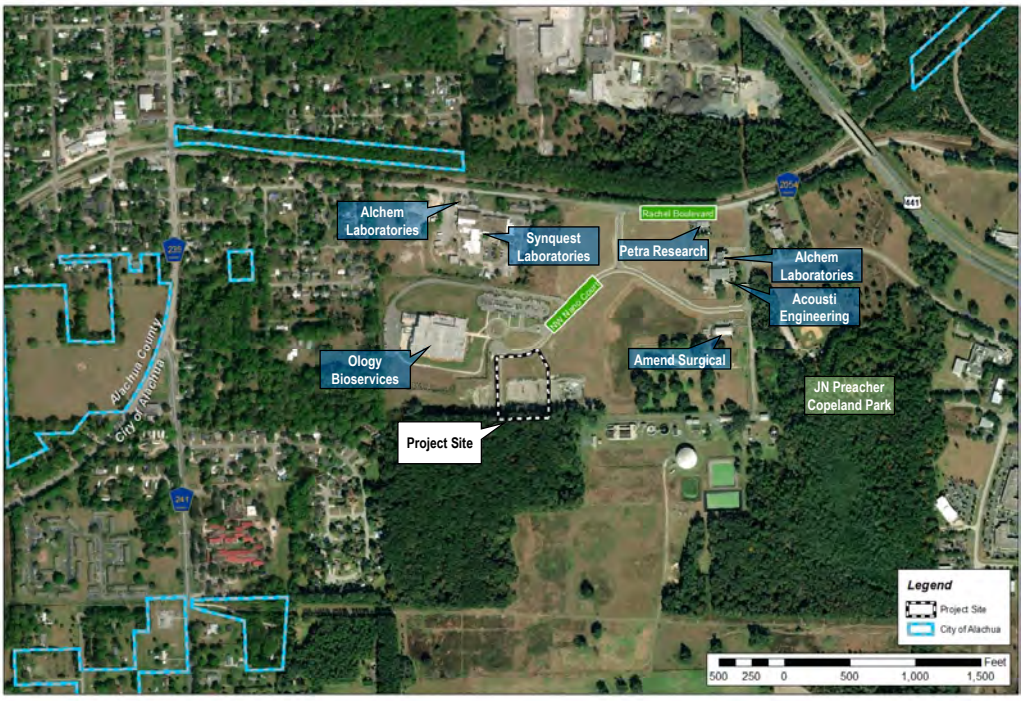
SITE PLAN TIMELINE



CHW

6

Site Context



7

Perspectives





4

8

Aerial Map



9

Future Land Use Map

FLU: Industrial



10

Zoning Map

Zoning: Industrial, Light and Warehousing (ILW)

Research facilities of various type permitted in zoning district



11

Concept Plan

- ±43,000-square-foot PDL
- ±7,200-square-foot building
- Parking
- Landscaping



12

Concept Plan

- ±43,000-square-foot PDL
- ±7,200-square-foot building
- Parking
- Landscaping



13

Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: MitchellM@chw-inc.com

Professional Consultants

14

Sign-in Sheet

SIGN-IN SHEET

Copeland Park Product Development Laboratory Facility

20-0231

Event:	Virtual Neighborhood Meeting
Date/Time:	September 10, 2020 @ 6:00 PM
Place:	bit.ly/Copeland-PDL-NHM
Re:	Copeland Park Product Development Laboratory Facility – Site Plan Application

	Attendee Name
1	Matt Cason (client)
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Copeland Park Product Development Laboratory Facility

20-0231

Event:	Virtual Neighborhood Meeting
Date/Time:	September 10, 2020 @ 6:00 PM
Place:	bit.ly/Copeland-PDL-NHM
Re:	Copeland Park Product Development Laboratory Facility – Site Plan Application

CHW (Agent) Attendees: Mitchell Mason, EI; Seth Wood; Daniel Young, PE

Applicant Attendees: 1
Public Attendees: 0

CHW hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the site plan review process; the application's request and intent; maps illustrating the site's regulatory and physical characteristics; and a conceptual layout of the project, consistent City design and development standards. There were no questions or comments from the public.

The meeting was adjourned at approximately 6:18 p.m.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

RECORD AND RETURN TO:
DARRYL J. TOMPKINS, P.A.
P.O. BOX 519
ALACHUA, FL 32616

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1804841 6 PGS
2001 DEC 26 04:47 PM BK 2410 PG 896
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#077540
Doc Stamp-Deed: 2,111.20
By: _____ D.C.

Prepared by and Return to:
Susan G. Goffman, Esquire
University of Florida Foundation, Inc.
Post Office Box 14425
Gainesville, FL 32604-2425

Tax parcel #: 03230-002-000, 03231-000-000,
Grantee TIN _____ 03927-000-000

SPECIAL WARRANTY DEED

Grantor, UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation not for profit, in consideration of the sum of ten dollars and other valuable consideration received from Grantee, hereby grants and conveys to Grantee, O'STEEN BROTHERS, INC., whose mailing address is 1006 S.E. 4th Street, Gainesville, FL 32601, the real property (Property) in Alachua County, Florida, described in Exhibit A hereto.

This conveyance is subject to covenants, conditions, restrictions, reservations, limitations, easements and other matters of record, to the title matters listed in Exhibit B hereto, and to real estate taxes for 2002 and subsequent years.

As against all persons claiming by, through, or under Grantor, Grantor covenants that the Property is free of all encumbrances except as stated herein, that lawful seisin of and good right to convey the Property are vested in Grantor, and that Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

Dated December 20, 2001.

Witnesses:

Patricia B. Burch
Patricia B. Burch
{print 1st witness name}

Donna K. Burch
Donna K Burch
{print 2nd witness name}

GRANTOR:
UNIVERSITY OF FLORIDA FOUNDATION, INC.

By: Leslie D. Bram
Leslie D. Bram
As its Associate Vice President for Administration
Post Office Box 14425
Gainesville, Florida 32604-2425

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was executed, acknowledged, and delivered before me on December 20, 2001, by Leslie D. Bram, as Associate Vice President for Administration of UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me.

DONNA K. BURCH
Notary Public, State of Florida
My comm. expires April 7, 2005
Comm. No. DD035783
ID 785227
Bonded Thru Service Insurance Company, Inc.

Donna K Burch
Notary Public, State and County aforesaid

(Notary Seal)

Exhibit "A"

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 14 AND 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN S.88 DEG.59'32"W., ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST RIGHT OF WAY LINE OF N.W. 126th TERRACE (80 FOOT RIGHT OF WAY); THENCE RUN S.89 DEG.09'48"W., ALONG SAID SOUTH LINE, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 2336, PAGE 2030 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE S.89 DEG.08'48"W., ALONG SAID SOUTH LINE, A DISTANCE OF 455.86 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23; THENCE RUN S.88 DEG.56'13"W., A DISTANCE OF 1526.63 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE RUN N.01 DEG.25'37"W., A DISTANCE OF 1335.11 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE RUN S.89 DEG.13'54"W., A DISTANCE OF 29.24 FEET TO A CONCRETE MONUMENT; THENCE RUN N.01 DEG.23'30"W., A DISTANCE OF 448.94 FEET TO AN IRON PIPE; THENCE RUN N.89 DEG.37'00"E., ALONG THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 340-A (66 FOOT RIGHT OF WAY), A DISTANCE OF 228.17 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 1723.55 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 07 DEG.09'49", AN ARC DISTANCE OF 215.49 FEET (CHORD BEARING AND DISTANCE OF S.86 DEG.47'30"E., 215.35 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.83 DEG.11'05"E., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 145.67 FEET TO A BOUNDARY CORNER ALONG THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD

Exhibit "A" continued

BOOK 2340, PAGE 1962; THENCE RUN SOUTHERLY AND THEN EASTERLY ALONG THE WEST AND SOUTH BOUNDARY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2340, PAGE 1962 WITH THE FOLLOWING SIX (6) COURSES; S.06 DEG.50'15"W., 121.22 FEET; S.71 DEG.15'38"W., 24.34 FEET; S.03 DEG.37'22"W., 110.55 FEET; N.86 DEG.46'19"W., 107.04 FEET; S.00 DEG.51'23"E., 358.93 FEET; S.80 DEG.27'41"E., 690.19 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 2330, PAGE 1452 OF SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN EASTERLY, NORTHERLY, THEN WESTERLY, ALONG THE SOUTH, EAST, AND NORTH BOUNDARY LINES RESPECTIVELY OF SAID LANDS WITH THE FOLLOWING FOUR (4) COURSES; S.80 DEG.34'55"E., 279.85 FEET; THENCE RUN NORTHEASTERLY, WITH A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 970.00 FEET, THROUGH AN ARC ANGLE OF 19 DEG.28'17", AN ARC DISTANCE OF 329.64 FEET (CHORD BEARING AND DISTANCE OF N.12 DEG.41'16"E., 328.06 FEET); N.02 DEG.57'08"E., 185.30 FEET; N.82 DEG.15'45"W., 21.42 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1986, PAGE 2681 OF SAID PUBLIC RECORDS; THENCE RUN N.82 DEG.15'45"W., ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 100.71 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 2189, PAGE 412 OF SAID PUBLIC RECORDS; THENCE RUN N.06 DEG.23'52"E., A DISTANCE OF 136.86 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2189, PAGE 412; THENCE RUN S.83 DEG.11'05"E., ALONG THE AFOREMENTIONED SOUTH LINE OF COUNTY ROAD NO. 340-A, A DISTANCE OF 793.94 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 1943.08 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 20 DEG. 01'25", AN ARC DISTANCE OF 679.06 FEET (CHORD BEARING AND DISTANCE OF N.86 DEG.35'25"E., 675.61 FEET) TO THE WEST RIGHT OF WAY LINE OF N.W. 126th TERRACE (80 FOOT RIGHT OF WAY); THENCE RUN S.01 DEG.35'03"E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 227.96 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 2280, PAGE 2275 OF SAID PUBLIC RECORDS; THENCE RUN WESTERLY THEN SOUTHERLY, ALONG THE NORTH AND WEST BOUNDARY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2280, PAGE 2275 WITH THE FOLLOWING TWO (2) COURSES; S.89 DEG.20'04"W., 392.39 FEET; S.01 DEG. 36'01" E., 222.49 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID SOUTHWEST CORNER LOCATED ON THE NORTH BOUNDARY LINE OF THAT

Exhibit "A" continued

CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 2355, PAGE 2784 OF SAID PUBLIC RECORDS; THENCE RUN WESTERLY, SOUTHERLY, AND EASTERLY, ALONG SAID NORTH LINE AND THE WEST AND SOUTH BOUNDARY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2355, PAGE 2784 WITH THE FOLLOWING FOUR (4) COURSES; S.89 DEG.09'52"W., 163.26 FEET; S.01 DEG. 44'38"E., 137.92 FEET; S.57 DEG.02'36"E., 183.57 FEET; N.89 DEG.09'52"E., 403.95 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2355, PAGE 2784; THENCE RUN S.01 DEG.35'03"E., ALONG THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF N.W. 126th TERRACE, A DISTANCE OF 160.80 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 2044, PAGE 2959 OF SAID PUBLIC RECORDS; THENCE RUN WESTERLY AND THEN SOUTHERLY ALONG THE NORTH AND WEST BOUNDARY LINES OF SAID LANDS WITH THE FOLLOWING TWO (2) COURSES; S.89 DEG.00'44"W., 314.88 FEET; S.19 DEG. 04'06"W., 170.11 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN WESTERLY AND THEN SOUTHERLY ALONG THE NORTH AND WEST BOUNDARY LINES OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD 2336, PAGE 2030 OF SAID PUBLIC RECORDS WITH THE FOLLOWING TWO (2) COURSES; S.89 DEG.10'24"W., 450.16 FEET; S.01 DEG.36'44"E., 549.84 FEET, TO THE TRUE POINT OF BEGINNING, CONTAINING 75.393 ACRES MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

Exhibit B

All recording references are to the public records of Alachua County, Florida

1. Matters as shown on Survey No. 201303.DWG, prepared by Stacy A. Hall, dated _____, 2001.

2. Public utilities easement recorded in Official Records Book 2296, page 1975, and Official Records Book 2355, page 2784.

3. Drainage easements recorded in Official Records Book 2340, page 1962, and Official Records Book 2189, page 412.

4. Ingress and egress easement for access to tax parcel #3231-1.

5. Overhead power line running from the northeast corner of the Property to the southwest corner thereof, and power line running along the north boundary and through the northeast corner of the Property, as shown on the above-referenced survey.

6. Three metal sheds located in the northwesterly portion of the Property, as depicted on the survey.

7. Right-of-way for 126th Terrace.

8. Right-of-way for County Road No. 340-A (No. 2054).

9. Unrecorded lease to American Boat Carriers, Inc., dated June 27, 2001.

10. Declaration of Covenants, Conditions and Restrictions for Copeland Industrial Park, dated June 15, 2000, Official Records Book 2296, page 1957, as amended.

11. Undivided interest of Wilbur Gene Copeland in Oil and Mineral Rights reserved in Deed Book 259, page 64.

12. Easement dated October 20, 1994, filed November 1, 1994, Official Records Book 1986, page 2681.

13. Easement dated March 12, 1975, filed October 16, 1979, Official Records Book 1241, page 113.

14. Easement dated September 27, 1989, filed October 18, 1989, Official Records Book 1751, page 1007.

ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGE • COMMITMENT • TEAMWORK • CUSTOMER FOCUS

Parcel Summary

Parcel ID	03927-007-000
Prop ID	15522
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	PROGRESS CENTER (233223.50)
Subdivision	
Brief Legal Description*	COM SE COR OF NW 1/4 OF NE 1/4 S 88 DEG 59 MIN 32 SEC W 40 FT S 89 DEG 09 MIN 48 SEC W 824.69 FT S 89 DEG 09 MIN 35 SEC W 137.86 FT POB S 89 DEG 09 MIN 35 SEC W 318 FT S 88 DEG 55 MIN 49 SEC W 640.56 FT N 01 DEG 03 MIN 47 SEC W 480 FT N 88 DEG 56 MIN 13 S (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT INDUSTRIAL (04000)
Sec/Twp/Rng	23-08-18
Tax District	ALACHUA (District 1006)
MillageRate	22.8734
Acreage	9.920
Homestead	N

View Map

Owner Information

O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

Valuation

	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values	2015 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$540,144	$540,100	$1,188,300	$431,500	$431,500
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$540,144**	**$540,100**	**$1,188,300**	**$431,500**	**$431,500**
Assessed Value	$316,382	$287,620	$261,480	$237,710	$216,106
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$316,382	$287,620	$261,480	$237,710	$216,106
Maximum Save Our Homes Portability	$223,762	$252,480	$926,820	$193,790	$215,394

"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
4000	VACANT INDUSTRIAL	9.92	432115.2	0	0

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee
12/20/2001	$301,600	MS	2410	896	U - UNQUALIFIED	Improved	U OF F FOUNDATION INC	O'STEEN BROTHERS INC

Map



Map Download

Parcel | Contour | Overlay | Aerial 2020 | Aerial 2017 | Aerial 2014 | Aerial 2010 | Aerial 2008

No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 9/24/2020, 11:28:08 PM

Version 2.3.86

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County

2019 PAID REAL ESTATE 15522

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03927 007 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

UNASSIGNED LOCATION RE

COM SE COR OF NW 1/4 OF NE 1/4 S 88 DEG 59 MIN 32 SEC
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	316,382	0	316,382	2,617.40
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1825	316,382	0	316,382	374.12
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	540,144	0	540,144	810.22
SCHL DISCRNRY & CN (S01)	0.7480	540,144	0	540,144	404.03
SCHL GENERAL	3.8960	540,144	0	540,144	2,104.40
SCHOOL VOTED (S01)	1.0000	540,144	0	540,144	540.14
SUWANNEE RIVER WATER MGT DIST	0.3840	316,382	0	316,382	121.49
17 CITY OF ALACHUA	5.3900	316,382	0	316,382	1,705.30
CHILDREN'S TRUST	0.5000	316,382	0	316,382	158.19

TOTAL MILLAGE 22.8734 **AD VALOREM TAXES** $8,835.29

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

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
C550	550 COUNTY FIRE SERVICES	1.000	Varies	83.34

NON-AD VALOREM ASSESSMENTS $83.34

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $8,918.63

If Paid By	Nov 30, 2019				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2019 PAID REAL ESTATE 15522

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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
03927 007 000	UNASSIGNED LOCATION RE	

O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

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

Receipt # 19-0015369 $8,561.88 Paid 11/13/2019

LEGAL DESCRIPTION

20-0231

DATE: OCTOBER 27, 2020
CLIENT: CONCEPT DEVELOPMENT
PROJECT NAME: OLOGY COPELAND PARK
PROJECT NO: 20-0231
DESCRIPTION FOR: PARCEL "A"

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°09'48" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 824.69 FEET TO THE SOUTHEAST CORNER OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3537, PAGE 1378; THENCE SOUTH 89°08'48" WEST, ALONG SOUTH LINE OF SAID LANDS, A DISTANCE OF 137.86 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°10'25" WEST , A DISTANCE OF 317.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE- QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23; THENCE SOUTH 88°58'36" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4) OF SAID SECTION 23, A DISTANCE OF 206.27 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 88°58'36" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 434.35 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 01°03'25" WEST, A DISTANCE OF 479.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF N.W. NANO COURT (60 FOOT RIGHT OF WAY); THENCE NORTH 88°56'13" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 163.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 330.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°06'15" EAST, 202.12 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 205.42 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 40°11'41" EAST, A DISTANCE OF 123.92 FEET; THENCE SOUTH 01°04'43" EAST, A DISTANCE OF 445.83 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 4.90 ACRES, MORE OR LESS.

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

Virginia Johns, Chair
Charles Keith, Secretary/Treasurer
Hugh Thomas, Executive Director

MINOR MODIFICATION

PERMITTEE:
Dexter O'Steen
O'Steen Brothers, Inc.
1006 SE 4th Street
Gainesville, FL 32601

PERMIT NUMBER: ERP-001-206572-7
DATE ISSUED: October 28, 2020
DATE EXPIRES: October 28, 2025
COUNTY: Alachua
TRS: T8S, R18E, S23

PROJECT: Copeland Park – Product Development Lab

Upon completion, the approved entity to which operation and maintenance may be transferred pursuant to rule 62-330.310 and 62.330.340 or 40B-4.1130, Florida Administrative Code (F.A.C.) shall be:

Dexter O'Steen
O'Steen Brothers, Inc.
1006 SE 4th Street
Gainesville, FL 32601

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned has met the qualifications found in subsection 62-330.315, F.A.C., and qualifies for a minor modification of the existing permit. This minor modification is hereby in effect for the activity description below:

The master system consists of the construction and operation of a stormwater management system serving a total of 31.76 acres of impervious area on a total project area of 75.39 acres. This minor modification is for the construction of 2.59 acres of impervious area on a total project area of 4.90 acres. This project shall be constructed in a manner consistent with the application package and plans submitted by Daniel Young, P.E. of CHW on or before October 5, 2020 and in compliance with Environmental Resource Permitting Applicant's Handbook Volume I Section 6.2.1 F.A.C.

The permittee shall adhere to all permit conditions and/or requirements as well as perform any required reporting, monitoring, or inspections in accordance with the original permit.

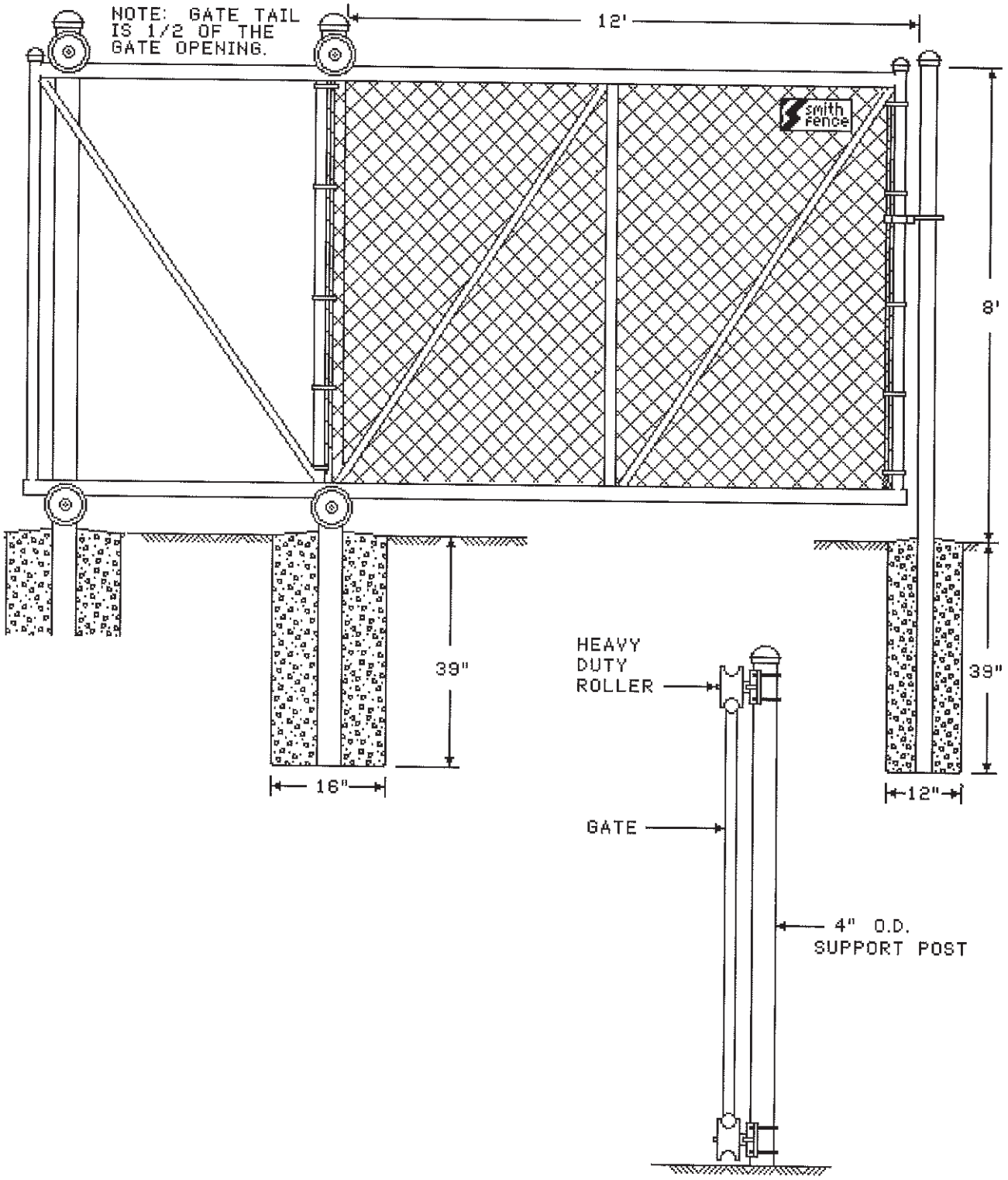
This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

Approved By: _____
District Staff

SMITH FENCE CO.
4699 110TH AVE. NORTH
CLEARWATER, FL 33762
(727) 573-5440

CHAINLINK FENCE SPECIFICATION

FABRIC:	96" 6 GA. BLACK (2" Mesh) BK EXTRUDED PVC.
TOP RAIL:	None
LINE POST:	2" O.D. BLACK SPECTRA SS-40 PIPE, 2.28 lbs. per foot. Line posts set 10' on center maximum spacing. Concrete footing: 8" diameter, 36" depth.
TERMINAL POST:	2 1/2" O.D. BLACK SPECTRA SS-40 PIPE, 3.12 lbs. per foot. Concrete footing: 10" diameter, 36" depth.
BRACING:	Terminal posts braced and trussed to the nearest line post with 1 5/8" O.D. BLACK SPECTRA SS-40 PIPE and & VINYL COATED BLACK TRUSS ROD TIGHTENER.
TENSION WIRE:	6 GA. VINYL COATED BLACK COIL SPRING TENSION WIRE attached to top and bottom of fence fabric with 9 GA. VINYL COATED BLACK STEEL HOG RING spaced 24" on center.
FITTINGS:	VINYL COATED BLACK REGULAR BRACE BAND & CARRIAGE BOLT, VINYL COATED BLACK COMBO RAIL-END, VINYL COATED BLACK STEEL LOOP CAP, VINYL COATED BLACK STEEL CAP, 3/16" X 3/4" VINYL COATED BLACK STEEL TENSION BAR, VINYL COATED BLACK REGULAR TENSION BAND & CARRIAGE BOLT.
TIE WIRE:	8 1/2" 9 GA. VINYL COATED BLACK TIE WIRE spaced 15" on center for line posts & 24" on center for rails.
POST FOOTING:	READY MIX CONCRETE.

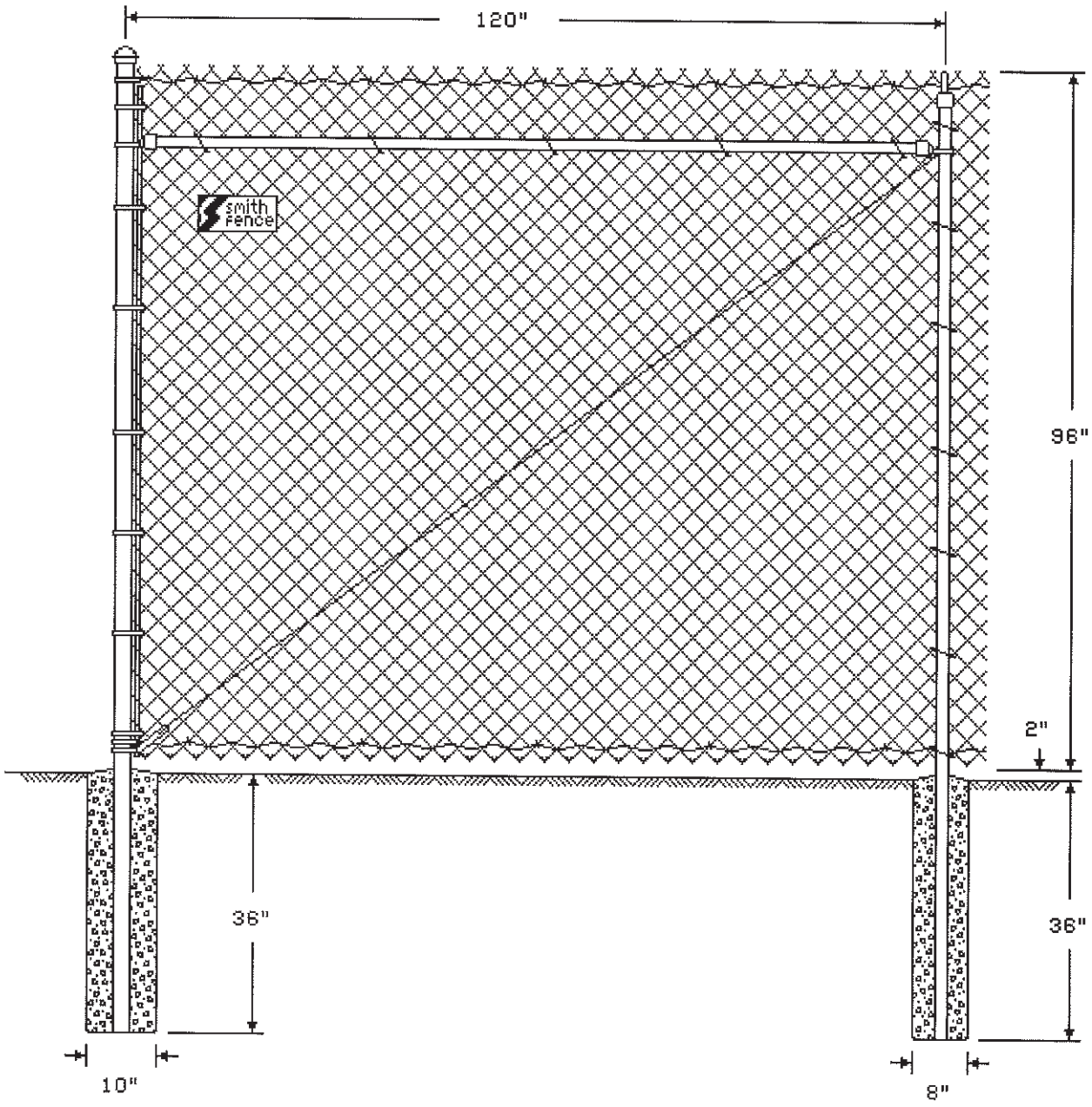


smith fence

SMITH FENCE CO.
4699 110TH AVE. NORTH
CLEARWATER, FL 33762
(727) 573-5440

CANTILEVER SLIDE GATE
NANOTHERAPEUTICS - WHITING-TURNER

DRAWN BY: 03/27/12	SCALE: NONE	PAGE:
REVISED: 10/15/15	FILE: GS101615	1 of 1



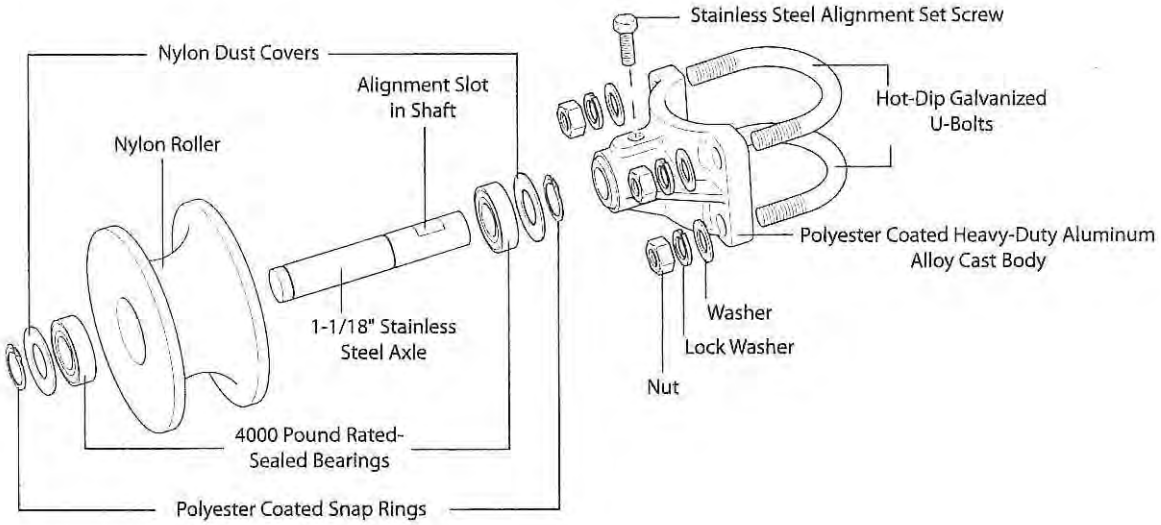
smith fence

SMITH FENCE CO.
4699 110TH AVE. NORTH
CLEARWATER, FL 33762
(727) 573-5440

8 FOOT TALL - FDOT TYPE "B" FENCE
NANOTHERAPEUTICS - WHITING-TURNER

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LOAD MASTER™ II NYLON CANTILEVER ROLLER



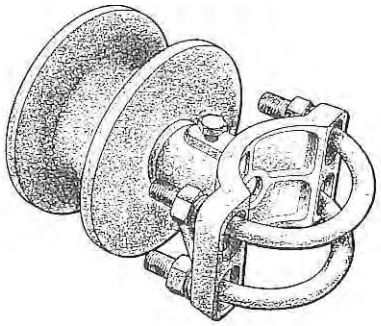
- **4000 Pound rating operates the heaviest of gates**
- **Sealed bearings provide maintenance-free operation**
- **Strong aluminum alloy cast body for durability**
- **Easy rolling for manual and electrically operated gates**
- **UV impregnated nylon/fiberglass wheel for discoloration protection**
- **1-1/18" Stainless steel shaft for added strength and corrosion protection**
- **Slot in axle and set screw allows wheel to move in and out of body for perfect alignment**
- **Nylon dust covers to prevent damage to the bearing on each end of the shaft**
- **Polyester coated body to eliminate oxidation**
- **Polyester coated snap rings to prevent rust**

LOAD MASTER II NYLON CANTILEVER GATE ROLLER

Heavy Industrial - Aluminum Alloy Cast Body

NOTE: Bolts included.

DESCRIPTION	PART NO.	PER BOX	WEIGHT EA.	PRICE
4" Post x 2-3/8" Roller with Cover	018349	2	11.29 lb.	
4" Post x 2-3/8" Roller	018369	4	10.10 lb.	
6-5/8" Post x 2-3/8" Roller	018350	4	13.20 lb.	
Covers (fits all sizes)	018348	4	1.19 lb.	



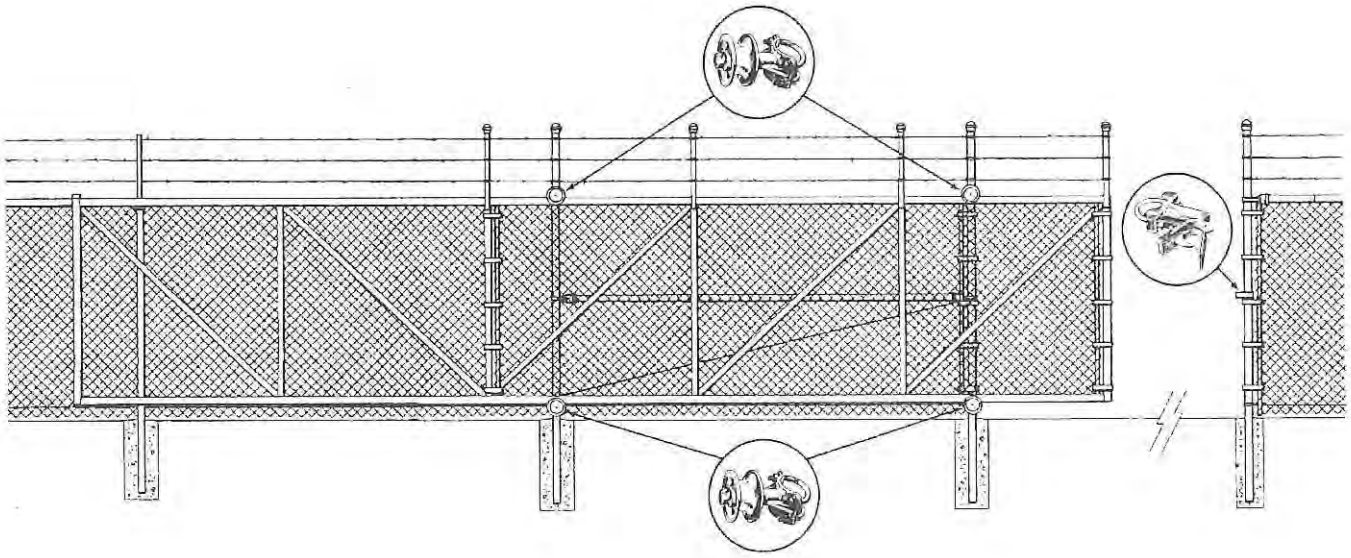
★ 5-Year Limited Warranty ★

SAFETY NOTE:

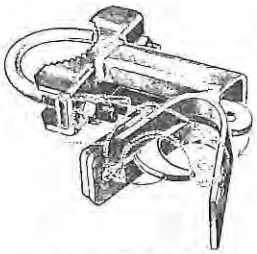
ALL CANTILEVER ROLLERS REQUIRE ROLLER COVERS OR GUARDS.

CANTILEVER ROLLING GATE

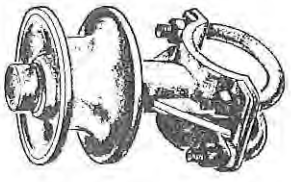
TYPICAL INDUSTRIAL INSTALLATION WITH BARBED WIRE



SAFETY NOTE:
Safety posts and roller covers/guards are required. For clarity, these items are not shown on illustration.



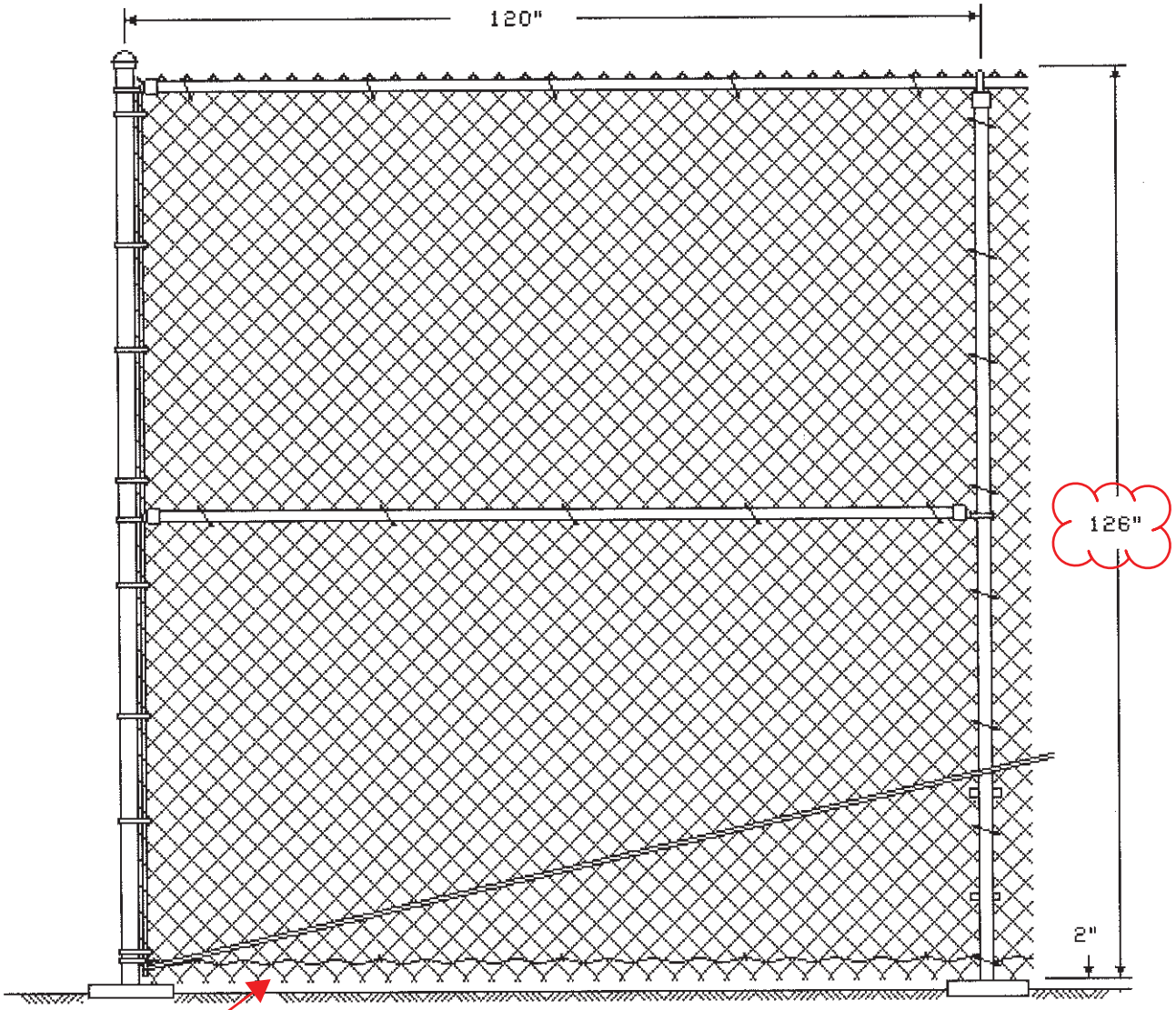
CANTILEVER LATCH



"LOAD MASTER"™ CANTILEVER GATE ROLLER

Prices & Specifications Subject To Change Without Notice. For Policy and Terms, Please Refer to Page COV-1. Copyright © Master Halco, Inc. 2010 04/10

UTILITY YARD



Mesh extends to grade per RFI W305

2" x 3" side plated post attached to the ramp

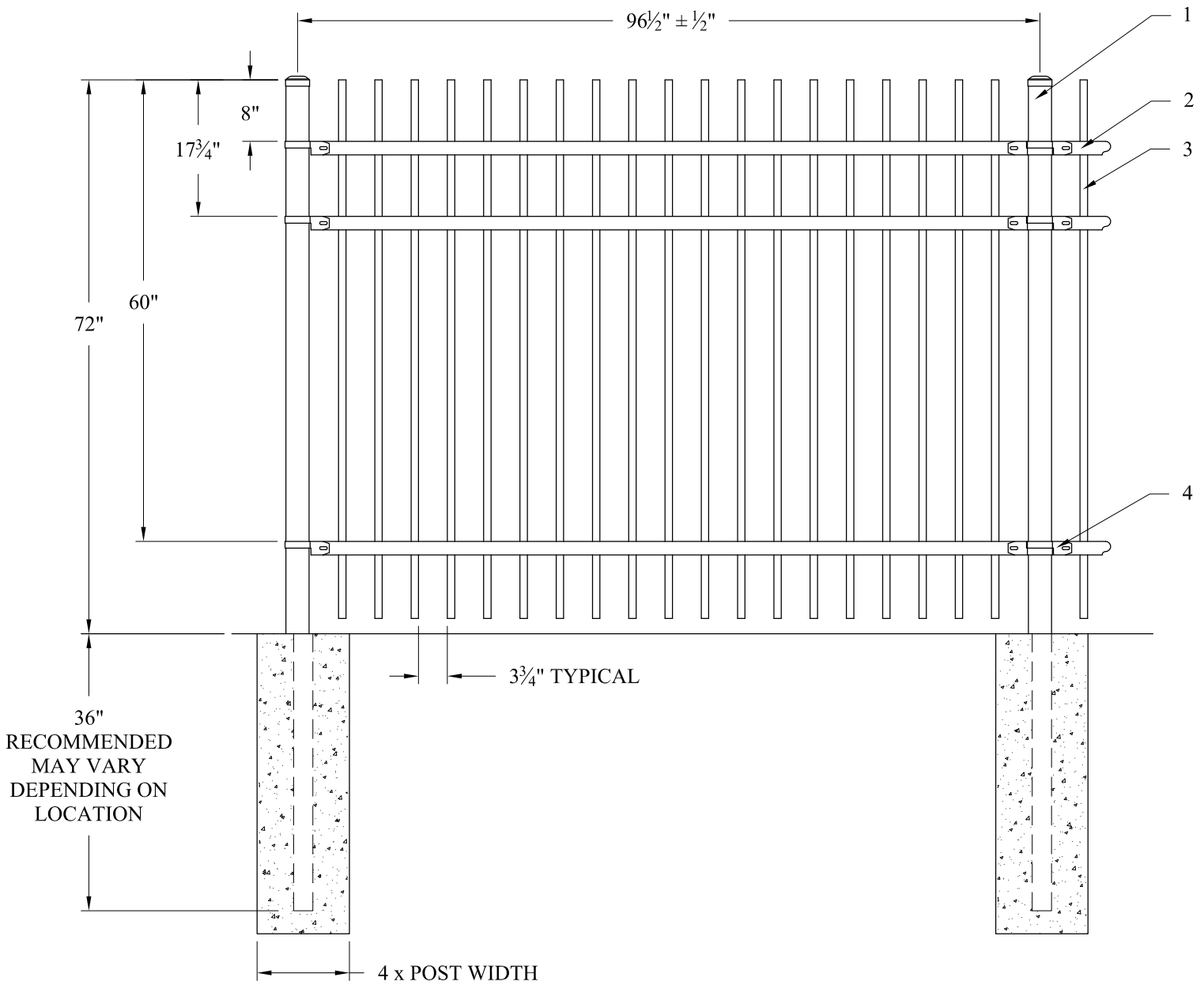
6"x 6" plated post attached at to the base.

Attached with 3/8" sleeved anchors

smith fence

SMITH FENCE CO.
4699 110TH AVE. NORTH
CLEARWATER, FL 33762
(727) 573-5440

Utility Yard Fence Nanotherapeudics	DRAWN BY: 10/21/15	SCALE:	PAGE:
	REVISED: 10/21/15	FILE:	1 of 1



#	QTY.	DESCRIPTION
1	2	3" Sq. x 12ga. POST
2	3	1¾" CHANNEL RAIL
3	19	1" Sq. x 14ga. PICKET
4	6	BRACKETS

PROPRIETARY INFORMATION

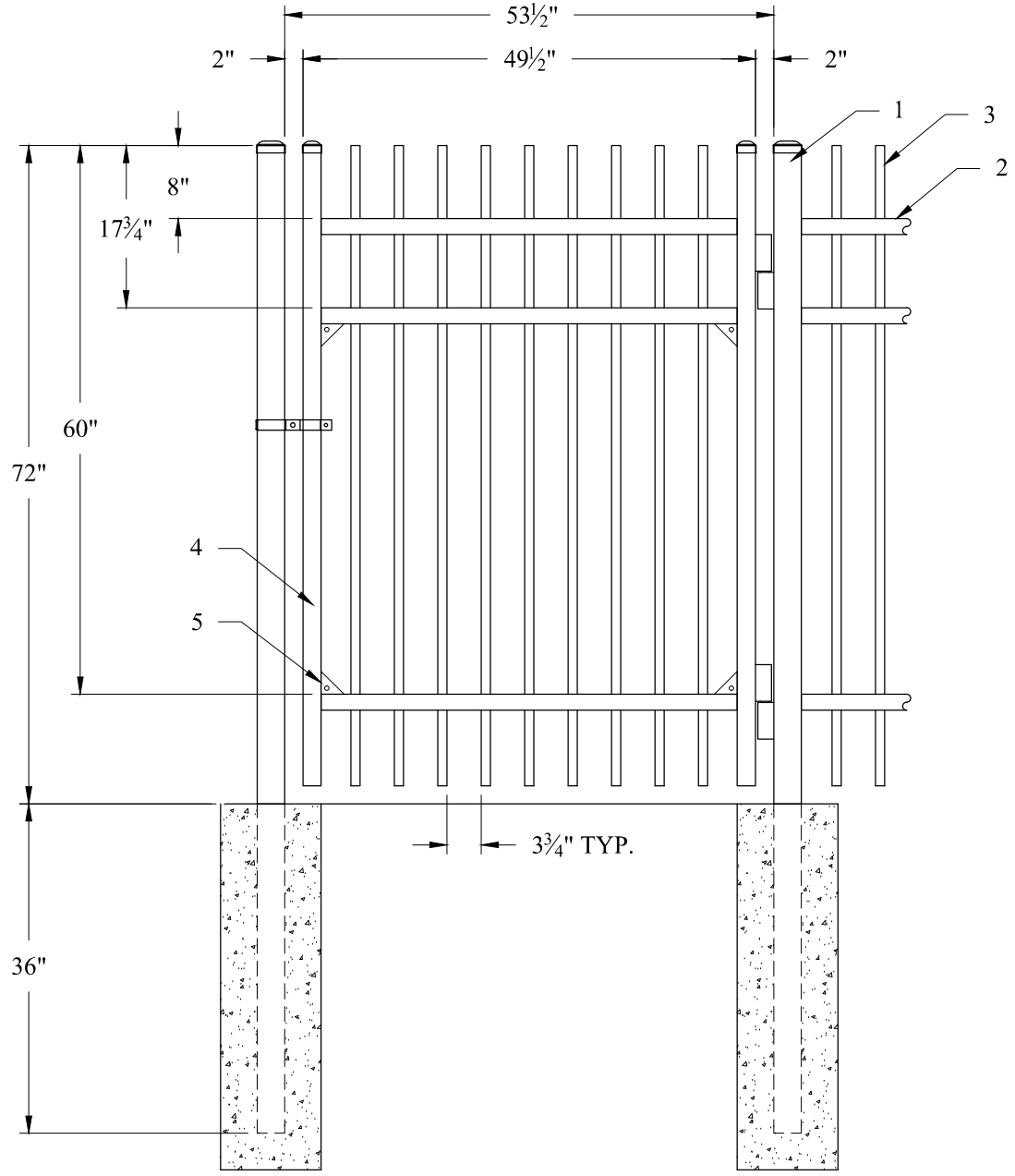
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AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

TITLE: MONTAGE-II PNL GEN 3R EXT 6'H 8'W

DATE:	SCALE: D.N.S.	SHEET: 1/3
DRN BY: CI	CHK BY:	REV: b

DRAWING NO: 2HGX30708



#	DESCRIPTION
1	3" SQ POST
2	1¾" SQ x 14ga. FORERUNNER RAIL
3	1" SQ PICKET
4	2" SQ GATE END
5	GG25 GUSSETS
	IGBSX3 KIT

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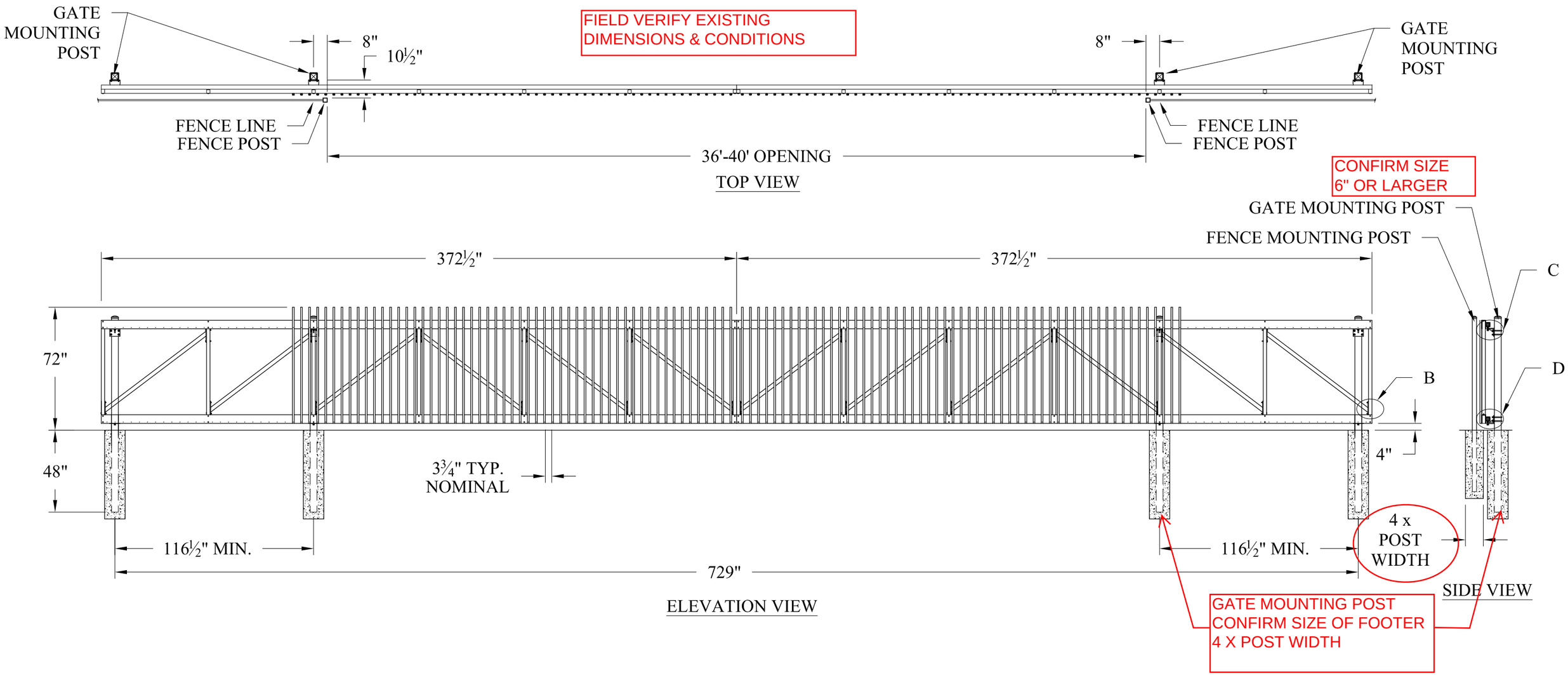
REV	BY	ECN	DATE	DESCIPTION
b	DR	1012-04	04-15-13	chng'd from Montage-II to Aegis-II rail

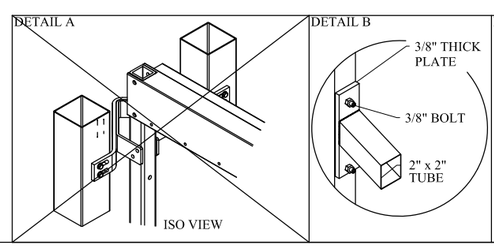
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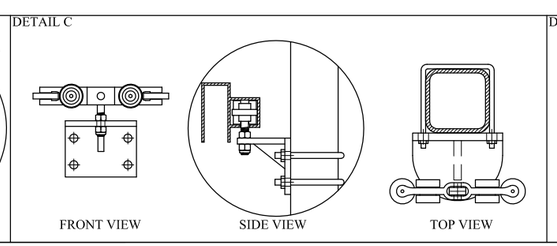
TITLE: MONTAGE II GENESIS 3R EXT 6'H 4' SGL GATE

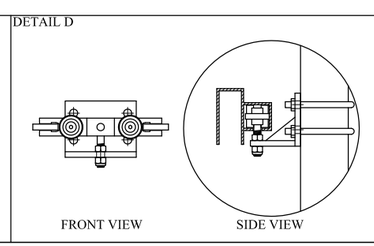
DATE:	SCALE: DNS	SHEET: 1/1
DRN BY: JAS	CHK BY: CI	REV: a

DRAWING NO: 2HGX3070-48









PROPRIETARY INFORMATION

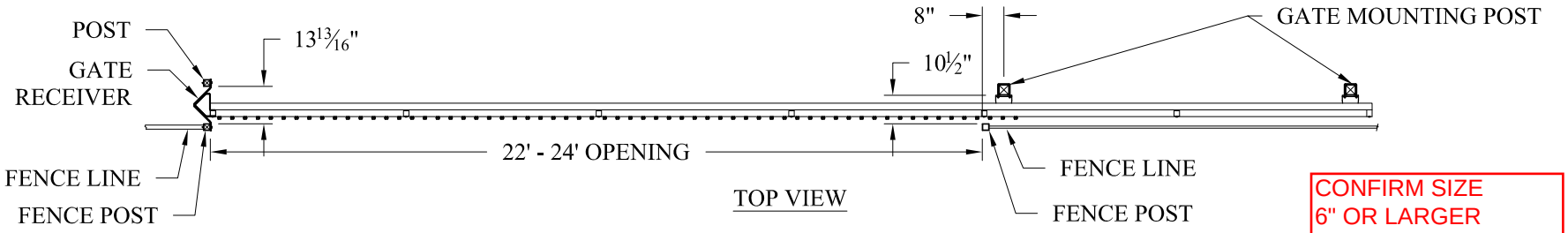
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TITLE: TRANSPORT II GENESIS 6'H 36' - 40' BI-PART CANT GATE

DATE:	SCALE: DNS	SHEET: 1/1
DRN BY: JAS	CHK BY: MB	REV: a

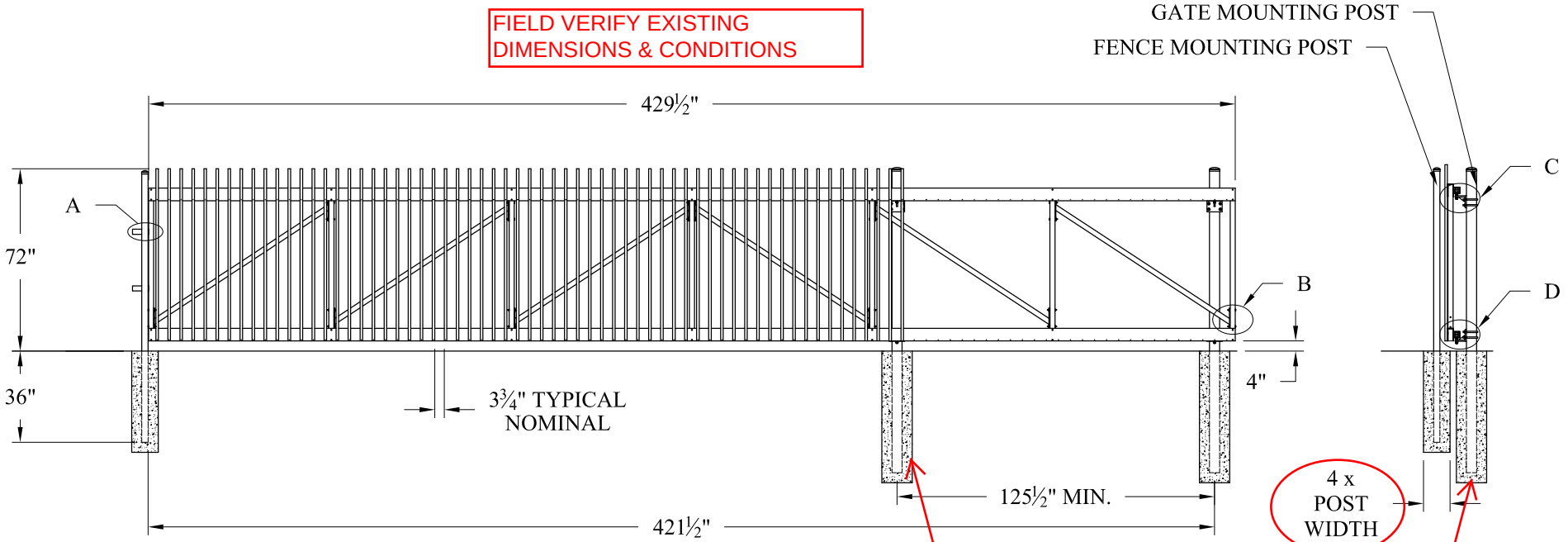
DRAWING NO: 2TGX07220S



TOP VIEW

CONFIRM SIZE
6" OR LARGER

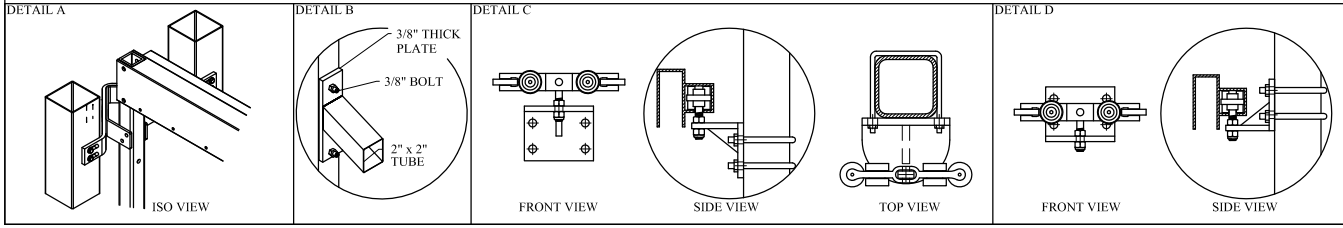
FIELD VERIFY EXISTING
DIMENSIONS & CONDITIONS



ELEVATION VIEW

SIDE VIEW

GATE MOUNTING POST
CONFIRM SIZE OF FOOTER
4 X POST WIDTH



PROPRIETARY INFORMATION

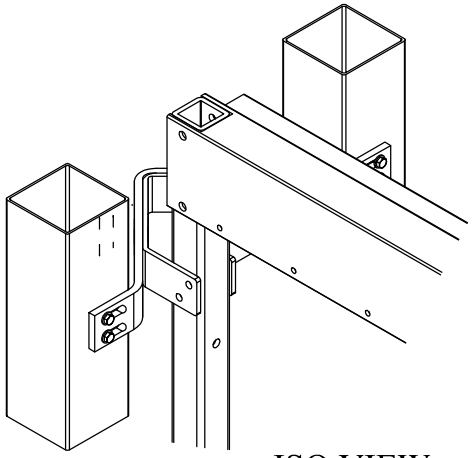
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1-888-333-3422
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TITLE: TRANSPORT II GEN 6'H 22'-24' OPG CANTILEVER GATE		
DATE:	SCALE: DNS	SHEET: 1/1
DRN BY: NJB	CHK BY: CS	REV: b
DRAWING NO: 2TGX07224S		

DETAIL A

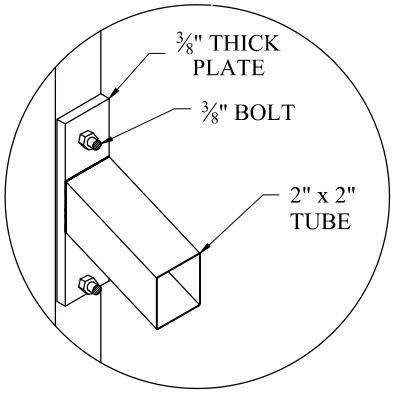
(not applicable for bi-parting gates)



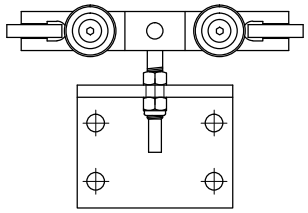
ISO VIEW

(pickets not shown for clarity)

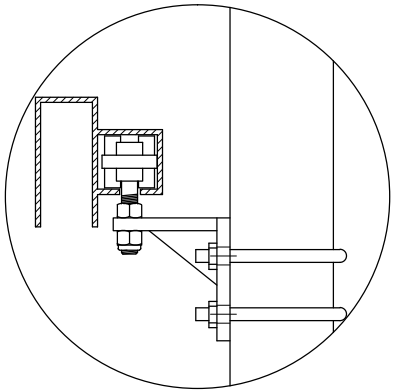
DETAIL B



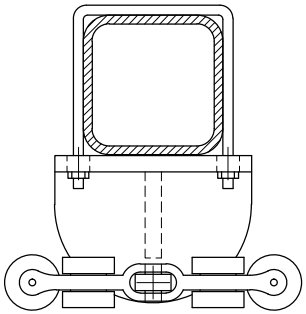
DETAIL C



FRONT VIEW

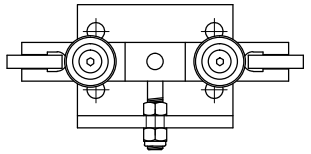


SIDE VIEW

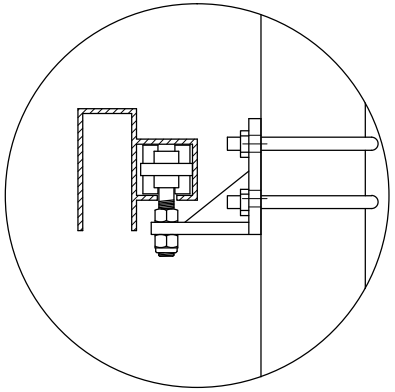


TOP VIEW

DETAIL D



FRONT VIEW



SIDE VIEW

Unless Noted Otherwise			
.x	Decimal	± .040	DO NOT SCALE
.xx	Decimal	± .030	OFF DRAWING
.xxx	Decimal	± .020	
.xxxx	Decimal	± .010	Angular ± 0.5°

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REVISION HISTORY

REV	ECN	AUTHOR	DATE	DESCRIPTION

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

TITLE: TRANSPORT II ALUMINUM CANTILEVER GATE DETAILS	
DATE: 01/30/15	SHEET: 2 of 2
DRN BY: LJM	REV: A
DRAWING NO: 2TMX07220S	

SlideDriver™



Slide Gate Operator

Ultra reliable • Unlimited cycles • Secure • Long/Heavy gates • Low maintenance

- **Moves up to 20,000 lb** (9,072 kg) gates with ease
- **Longest life and lowest maintenance.** SlideDriver reliably secures tens of thousands of sites worldwide and lasts decades
- **Smooth travel and less wear.** 1 ft/s (30 cm/s) to 3 ft/s (91 cm/s) Emergency Fast Close available on SlideDriver 50VF2/3
- **Seamless synchronization** with all HySecurity operators for dual gate, sally port or sequenced gate integration
- **31 models** including UPS, Correctional Facility and Modular

CONFIRM OPERATOR MODEL



SlideDriver 15
1,500 lb gates (680 kg)
1 ft/s (30 cm/s)









SlideDriver 30F
3,000 lb gates
(1,361 kg)
1.7 ft/s (50 cm/s)

SlideDriver 40
4,000 lb gates
(1,814 kg)
1 ft/s (30 cm/s)

SlideDriver 50VF 2/3
5,000 lb gates
(2,268 kg)
Field adjustable 2.2 ft/s (70 cm/s) or 3 ft/s (90 cm/s) and Emergency Fast Close

SlideDriver 80
8,000 lb gates
(3,629 kg)
1 ft/s (30 cm/s)

SlideDriver 200
20,000 lb gates
(9,072kg)
1 ft/s (30 cm/s)

Visit www.hysecurity.com

For specifications, tech support, pictures and email subscriptions

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Ultra Reliable
High Security

Distributed by:



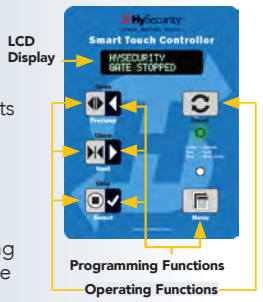
See the latest from HySecurity at www.hysecurity.com

HySecurity operators *secure the world's critical infrastructure and key assets where ultimate reliability is vital.* **SlideDriver** *delivers uncompromising quality to industrial customers worldwide, where ease of use, consistent operation, low maintenance, long life and high reliability is expected.*

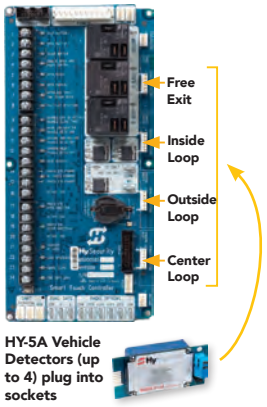
PROGRAM AND TROUBLESHOOT USING SMART TOUCH CONTROLLER AND S.T.A.R.T.

- Microprocessor-based (Non-PLC)
- 21 field configurable inputs
- 3 field configurable user relay outputs*
- 4 plug-in HY-5A vehicle detector sockets
- RS-232, RS-485 and HyNet™
- Date & time stamped fault logs, errors and security alerts
- PC interface provided for easy configuration and quick troubleshooting using Smart Touch Analyze and Retrieve Tool (S.T.A.R.T.)

*Hy8Relay option provides 8 additional user relay outputs



STC Keypad



STC Board

31 SlideDriver™ Models

		FAST		FAST		
	1,500 lb (680 kg) gates 1 ft/s (30 cm/s)	3,000 lb (1,361 kg) gates 1.7 ft/s (50 cm/s)	4,000 lb (1,814 kg) gates 1 ft/s (30 cm/s)	5,000 lb (2,268 kg) gates 2.2 ft/s (70 cm/s) or 3 ft/s (91 cm/s)	8,000 lb (3,629 kg) gates 1 ft/s (30 cm/s)	20,000 lb (9,072 kg) gates 1 ft/s (30 cm/s)
Model	**SlideDriver 15**	**SlideDriver 30F**	**SlideDriver 40**	**SlideDriver 50VF2/3**	**SlideDriver 80**	**SlideDriver 200**
Part #	222 SS ST	222 EX 1.7 ST	222 E ST	222 X3 ST	222 X1 ST	444 XS ST
Duty Cycle	Continuous					
Horsepower	1 hp	2 hp	1 hp	2 hp	2 hp	5 hp
Drive	Hydraulic					
Drive Wheels	Two 6" (15 cm) AdvanceDrive wheels	Two 6" (15 cm) AdvanceDrive wheels	Two 6" (15 cm) AdvanceDrive wheels	Two 8" (20 cm) AdvanceDrive wheels	One 8" (20 cm) AdvanceDrive wheel, One 8" XtremeDrive wheel and 27 ft (8 m) of rack	Two 8" (20 cm) AdvanceDrive wheels, Two 8" XtremeDrive wheels and 52 ft (16 m) of rack
Gate Weight Max.	1,500 lb (680 kg)	3,000 lb (1,361 kg)	4,000 lb (1,814 kg)	5,000 lb (2,268 kg)	8,000 lb (3,629 kg)	20,000 lb (9,072 kg)
Gate Length Max.	Limited only by weight					
Drawbar Pull	300 lb (136 kg)	300 lb (136 kg)	300 lb (136 kg)	300 lb (136 kg)	600 lb (272 kg)	1,200 lb (544 kg)
Rate of Travel	1 ft/s (30 cm/s)	1.7 ft/s (50 cm/s)	1 ft/s (30 cm/s)	Field adjustable, 2.2 ft/s (70 cm/s) or 3 ft/s (91 cm/s) Emergency Fast Close 3 ft/s (91 cm/s)	1 ft/s (30 cm/s)	1 ft/s (30 cm/s)
Temperature Rating	-40° F to 158° F (-40° C to 70° C) No heater necessary					
1 Phase Power	115/208/230V 60 Hz 110/220V 50 Hz	208/230V 60 Hz 220V 50 Hz	115/208/230V 60 Hz 110/220V 50 Hz	208/230V 60 Hz 220V 50 Hz	208/230V 60 Hz 220V 50 Hz	230V 60 Hz
3 Phase Power	208/230/460/575V 60 Hz, 220/380V 50 Hz					
Communication	RS-232, RS-485, Ethernet/fiber using optional HyNet™ accessory					
User Controls	Smart Touch Controller with 70+ configurable settings. Smart Touch keypad and display or a PC using S.T.A.R.T. software.					
Relays	Three configurable user relays: one 30VDC, 3A solid state and two 250VAC, 10A electromechanical; Optional Hy8Relay™					
Listed to UL325	Usage Class I, II, III, IV	Usage Class III, IV	Usage Class I, II, III, IV	Usage Class III, IV	Usage Class III, IV	Usage Class III, IV
Warranty	5 year					

UPS Backup Power Options and Additonal Models

DC Power Supply*	**SlideDriver 15 UPS**	**SlideDriver 30F UPS**	**SlideDriver 40 UPS**	–	**SlideDriver 80 UPS**	**SlideDriver 200 UPS****
AC Power Supply with HyInverter*	**SlideDriver 15** with HyInverter	–	**SlideDriver 40** with HyInverter	**SlideDriver 50VF2/3** with HyInverter	–	–
Correctional Facility	–	**SlideDriver 30F-C**	**SlideDriver 40-C**	**SlideDriver 50VF2/3-C**	**SlideDriver 80-C**	**SlideDriver 200-C**
Modular	**SlideDriver 15-M**	**SlideDriver 30F-M**	**SlideDriver 40-M**	**SlideDriver 50VF2/3-M**	**SlideDriver 80-M**	**SlideDriver 200-M**

* 3,000 ft/hr expected duty cycle. ** 2,000 ft/hr expected duty cycle. Actual duty cycle depends on site specific conditions and gate configuration.

OPTIONAL ACCESSORIES: HY-5A intelligent vehicle detectors, 12 in (30 cm) base extension, tamper proof heavy gauge cover, cabinet lock, solenoid lock, Fire and Emergency Access Lock Box, heater, strobe light, photo eye, snowbrush and blade kit, XtremeDrive rack kit, custom colors and more.

SYSTEM DESIGN SUPPORT: Contact HySecurity for CAD drawings, tech manuals, help with custom site requirements or other specifications support. Download operator specifications online at www.hysecurity.com or call to speak with a HySecurity representative today.

HySecurity®
Simple. Reliable. Secure.®

Contact HySecurity for an operator/parts distributor near you.
phone **800-321-9947** | **253-867-3700** fax **888-321-9946**
www.hysecurity.com • info@hysecurity.com

Intertek

D0504 111214

PARKING

StrongArmPark DC™



Parking Barrier Arm Operator

CONFIRM BARRIER ARM MODEL

Ultra Reliable/Low maintenance • Millions of cycles • UPS standard • Field configurable

Is your barrier arm operator this Smart?

Thousand plus cycles after AC power loss*

* Actual UPS cycles depend on accessory power draw, frequency of cycles, battery health, ambient temperature and other conditions.

Extremely low maintenance and minimal down time

Easy to configure numerous functions including parking specific options

Intelligent charging system monitors battery condition to maximize battery life

Dynamic reversing sensor feature greatly reduces possibility of injury or vehicle damage



Multi-Family Residential



Commercial



Corporate



HIGH VISIBILITY LED LIGHTING across top of arm increases safety.

HIGHLY REFLECTIVE red/white stripe tape.

RESILIENT BUMPER along base reduces the possibility of injury or vehicle damage.

SMART DC CONTROLLER: The ultimate in reliability, configurability and system troubleshooting.

- Powerful protection against lightning strikes and power surges
- Configure exact user needs with 70+ field adjustable settings
- 4 plug-in sockets for the superior HY-5A vehicle detector
- USB, RS-232, RS-485
- Two configurable user relays. Optional Hy8Relay™ provides eight additional relay outputs
- PC interface provided for easy configuration and quick troubleshooting

LCD SCREEN: Configuration and troubleshooting made easy using 32 character display and 5 tact buttons.

Two 12V UPS: Standard 8Ah AGM batteries.

Advanced HyProtect™ breakaway arm mount

Every **StrongArmPark DC™** operator includes an advanced HyProtect breakaway arm mount, which reduces the cost of arm replacement due to a vehicle strike. The HyProtect breakaway arm mount adapts easily to typical aftermarket arms such as 1 x 4 inch wood or 2.5 inch square PVC.



HySecurity barrier arms:

- Unique breakaway arm "kill switch" stops barrier arm operation after arm hit. Reduces possibility of damage to arm or nearby objects from uncontrolled barrier arm operation.
- Arm-hit alert to operator memory or to revenue control or security command & control platform in real time communicating immediate need for arm reset.

Visit www.hysecurity.com

For specifications, tech support, pictures and email subscriptions

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Call your distributor or regional sa

StrongArmPark DC™

Advanced Breakaway Barrier Arms

HySecurity's advanced HyProtect™ breakaway barrier arms provide reliable and uninterrupted traffic control in high-capacity corporate parking lots, low clearance garages, gated communities and rental car facilities. StrongArmPark DC easily partners with large and small scale revenue control systems.

Straight arm



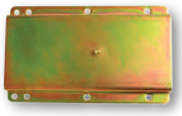
HySecurity aluminum arms up to 14 ft (4.3 m)

Articulating arm



HySecurity combination aluminum-PVC articulating arms with 8 or 9 ft (2.4 or 2.7 m) vehicle clearance

Use aftermarket wood or PVC downspout arms with HySecurity's attachment plates.
(Arms not supplied by HySecurity)



1"x 4" (2.5 x 10 cm) wood attachment plate

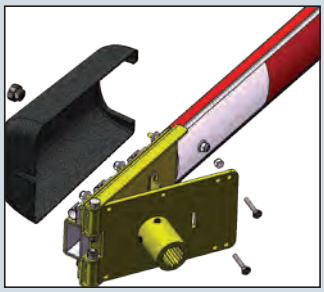


2.5" (6 cm) square PVC attachment plate

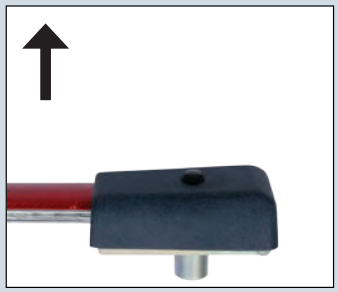
HyProtect™ Breakaway Arm Mount

Every StrongArmPark DC operator includes an advanced HyProtect breakaway arm mount. If a vehicle hits the arm, the nylon bolts in the mount break allowing the arm to swing out of the way, lessening damage to the vehicle and operator and reducing the cost of arm replacement. Refit the arm in less than a minute!

The breakaway arm mount adapts easily to typical aftermarket arms such as 1 x 4 inch wood or 2.5 inch square PVC.



HyProtect breakaway arm mount assembly.

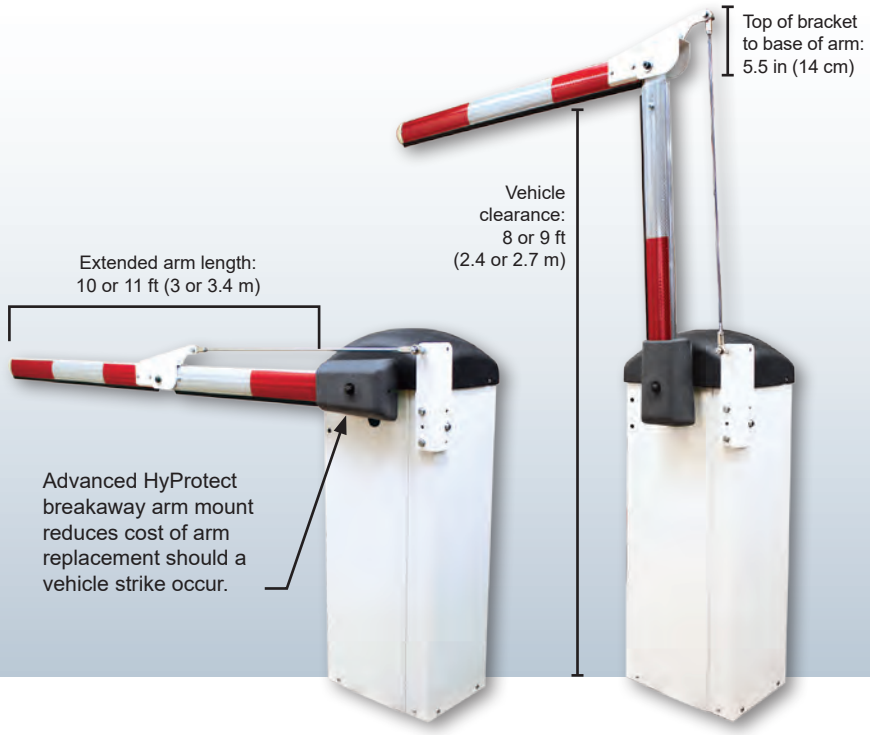


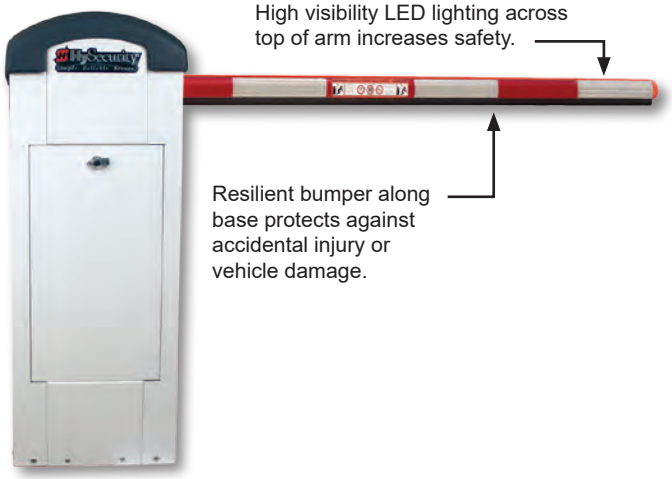
If vehicle strikes arm…

les manager today. 800-321-9947

All StrongArmPark DC barrier arms provide these safety features

- Resilient bumper along base reduces possibility of injury or vehicle damage
- Highly reflective red/white stripe tape
- Dynamic Reversing Sensor greatly reduces the possibility of injury or vehicle damage





HYSECURITY ARTICULATING ARMS

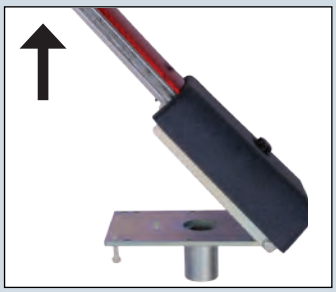
The articulating arm is ideal for low clearance garages.

- Custom combination aluminum-PVC
- Available in 8 ft clear/10 ft extended (2.4 m/3 m) or 9 ft clear/11 ft extended (2.7 m/3.4 m)

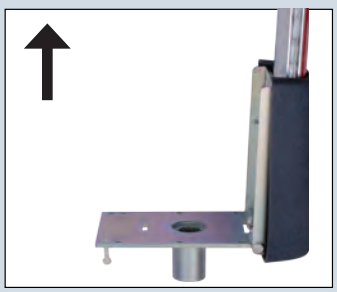
HYSECURITY ALUMINUM ARMS

Strong, durable, heat resistant arm up to 14 ft (4.3 m).

- Available in 8, 10, 12, and 14 ft (2.4, 3, 3.7 and 4.3 m) lengths. Arms, lights and bumper can be field trimmed to fit unique lengths
- Bright, highly visible LED lights across the top of arm decreases likelihood of vehicle strikes



nylon bolts in the HyProtect breakaway arm mount break…



allowing arm to swing out of the way.

Solar Power

Operate your super energy efficient StrongArmPark DC with 24VDC solar panel (or two 12V - 20W panels wired in series). The voltage regulator is inherent to the Smart DC controller. Installation is as simple as connecting two wires. When AC access is expensive or limited, harness solar energy and install StrongArmPark DCS 10 or 14 to control traffic or secure a parking lot!



Highest Customer Satisfaction

Smart DC Barrier Arm

See the latest from HySecurity at www.hysecurity.com

Distributed by:



HySecurity operators *secure the world's critical infrastructure and key assets where ultimate reliability is vital.* ***StrongArmPark DC*** *delivers that same uncompromising quality to commercial customers, where ease of use, consistent operation, low maintenance, long life and high reliability is expected.*

For easy integration into parking systems*, HySecurity offers a number of parking related relay options including an Hy8Relay™ which adds eight user relays to the Smart DC Controller.*

HySecurity strives for simplicity. *Easy to install. Easy to configure. Easy to maintain. Easy to troubleshoot and repair. Your StrongArmPark DC barrier arm is built to last.*

TROUBLESHOOT AND PROGRAM USING SMART DC CONTROLLER AND S.T.A.R.T.

(Smart Touch Analyze & Retrieve Tool)

- *Simplifies installation*
- *Configures gate operation to exact user needs quickly and easily*
- *Communicates in real time and stores faults in a date and time stamped log*
- *Simple, quick and inexpensive troubleshooting*



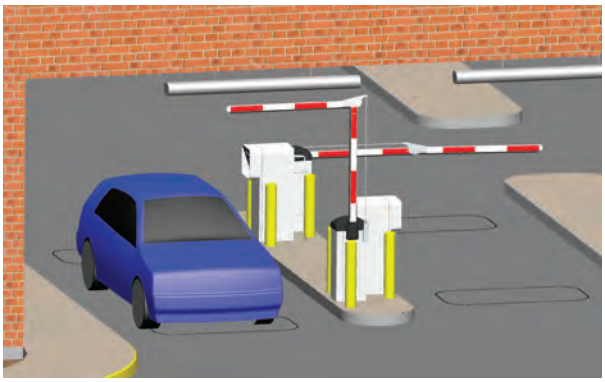
Easily configure the operator with 5 tact buttons and a 32 character display. Faults flash on the display accompanied by an audio sequence which alerts owner. For the ultimate in security, faults can also be communicated in real time to the command and control network system. The 300 event fault log can be downloaded to a laptop computer to easily troubleshoot random events that appeared days in the past.

4 StrongArmPark DC™ Models

Standard	StrongArmPark DC 10	StrongArmPark DC 14
Solar	StrongArmPark DCS 10	StrongArmPark DCS 14
Arm Length Max.	up to 10 ft (3 m)	10 to 14 ft (3 to 4.3 m)
Field adjustable Open/Close Time	3 speeds: 1.5/2/2.5 seconds	3 speeds: 2.5/3/3.5 seconds
Full Open Angle	Adjustable 90° ± 10°	
Handing	Left handing standard. Easy to convert to right handing in field	Left handing standard. Right handing available
Arm Design	Custom aluminum	
	Articulating arm, 8 ft (2.4 m) clear/10 ft (3m) extended or 9 ft (2.7 m) clear/11 ft (3.4) extended, combination aluminum-PVC	
	Attachment plates available for 1"x 4" (2.5 x 10 cm) wood and 2.5" (6 cm) square PVC	
Duty Cycle	Continuous	
Uninterrupted Power Supply*	Two 12V, 8Ah batteries. Operates for thousand plus cycles after AC power loss.* Field configurable to fail open or secure when batteries deplete.	
Voltage Input	115VAC, 3A, 50/60 Hz, 208/230VAC, 1.5A, 50/60 Hz Solar: 24VDC solar panels**	
Accessory Power	12VDC and 24VDC 1A each	
Temperature Rating	-13° F to 158° F (-25° C to 70° C) No heater necessary.	
Communication	USB, RS-232, RS-485	
User Controls	Smart DC Controller with 70+ configurable settings. 32 character LCD display and 5 tact buttons or a PC using S.T.A.R.T. software.	
Relays	Two configurable user relays: 30VDC, 3A solid state and 250VAC, 10A electromechanical. Hy8Relay option.	
ETL Listed (UL 325)	Usage Class I, II, III, IV	
Cycle Tested	2 million cycles	
Warranty	2 years	

* Actual UPS cycles depend on accessory power draw, frequency of cycles, battery health, ambient temperature and other conditions.

** Solar panels not supplied by HySecurity



OPTIONAL ACCESSORIES:

- Hy8Relay™ - extended relay module provides eight additional programmable user relays
- HY-5A intelligent vehicle detectors
- Photo eye

Compatible with most access control, safety, vehicle detection and other accessories.

SYSTEM DESIGN SUPPORT: Contact HySecurity for CAD drawings, installation information, technical manuals, help with custom site requirements or other support. Visit www.hysecurity.com or call to speak with a HySecurity representative today.

HySecurity®
Simple. Reliable. Secure.®

Contact HySecurity for an operator/parts distributor near you.
phone **800-321-9947** fax **888-321-9946**
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ETL LISTED c US
Intertek
D0580 020515

INDUSTRIAL

SlideDriver™



Slide Gate Operator

Ultra reliability • Unlimited cycles • Secure • Long/Heavy gates • Low maintenance



31 models: 1 to 3 ft/s, battery backup, corrections. 1,000 lb to 20,000 lb gates.


Aviation


Utilities


Corrections


Aviation


Crash Gate

SlideDriver™ *is the original ultra-reliable and robust hydraulic slide gate operator chosen to secure thousands of sites worldwide. Fully enclosed hydraulic motors which propel a rigid drive rail through two compressed polyurethane wheels. Low maintenance. Few moving parts. Lasts decades.*

APPLICATIONS

Aviation
Industrial
Government
Military
Corporate
Commercial
Law Enforcement

TYPICAL SITES

Airport
Port
Embassy
Military Base
Corporate Campus
Petrochemical Plant
Correctional Facility

OPERATOR Unlimited duty cycles. Hydraulic, industrial grade components. **Smart Touch Controller** with diagnostics and integrated security reporting. 1 to 3 ft/s, up to 20,000 lb gate. Gate length limited only by weight. All voltages/phases. Steel cover. Seamless synchronization with all HySecurity operators for master-slave, sally port or other specialized applications.

Call HySecurity for an operator/parts distributor near you at 800-321-9947

Visit www.hysecurity.com

For specifications, tech support, pictures, and email subscriptions

HySecurity®

Simple. Reliable. Secure.®

Ultra Reliable
High Security

Distributed by:

Go to www.hysecurity.com for all your gate automation needs

HySecurity® operators *exceed the most demanding strength, quality and reliability specifications. The uniquely design-engineered electronics detect, report and trigger automated site-specified actions when critical security breaches occur.*

Abnormal operation or security breach reporting integrates easily to centralized security monitoring systems through HySecurity's unique, powerful and feature-rich Smart Touch Controller.

COMPUTER INTERFACE (S.T.A.R.T.) FOR SETUP AND DIAGNOSTICS

Smart Touch Controller reports many faults and conditions including:

- Open or close limit reached
- Tailgating
- Vehicle detector or loop malfunction
- Loitering
- Gate forced open
- AC power loss

Smart Touch Analyze and Retrieve Tool allows users to upload latest operator software, download fault logs, generate diagnostics, and program the operator using a laptop.



SlideDriver™ Models

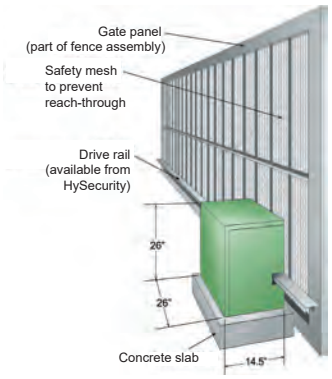
	1,000 lb gates 1 ft/s (30 cm/s)	3,000 lb gates 1.7 ft/s (50 cm/s)	4,000 lb gates 1 ft/s (30 cm/s)	5,000 lb gates 2.2 ft/s (70 cm/s)	5,000 lb gates 2.2 ft/s (70 cm/s) EFO 3 ft/s (90 cm/s)	5,000 lb gates 3 ft/s (90 cm/s)	8,000 lb gates 1 ft/s (30 cm/s)	20,000 lb gates 1 ft/s (30 cm/s)
Model	**SlideDriver 10**	**SlideDriver 30F**	**SlideDriver 40**	**SlideDriver 50VF2**	**SlideDriver 50VF2-EFO**	**SlideDriver 50VF3**	**SlideDriver 80**	**SlideDriver 200**
Part #	222 SS ST	222 EX 1.7 ST	222 E ST	222 X2 ST	222 X2EFO ST	222 X3 ST	222 X1 ST	444 XS ST
Duty Cycle	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous	Continuous
Horsepower	1 hp	2 hp	1 hp	2 hp	2 hp	2 hp	2 hp	5 hp
Drive Wheels	Two 6" (15 cm) wheels	Two 6" (15 cm) wheels	Two 6" (15 cm) wheels	Two 8" (20 cm) wheels	Two 8" (20 cm) wheels	Two 8" (20 cm) wheels	Two 8" (20 cm) wheels	Four 8" (20 cm) wheels
Gate Weight	1,000 lb (453 kg) gate max.	3,000 lb (1,361 kg) gate max.	4,000 lb (1,814 kg) gate max.	5,000 lb (2,268 kg) gate max.	5,000 lb (2,268 kg) gate max.	5,000 lb (2,268 kg) gate max.	8,000 lb (3,629 kg) gate max.	20,000 lb (9,072 kg) gate max.
Gate Length	Limited only by weight	Limited only by weight	Limited only by weight	Limited only by weight	Limited only by weight	Limited only by weight	Limited only by weight	Limited only by weight
Drawbar Pull	300 lb (136 kg)	300 lb (136 kg)	300 lb (136 kg)	300 lb (136 kg)	300 lb (136 kg)	300 lb (136 kg)	600 lb (272 kg)	1,200 lb (544 kg)
Rate of Travel	1 ft/s (30 cm/s)	1.7 ft/s (50 cm/s)	1 ft/s (30 cm/s)	2.2 ft/s (70 cm/s)	2.2 ft/s (70 cm/s) with Emergency Fast Close at 3 ft/s (90 cm/s)	3 ft/s (90 cm/s)	1 ft/s (30 cm/s)	1 ft/s (30 cm/s)
1 Phase Voltage	115/208/230 60 Hz 110/220 50 Hz	208/230 60 Hz 220 50 Hz	115/208/230 60 Hz 110/220 50 Hz	208/230 60 Hz 220 50 Hz	208/230 60 Hz 220 50 Hz	208/230 60 Hz 220 50 Hz	208/230 60 Hz 220 50 Hz	230 60 Hz
3 Phase Voltage	208/230/460/575 60 Hz 220/380 50 Hz	208/230/460/575 60 Hz 220/380 50 Hz	208/230/460/575 60 Hz 220/380 50 Hz	208/230/460/575 60 Hz 220/380 50 Hz	208/230/460/575 60 Hz 220/380 50 Hz	208/230/460/575 60 Hz 220/380 50 Hz	208/230/460/575 60 Hz 220/380 50 Hz	208/230/460/575 60 Hz 220/380 50 Hz
UL 325 Listing	Usage Class I, II, III, IV	Usage Class III, IV	Usage Class I, II, III, IV	Usage Class III, IV	Usage Class III, IV	Usage Class III, IV	Usage Class III, IV	Usage Class III, IV
Warranty	5 year	5 year	5 year	5 year	5 year	5 year	5 year	5 year

Additional models available

UPS Backup	**SlideDriver 10 UPS**	**SlideDriver 30F UPS**	**SlideDriver 40 UPS**	**Call**	**Call**	**Call**	**SlideDriver 80 UPS**	**SlideDriver 200 UPS**
Correctional Facility	–	**SlideDriver 30F-C**	**SlideDriver 40-C**	**SlideDriver 50VF2-C**	**SlideDriver 50VF2-EFO-C**	**SlideDriver 50VF3-C**	**SlideDriver 80-C**	**SlideDriver 200-C**
Modular	**SlideDriver 10-M**	**SlideDriver 30F-M**	**SlideDriver 40-M**	**SlideDriver 50VF2-M**	**SlideDriver 50VF2-EFO-M**	**SlideDriver 50VF3-M**	**SlideDriver 80-M**	**SlideDriver 200-M**

OPTIONAL ACCESSORIES: HY-5A intelligent vehicle detectors, 12" base riser, tamper proof heavy gauge cover, cabinet lock, solenoid lock, heater, strobe light, UPS battery backup, Emergency Fast Operate, snowbrush kit, custom colors and more. Compatible with most available access control, safety, vehicle detection and many other accessories.

SYSTEM DESIGN SUPPORT: Contact HySecurity for CAD drawings, tech manuals, help with specialty site requirements or other specifications support. Download operator specifications online at hysecurity.com or call HySecurity for a complete list.



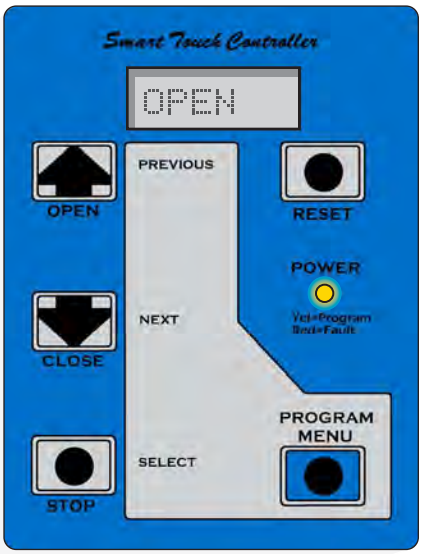
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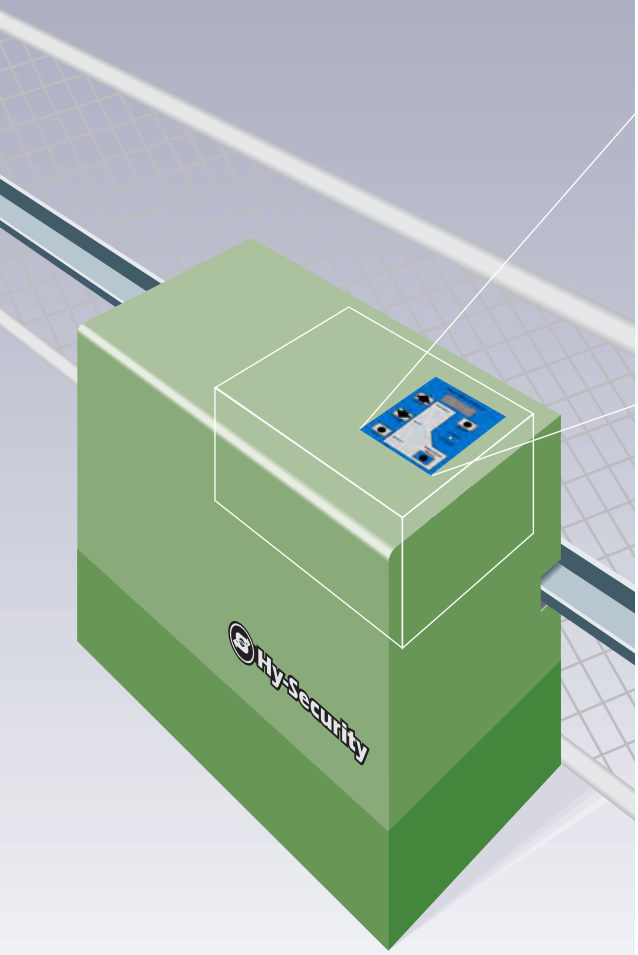
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Hy-Security Gate Operators

SMART TOUCH

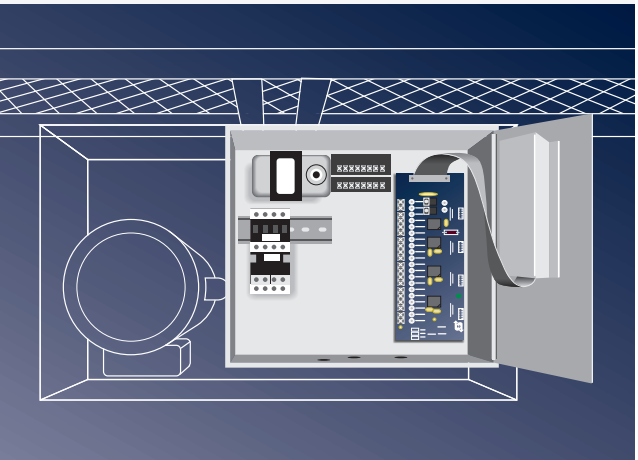
Features of the Smart Touch Controller





- Tested for full conformity to the latest UL991 / UL325 standards
- Listed for use all UL defined application classes (I – IV)
- Robust design in order to assure reliability
- Inherent entrapment sensor
- Built in "warn before operate" system
- Touch control in operator for installer use
- Liquid crystal display for reporting of functions and easy installer configuration
- Built in power surge/lightning strike protection
- Easy one wire input terminal connections and common wire buss
- Base model is loaded with features:

1. Menu mode for installer configuration of many options
2. Patented Anti-Tailgate mode
3. Seventeen user inputs
4. Three installer configurable outputs for many interface options
5. Optional custom vehicle detectors that self selects loop frequency
6. Event logging EEPROM for trouble shooting diagnostics
7. Port for connection to laptop or other computer peripheral (RS232)
8. Easy connection of Master/Slave systems (RS485)

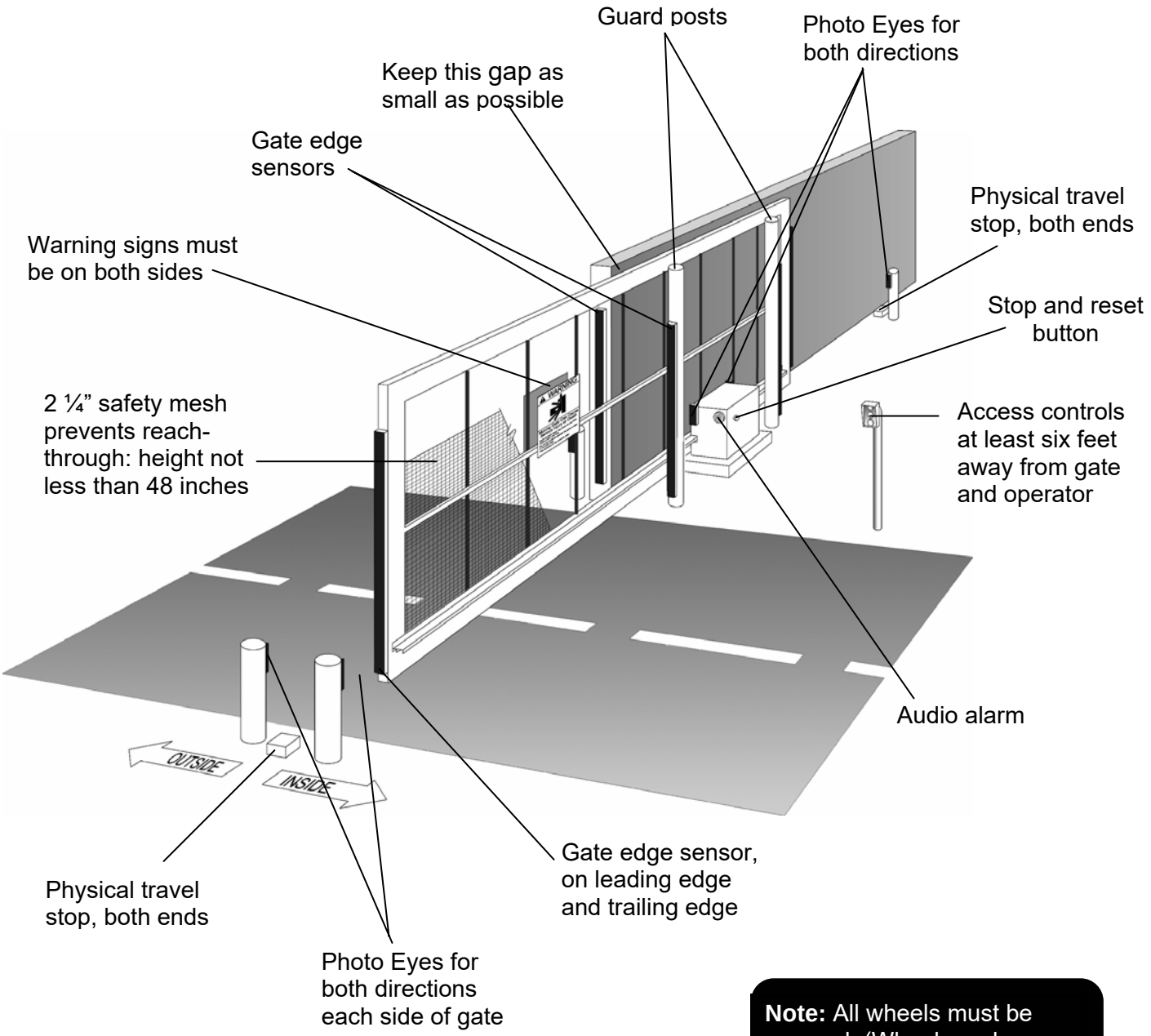


Hy-Security Gate Operators
Phone: 1-800-321-9947
Fax: 1-888-321-9946
Internet: www.hysecurity.com
E-mail: info@hysecurity.com

E Entrapment Protection Device Schematic for Sliding Gates

Attention

Entrapment Protection Device Schematic for Sliding Gates



Note: All wheels must be covered. (Wheels and covers not shown for clarity)

This schematic view is not meant to recommend the only way to set up your configuration, but to point out the various elements of a proper automatic vehicular gate installation. The gate operator itself is only one component in the total system. **Always install a separate pedestrian gate.**

UL 325 Standard requirements for Entrapment Protection Devices

Gate Operator Category

	Horizontal Slide, Vertical Lift, Vertical Pivot		Swing and Vertical Barrier (arm)	
Usage class	Primary type[a]	Secondary type[a]	Primary type[a]	Secondary type[a]
Vehicular I and II	A	B1, B2, or D	A, or C	A, B1, B2, C, or D
Vehicular III	A, B1, or B2	A, B1, B2, D, or E	A, B1, or C	A, B1, B2, C, D, or E
Vehicular IV	A, B1, B2, or D	A, B1, B2, D, or E	A, B1, C, or D	A, B1, B2, C, D, or E

Note—The same type of device shall not be utilized for both the primary and the secondary entrapment protection means. Use of a single device to cover both the opening and closing directions is in accordance with the requirement; however, a single device is not required to cover both directions. A combination of one Type B1 for one direction and one Type B2 for the other direction is the equivalent of one device for the purpose of complying with the requirements of either the primary or secondary entrapment protection means.

[a]Entrapment protection sensor types*:*

Type A - Inherent entrapment sensing systems.

Type B1 - A non-contact sensor (photoelectric sensor or the equivalent).

Type B2 - A contact sensor (edge sensor device or the equivalent).

Type C - Inherent adjustable clutch or pressure relief device.

Type D - An actuating device requiring continuous pressure to maintain opening or closing motion of the gate.

Type E - An inherent audio alarm, which warns a minimum of 3 seconds before operation.

UL Usage Class Information*:*
The automatic vehicular operator must also be labeled as appropriate for both the type and usage class of the gate. Installers must verify that the gate operator is labeled for the intended application. Note: Sliding gate operators installed in Class I & II applications must not move the gate faster than 12 inches per second.

Class I: Intended for use in a location with one to four single family dwellings, or a parking area associated therewith.
Class II: Intended for use in a commercial location or building such as a multi-family housing unit (five or more single family units) hotel, garages, retail store or other building servicing the general public.
Class III: Intended for use in an industrial location or building such as a factory or loading dock or other locations not intended to service the general public.
Class IV: Intended for use in a guarded industrial location or building such as an airport security area or other restricted access locations not servicing the general public, in which unauthorized access is prevented via supervision by security personnel.

Placement and Use of Secondary Pedestrian Entrapment Sensors

WARNING: To reduce the risk of serious injury or death, read and follow all instructions in the gate operator handbook and on the warning labels.

Automatic gate operators are intended only for vehicular use and pedestrians must be routed to a separate man gate, however sensors are still required in order to provide a degree of protection should anyone happen to stray into the area of an automatic gate. Generally there are two types of external sensors that may be used: Contact type sensors, such as an edge sensor, and non-contact sensors, such as photoelectric eyes. Current industry standards require the use of either type, or both, of these sensors as a secondary device. In Class I and Class II automatic sliding gate installations because the general public is likely to be present. Although there are alternatives for Class III and IV installations, we highly recommend the use of external sensors for all automatic gate applications.

The specifier or installer may choose either photoelectric eyes or edge sensors, or use these devices in combination, but both the open and closing directions of gate travel must be guarded. The UL 325 standard for automatic sliding gates specifically requires the following:

- One or more non-contact sensors (photoelectric eyes) shall be located where the risk of entrapment or obstruction exists, such as the perimeter reachable by a moving gate.
- One or more contact sensors (edge sensors) shall be located at the leading edge, trailing edge and post mounted both inside and outside of a sliding gate.
- A hardwired contact sensor shall be located and it's wiring arranged so that the communication between the sensor and the gate is not subjected to mechanical damage.
- A contact sensor that transmits its signal to the gate operator shall be located such that the signal is not impeded by building structures or other obstructions and shall function under its intended end-use conditions.
- The contact and non-contact sensors must be tested and labeled as "Recognized Components" under the UL 325 standard in order to be deemed acceptable for use in this application.

Study the entrapment protection schematic and consider your specific installation to determine where the greatest risks of entrapment exist. Locate edge sensors and/or the photoelectric sensors accordingly. Be certain that a sufficient number of sensors are used so that both directions of gate travel are properly guarded.

HySecurity
Simple. Reliable. Secure.®

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Kent, Washington 98032
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fax 1-888-321-9946
www.hysecurity.com

TECHNICAL SPECIFICATIONS for Model SlideDriver 30F (Part # 222 EX1.7 ST)
High Speed Slide Gate Operator
With Smart Touch Controller
02827 HYS

PART I – GENERAL

1.01. INCLUDED IN THIS SECTION

A. Pre-wired, self-contained, slide gate operator for horizontal sliding gates, including all selected attachments and accessory equipment.
B. For further information, call the factory at (800) 321-9947.

1.02. RELATED WORK SPECIFIED ELSEWHERE

A. Fencing: See section 02815.
B. Cast in place concrete: See section 03300.
C. Electrical service and connections: See section 16512.

1.03. SUBMITTALS

A. Shop drawings: Submit shop drawings under the provisions of Section 01300. Submit drawings showing connections to adjacent construction, range of travel, and all electrical and mechanical connections to the operator. Drawings shall also show the size and location of the concrete mounting pad. Underground electrical runs and inductive vehicle obstruction loop locations shall be shown on shop drawings.
B. Installation instructions: Submit two copies of manufacturer's installation instructions for this specific project.
C. Test reports:
   1) Submit affidavits from the manufacturer demonstrating that the gate mechanism has been tested to 200,000 cycles without breakdown.
   2) Each operator shall bear a label indicating that the operator mechanism has been tested for full power and pressure of all hydraulic components, full stress tests of all mechanical components and electrical tests of all overload devices.

1.04. QUALITY ASSURANCE

A. Manufacturer: A company specializing in the manufacture of hydraulic gate operators of the type specified, with a minimum of ten years experience.
B. Installer: A minimum of three years experience installing similar equipment, provide proof of attending a HySecurity factory technical training within previous three years, or obtain other significant manufacturer endorsement of technical aptitude, if required, during the submittal process.

1.05. CODES AND REGULATORY REQUIREMENTS

A. Operators shall be built to UL 325 standards and be listed by a testing laboratory. Complete all electrical work according to local codes and National Electrical code. All fieldwork shall be performed in a neat and professional manner, completed to journeyman standards.
B. Current safety standards require the use of multiple external sensors to be capable of reversing the gate in either direction upon sensing an obstruction. See also 2.02D.
C. Vehicle gates should never be used by pedestrians. Separate pedestrian gates must always be provided when foot traffic is present.
D. Current safety standards require gate operators to be designed and labeled for specific usage classes.

HySecurity model SlideDriver 30F (222 EX1.7 ST) is listed for use in UL 325 Usage Classes III and IV only.

1.06. PRODUCT DELIVERY AND STORAGE

A. Comply with 01600.
B. Store products upright in the original shipping containers, covered, ventilated and protected from all weather conditions.

1.07. WARRANTY

A. Provide a five-year limited warranty against all defects in materials or workmanship. Defective materials shall be replaced with comparable materials furnished by the manufacturer, at no cost to the owner. Freight, labor and other incidental costs are not covered under the factory warranty, but may be covered by a separate service agreement between installing company and the owner.
   1) To ensure validation of warranty, return completed warranty registration form (included in Installation and Reference manual) to manufacturer.

PART II – PRODUCTS

2.01. GATE OPERATORS

A. HySecurity gate operators model SlideDriver 30F (222 EX1.7 ST) with Smart Touch Controller, or other comparable operator, as approved by the architect. Substitute operators that are approved will be published in an addendum, not less than ten days prior to bid opening. Requests for substitution will include the amount of savings to be passed on to the owner.

2.02. OPERATION

A. Operation shall be by means of a metal rail passing between a pair of solid metal wheels with polyurethane treads. Operator motors shall be hydraulic, geroller type, and system shall not include belts, gears, pulleys, roller chains or sprockets to transfer power from operator to gate panel. The operator shall generate a minimum horizontal pull of 300 pounds (136 kg) without the drive wheels slipping and without distortion of supporting arms. Operator shall be capable of handling gates weighing up to 3000 pounds (1,361 kg). Gate panel velocity shall not be less than 1.7 feet (.52 m) per second and shall be stopped gradually to prevent shock loads to the gate and operator assembly. The “soft stop” feature of the gate operator shall be controlled by two adjustable hydraulic brake valves (one for each direction). The “soft start” feature shall allow the pump to start at zero pressure, then progressively increase the pressure, over a period not less than two seconds, to 1,000 PSI (6.89 MPa).
B. Standard mechanical components shall include as a minimum:
   1) Supporting arms: Cast aluminum channel. Arms shall incorporate a fully bushed, 1-1/2" (38 mm) bronze bearing surface, acting on arm pivot pins. (item 2 below)
   2) Arm pivot pins: 3/4" (19 mm) diameter, stainless steel, with integral tabs for ease of removal.
   3) Tension spring: 2-1/2" (63.5 mm) heavy duty, 800 pound (363 kg) capacity.
   4) Tension adjustment: Finger tightened nut, not requiring the use of tools.
   5) Drive release: Must instantly release tension on both drive wheels, and disengage them from contact with drive rail in a single motion, for manual operation.
   6) Limit switches: Fully adjustable, toggle types, with plug connection to control panel.
   7) Electrical enclosure: Oversized, metal, with hinged lid gasketed for protection from intrusion of foreign objects, and providing ample space for the addition of accessories.
   8) Chassis: 1/4" (6.35 mm) steel base plate, and 12 Ga. (2.66 mm) sides and back welded and ground smooth.
   9) Cover: 16 Ga. (1.52 mm) zinc plated steel with a textured TGIC polyester powder coat finish. All joints welded.
   10) Finish: Zinc plated steel with textured TGIC polyester powder coat finish, proven to withstand 1000-hour salt spray test.
   11) Drive wheels: Two 6" (152 mm) Dia. metal hub with polyurethane tread.
   12) Drive rail: Shall be extruded 6061 T6, not less than 1/8” (3.175 mm) thick. Drive rail shall incorporate alignment pins for ease of replacement or splicing. Pins shall enable a perfect butt splice.

13) Hydraulic hose: Shall be 1/4" (6.35 mm) synthetic, rated to 2750 PSI (19 MPa).
14) Hydraulic valves: Shall be individually replaceable cartridge type, in an integrated hydraulic manifold.
15) Hose fittings: At manifold shall be quick-disconnect type, others shall be swivel type.
16) Hydraulic fluid: High performance type with a viscosity index greater than 375 and temperature range -40F to 167F degrees (-40C to 75C).
17) A zero to 2000 PSI (13.79 MPa) pressure gauge, mounted on the manifold for diagnostics, shall be a standard component.
18) The hydraulic fluid reservoir shall be formed from a single piece of metal, non-welded, and shall be powder painted on the inside and the outside, to prevent fluid contamination.

C. Minimum standard electrical components:
1) Pump motor: Shall be a 2 HP, 56C, TEFC, continuous duty motor, with a service factor of 1.15, or greater. Standard voltages available, single or three phase.
2) All components shall have overload protection.
3) Controls: Smart Touch Controller Board with 256K of program memory containing:
a) inherent entrapment sensor;
b) built in “warn before operate” system;
c) built in timer to close;
d) liquid crystal display for reporting of functions;
e) 26 programmable output relay options;
f) anti-tailgate mode;
g) built-in power surge/lightning strike protection;
h) menu configuration, event logging and system diagnostics easily accessible with a PC and HySecurity’s free START software;
i) RS232 port for connection to laptop or other computer peripheral and RS485 connection of Master/Slave systems or network interface.
4) Transformer: 75 VA, non-jumpered taps, for all common voltages.
5) Control circuit: 24VDC.

D. Required external sensors: See 1.05B. Specify photo eyes or gate edges or a combination thereof to be installed such that the gate is capable of reversing in either direction upon sensing an obstruction.

E. Optional control devices (*choose one, or more, of the following*): card reader, key-switch, radio control, pushbuttons, vehicle detectors, keypads or seven day timers.

F. Optional alert devices: Flashing lights or rotating beacon. Configurable audible beacon included as standard.

G. Other options (*choose from the following list*):
1) Lock for operator cover.
2) Custom color chassis and cover: Zinc plated and prime painted with textured finish coat.
3) Electric Solenoid gate panel deadbolt lock.
4) Drive wheel manual release indicator switch.
5) Heater with thermostat control for cold or damp climates.
6) Weather-stripped drive rail slot in chassis, and snow wiper blades for drive rail.
7) Through Beam or Reflective type photo eyes, open and close direction.
8) Gate edge and transmitter radio reversing device.
9) HY-5A plug in loop detectors.
10) Key operated cable manual release (secure side of gate).
11) Pneumatic remote gate release devices. Places operator in "manual mode" from remote location (lockable box on public side of gate).
12) HySecurity factory drive rail.
13) 208/230 VAC single phase and 208/230/460 VAC three phase available. 115 is not available. (50 Hertz is available specify voltage.)
14) Other models available for gate speeds from 1 to 3 feet (.30 m - .91 m) per second.
15) UPS battery powered and solar models available.
16) Special Correctional Facilities models with heavy, 10 Ga. (3.40 mm) locking cover to withstand physical attack.
17) Stainless steel chassis and cover, painted, for marine, caustic, or other extreme environments.
18) Hot dipped galvanized chassis and cover, unpainted, for marine, caustic, or other extreme environments.
19) Available Modular configuration which includes separate metal enclosure to house electrical

control box, pump, and electric motor assembly.

2.03. FACTORY TESTING

A. Fully assemble and test, at the factory, each gate operator to assure smooth operation, sequencing and electrical connection integrity. Apply physical loads to the operator to simulate field conditions. Tests shall simulate physical and electrical loads equal to the fully rated capacity of the operator components.
B. Check all mechanical connections for tightness and alignment. Check all welds for completeness and continuity. Check welded corners and edges to assure they are square and straight.
C. Inspect painted finish for completeness. Touch up imperfections prior to shipment.
D. Check all hydraulic hoses and electrical wires to assure that chafing cannot occur during shipping or operation.

PART III – EXECUTION

3.01. SITE EXAMINATION

A. Locate concrete mounting pad in accordance with approved shop drawings.
B. Make sure that gate is operating smoothly under manual conditions before installation of gate operators. Do not proceed until gate panel is aligned and operates without binding.

3.02. INSTALLATION

A. Install gate operator in accordance with the manufacturer's printed instructions, current at the time of installation. Coordinate locations of operators with contract drawings, other trades and shop drawings.
B. Installer shall insure that the electric service to the operator is at least 20 AMPS. Operator wattage is 2400.

3.03. FIELD QUALITY CONTROL

A. Test gate operator through ten full cycles and adjust for operation without binding, scraping or uneven motion. Test limit switches for proper "at rest" gate position.
B. All anchor bolts shall be fully concealed in the finished installation.
C. Owner, or owner’s representative, shall complete “punch list” with installing contractor prior to final acceptance of the installation and submit completed warranty documentation to manufacturer.

3.04. CONTINUED SERVICE AND DOCUMENTATION

A. Train owner's personnel on how to safely shut off electrical power, release and manually operate the gate. Additionally, demonstrate the general maintenance of the gate operator and accessories and provide one copy of "Installation and Reference" manual for the owner's use (a second manual is available upon request). Manuals will identify parts of the equipment for future procurement. Direct maintenance personnel to HySecurity’s website, specifically the technical support sections.

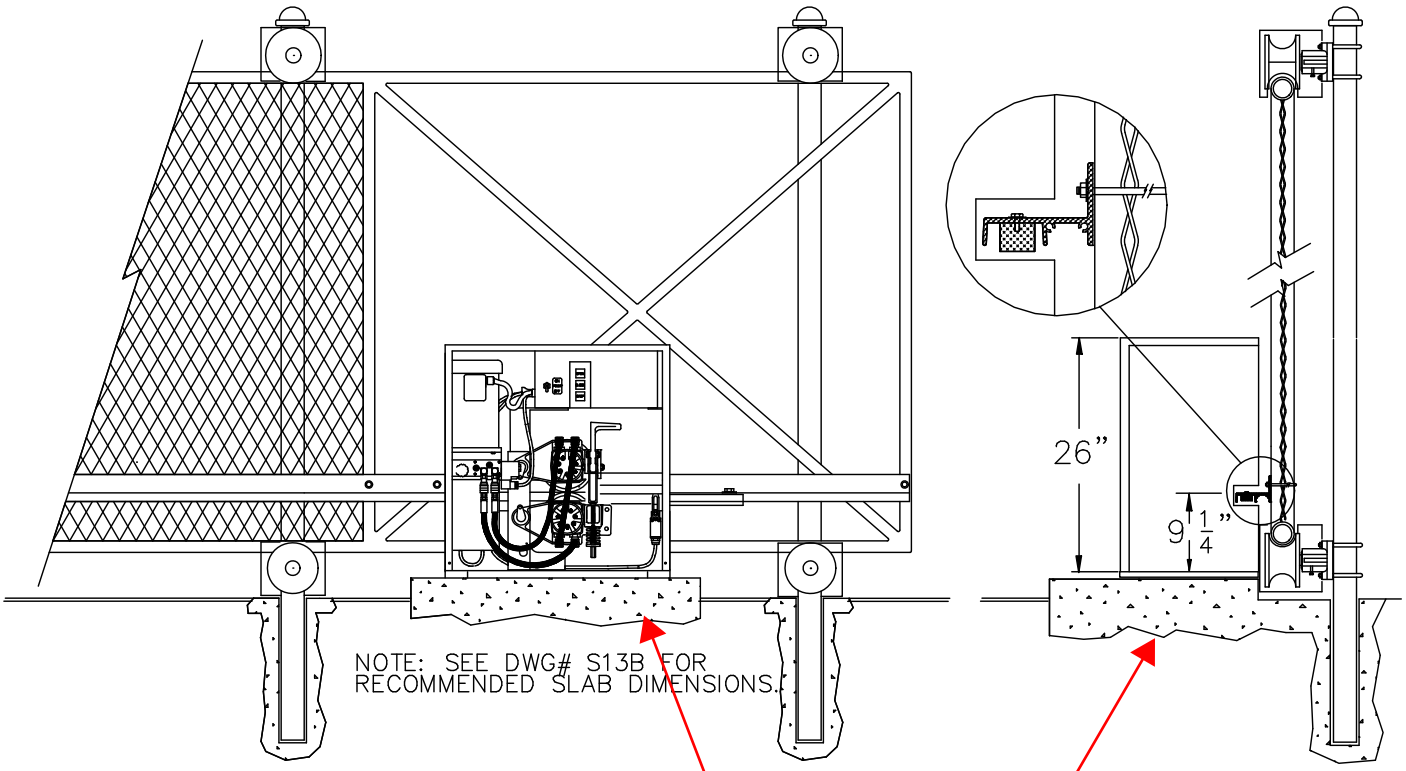
NOTE: HySecurity reserves the right to change these specifications at any time, without notice and without prejudice. Call (800) 321-9947 if you are not sure that you have the latest edition.

NOTE: Operators manufactured by HySecurity are intended for use in controlling vehicular traffic and are not intended to be used by pedestrians or to control pedestrian traffic. **Always install a separate pedestrian gate.**

NOTES:

DRIVE RAIL HEIGHT IS MARKED ON THE SIDE OF EACH CHASSIS.

COVERS MUST BE USED FOR PROTECTION ON ALL EXPOSED WHEELS AND/OR HARDWARE. COVERS ARE SHOWN HERE AS DOTTED LINES.



ELEVATION SECTION

Subcontractor is responsible for confirming dimensions and pouring concrete pad.

NOTES:

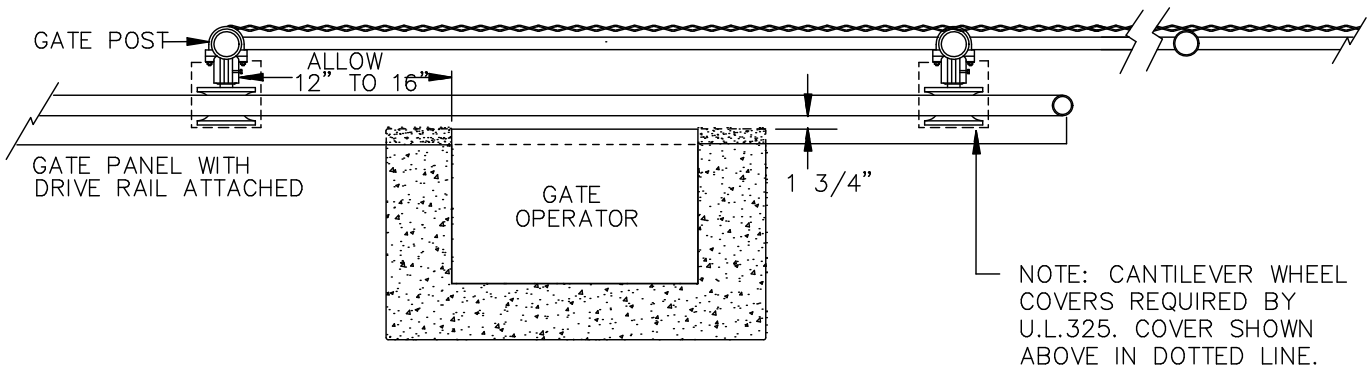
CONSULT FENCE CONTRACTOR FOR RECOMMENDED CANTILEVER POST SPACING. 50% OF GATE OPENING GENERALLY PROVIDES SMOOTH OPERATION.

RIGHT HAND CANTILEVER GATE IS SHOWN IN THE FULLY CLOSED POSITION. OPERATOR COVER OMITTED FROM DETAIL. (DO NOT SCALE).

IT MAY BE NECESSARY TO SHIM DRIVE RAIL IF GATE PANEL IS "BOWED". RAIL MUST BE INSTALLED IN A STRAIGHT LINE.

HySecurity Kent, Washington	TITLE: Slide Gate Operator (typ) R.H. Cantilever Gate Panel	DRAWN: KW	DATE: 01/28/08	THIRD ANGLE PROJECTION; REV: C
		CHECKED: SHOP	DATE: MM/YY/DD	PART NUMBER: N/A
		APPROVED: ENGRNG	DATE: MM/YY/DD	DRAWING NUMBER: S13A; SHT 1 OF 1

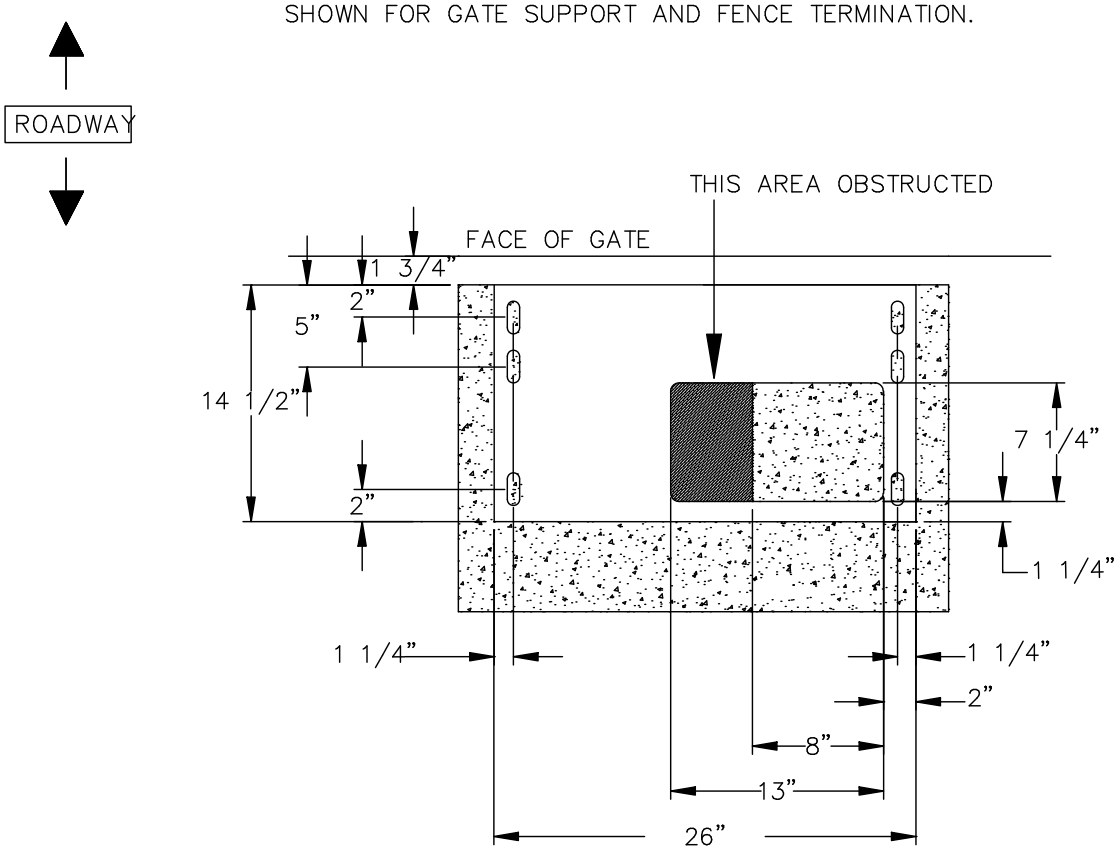
FENCE LINE



NOTE:

MINIMUM CONCRETE SLAB DIMENSIONS RECOMMENDED ARE:
30"WIDE, 20" FROM FRONT TO BACK AND 16" DEEP.
CHECK LOCAL FROST CONDITIONS AND SOIL CHARACTERISTICS
FOR EXACT REQUIREMENTS IN YOUR AREA.

OPERATOR IS INSTALLED ON A CONCRETE PAD AND CONNECTED
TO THE RIGHT HAND CANTILEVER GATE PANEL. 4" POSTS ARE
SHOWN FOR GATE SUPPORT AND FENCE TERMINATION.



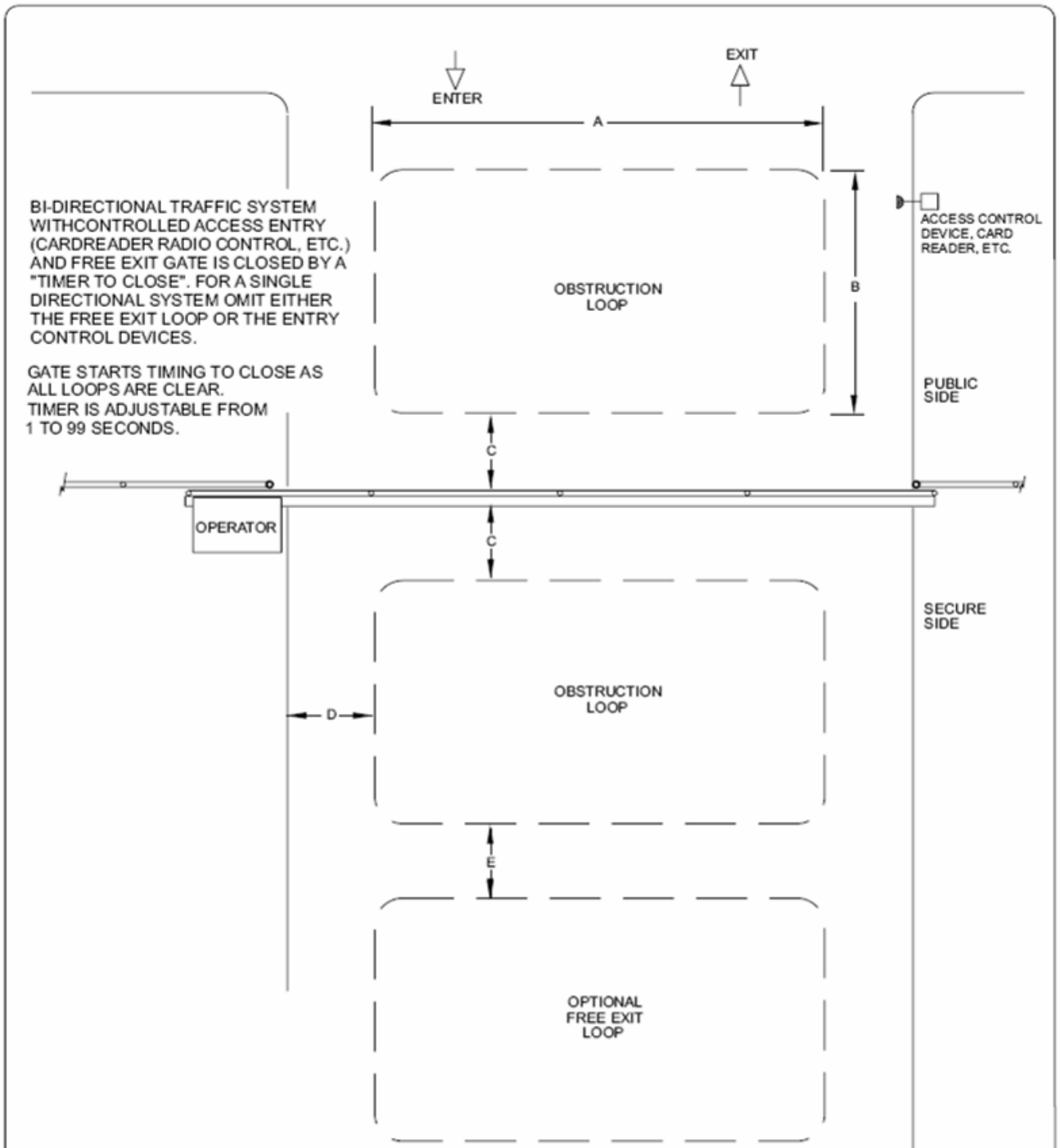
NOTE:
CONTACT A FENCE CONTRACTOR FOR EXACT SPACING ON CANTILEVER POSTS.
50% OF OPENING WIDTH GENERALLY PROVIDES A SMOOTH OPERATION.

HySecurity
Kent, Washington

TITLE

Slide Gate Operator (typ) R.H.
Cantilever Gate Panel

DRAWN RP	DATE 2/21/08	THIRD ANGLE PROJECTION	REV
CHECKED SHOP	DATE MM/YY/DD	PART NUMBER N/A	
APPROVED ENGRNG	DATE MM/YY/DD	DRAWING NUMBER: S13B	SHT 1 OF 1



HySecurity Gate Operators, seattle, washington	TITLE: SLIDE GATE LOOP LAYOUT	DRAWN: DB	DATE: 05/15/00	THIRD ANGLE PROJECTION		REV: A
		CHECKED: -	DATE: -	ERN NUMBER: -	DATE: -	
		APPROVED: -	DATE: -	DRAWING NUMBER: E96		SHT 1 OF 1

Smart Touch User Menu Functions

Initial Power Up – When power is turned on, the display will disclose the software revision:

Display Revision Number	2s delay	Displays software version Number, ex. [h2.17]

System Data and accessing the User Menu Settings:
If the gate is stopped in the Run Mode, pressing of the **Menu button** accesses the User Menu. After the menu button is pressed, the LCD will scroll the system data in the table below. The scrolling display stops at the close timer setting, which is the beginning of the User Menu. To exit the Menu Mode, the display must not be blinking, then simply pressing the Menu button will return the display to the Run Mode and re-enable the controls. The menu mode will also automatically return to the Run Mode if there is no activity for two minutes.

	Data Displayed in Scroll	Time	Description
S1	[SLAu] *or* [LEAd]	*2s*	*SLAVE Operator or LEAd Operator (master)*
S2	[ot 1] Gate type (1-5)	2s	Operator type: 1 =HSG, 2 =HRG, 3 HVG, 4 =HTG
S3	[_rh_] or [_Lh_] Hand setting	2s	Displays hand configuration [_rh_] or [_Lh_]
S4	[uC _] UL usage class (1-4)	2s	Installer setting of usage class: type 1-4
S5	[d___] 24VDC Buss Voltage	2s	Actual VDC buss voltage
S6	[CC__] Life cycle counter	2s	High digits of 6 digit life cycle counter
S7	[____] Life cycle counter	2s	Last 4 digits of 6 digit life cycle counter

Read through the options available in the User Menu and the Installer Menu on the next page and you can see that the functions of this gate operator can be configured to suit most any specific need. Once you have learned to navigate the menus, as described in #3 on page 17-18, and how to change a setting, as described in #3 & #4 on page 18, the full range of features and choices of the Smart Touch Controller are available to use. The User Menu contains the basic configuration items and the Installer Menu contains the more advanced menu items.

	User Menu Options	Default	Description
U1	[Ct 0] *Close timer setting*	*0*	*0 = Close timer off or 1 – 99 seconds*
U2	[hC 0] Momentary Close	0	0 = momentary, 1 = Constant hold Close PB required
U3	[ho 0] Momentary Open	0	0 = momentary, 1= Constant hold Open PB required
U4	[AP 0] *Power loss function*	*0*	*0 – 3 (0=Type A, 1 = B, 2 = C, 3 = D) See page 56*
U5	[ro 0] Radio control option	0	0 = Open only, 1 = Adds close ability when full open
U6	[bF 2] Warn before operate	2	0 =off, 1 = Buzzer alerts 3 seconds before + in motion, 2 = Buzzer alerts 3 secs before + 2 seconds in motion
U7	[FA 0] Forced open Alert and automatic gate reposition	0	0 = disabled, 1 = sound buzzer (2 pulses/sec) if forced open for more than four seconds, time out in 30 Sec
U8	[dA 0] Drift Closed Alert and automatic gate reposition	0	0 = disabled, 1 = sound buzzer (2 pulses/sec) if drift closed and cannot reopen within four seconds.
U9	[PE 0] Photo Eye Align Mode	0	0= off, 1 = on (auto off when close limit triggered)
U10	[CL 0] Clock set (24 hour type)	0	0= display, 1= set mins, 2= set hours, 3= day, 4= month
U11	[Ld 5] LCD Contrast set	5	1 - 9 = Adjusts contrast of the display
U12	[dS 0] Data Log (New Gen only)	0	0 = Std. 1 = Extended (reset to 0 in 24 hr) (V4.xx software)

These Notes Refer to the Menu Above:

S1 Appears only if the operator is configured as a master or a slave unit
U1 Close timer setting does not appear when set for constant contact close function
U4 Power loss function only appears if factory has provided DC battery type operator
U6 We strongly advise never disabling the Warn Before Operate buzzer.

Smart Touch Installer Menu Functions

The Installer Menu can be accessed only by entering the User Menu first, and then by **pressing the Reset button and the Open button** simultaneously (some older software requires the Reset button be pressed first and held while the Open button is pressed).

To restore the factory default settings, go to menu item [Fd_0] and change the setting to 1, then press the Program Menu button. The entire menu will reset to the factory defaults.

	Installer Menu Options	Default	Description
I1	[uC 0] *Set UL Usage Class*	*0*	*0 = gate disabled, Set Class 1 through 4 use*
I2	[Sh 0] *Set Handing of gate*	*0*	*0 = gate disabled, r = Right Hand, L = Left Hand*
I3	[Fd 0] Load Factory Defaults	0	0 = User settings, 1 = Load defaults (resets full menu)
I3a	*[bu 0] Choose Buzzer*	*0*	*0 = Buzzer not set, 1 = Freq 1, 2 = Freq. 2*
I4	[dg 0] Set Master/Slave type	0	0 = solo operator, 1 = Slave unit, 2 = Master unit
I5	[Ch 0] *Set AC Charger or Solar*	*0*	*0 = DC + AC charger 1 = DC + Solar charger*
I6	[Fo 0] Enable Fire Dept. Open	0	0 = disabled, 1 = enabled
I7	[oC 0] Enable Emergency close	0	0 = disabled, 1 = enabled
I8	[SE 3] Inherent Sensor sens.	3	1 = maximum sensitivity, 9 = Lowest sensitivity
I9	[SS 0] *Inherent Sensor function*	*0*	*1 = stop only (note, functions in usage class 4 only)*
I10	[LC 0] *Leaf delay Close*	*0*	*0 = none (1-7) ½ second steps (Master/Slave only)*
I11	[Lo 0] *Leaf delay Open*	*0*	*0 = none (1-7) ½ second steps (Master/Slave only)*
I12	[rt 0] Maximum run timer	0	0 = 60 Seconds max run, 1 = 300 Seconds max run
I13	[Po 0] Partial Open distance	0	0 = none, or 7 – 99 seconds
I14	[EC 0] PEC reverse to open	0	0 = Close eye stops only, 1 = 2 sec reverse to open
I15	[EO 0] PEO reverse to close	0	0 = Open eye stops only, 1 = 2 sec reverse to close
I16	[gr 0] Edge reverse to open	0	0 = Edge reverses fully open, 1 = 2 sec reversal only
I17	[Sr 1] IES reverse to open	1	0 = IES reverses fully open, 1 = 2 sec reversal only
I18	[PC 0] Set PEO/ PEC – NO/NC	0	0 = Normally Open PE output, 1 = N.C. (supervised)
I19	[gC 0] Set Edge input – NO/NC	0	0 = Normally Open Edge output, 1 = Normally Closed
I20	[tC 1] Time clock/ Interlock input	1	0 = select Time Clock, 1 = select Open Interlock
I20a	[dt 0] Disable Free Exit/Close Tmr	0	0 = disable Free Exit, 1 = disable Close Timer
I21	[or 1] OOLD detector function	1	0 = pause closing only, 1 = enable reversing to open
I22	[ir 1] IOLD detector function	1	0 = pause closing only, 1 = enable reversing to open
I23	[dL 1] Vehicle detector logic	1	1 = std, 2 & 3 = quick close, 4 = full anti-tailgate*
I24	[r1 0] User relay 1 option	1	0 = disabled, 1 – 24 = see output options page 28 - 29
I25	[r2 0] User relay 2 option	6	0 = disabled, 1 – 24 = see output options page 28 - 29
I26	[r3 0] User relay 3 option	1	0 = disabled, 1 – 24 = see output options page 28 - 29
I27	[t L 0] *Gate Open alert*	*2*	*0 = 0 sec, 1=15s, 2=45s, 3=75s, 4=105s, 5=135s*
I28	[Lt 0] *Loitering alert*	*3*	*0 = 0 sec, 1=15s, 2=45s, 3=75s, 4=105s, 5=135s*
I29	[ELd0] Test factory ELD*	0	0 = Run mode, 1 = show freq, 2 = show call level 0-7
I30	[iLd0] Test factory IOLD*	0	0 = Run mode, 1 = show freq, 2 = show call level 0-7
I31	[oLd0] Test factory OOLD*	0	0 = Run mode, 1 = show freq, 2 = show call level 0-7
I33	[SLd0] Test factory SLD*	0	0 = Run mode, 1 = show freq, 2 = show call level 0-7

*See page 42 for description of vehicle detector & Loop Fault diagnostics

These Notes Refer to the Menu Above:

I1, I2, I3a These settings must be configured or the gate cannot function and menu will not exit.
I3a The Option bu=0 only appears if the Controller has been reset to factory default settings,
I5 These settings appear only if the factory has provided a DC powered gate operator
I9 IES stop only setting [SS __] does not appear unless set as a class 4 operator
I10, I11 These settings appear only if the Installer Menu is set for Master / Slave function
I27, I28 These settings appear only if the Installer Menu has set relays r1-r3 for these alerts

User Menu Functions

User 1 [Ct _] **Close timer setting:** This menu item is the automatic close timer for the gate. The factory setting is zero, which is off. It may be configured up to 99 seconds.

User 2 [hC 0] **Momentary Close:** This menu item is to configure the system for constant hold push button Close function. The factory setting is zero, which is momentary contact input.

User 3 [ho 0] **Momentary Open:** This menu item is to configure the system for constant hold push button Open function. The factory setting is zero, which is momentary contact input.

User 4 [AP 0] **Power loss function:** This menu item only appears if the operator is a DC battery powered version. This item is to configure what gate function will occur when the AC power fails. See page 56 for more detailed information on DC operators.

User 5 [ro 0] **Radio control option:** This menu item is to configure whether a radio input can open only (default) or if set to 1, also have the ability to close the gate when it is fully open.

User 6 [bF 2] **Warn before operate:** This menu item controls the warn before operate buzzer and can be configured three ways. Setting the menu item to zero turns the buzzer off, but we strongly advise leaving this valuable warning feature active to alert prior to gate motion. **Never cut the wires to the buzzer or unplug it**. Set to 1 and the buzzer will sound three seconds before motion and the entire time during gate motion. Set to 2 (default) and the buzzer will sound three seconds before motion and for the first two seconds of motion.

User 7 [FA 0] **Forced open Alert and automatic gate reposition:** This function is intended for highly secure facilities. If it is enabled, by setting the selection to 1, it will reinitiate a closure if a gate is somehow forced to open far enough that the close limit switch releases. The Alert buzzer will sound immediately, even if it had been turned off, and the motor will restart to secure the gate fully closed. If the gate is not fully closed within four seconds the motor turns off and the alert buzzer sounds an intruder alert for thirty seconds. The LCD display reads ALE1.

User 8 [dA 0] **Drift Closed Alert and automatic gate reposition:** If it is enabled, by setting the selection to 1, it will restore a gate to back its fully open position if it drifts closed for any reason. The buzzer will sound a warn before operate alert, even if it had been turned off, and the motor will restart to reopen the gate. The motor will run for a maximum of four seconds and if the gate is not fully open in this period, the buzzer sounds for ten seconds and the LCD display reads ALE2.

User 9 [PE 0] **PE Alignment Mode:** This feature may be activated as an aide to photo-eye emitter / receiver alignment. The buzzer chirps once as the photo eye is triggered or twice when the photo eye is released. The Alignment Mode is cancelled with any close limit input or reset input.

User 10 [CL 0] **Clock and date set:** The Smart Touch Controller is equipped with a 24 hour 365 day clock, so that events of significance can be logged and stamped with the time and date. This feature is useful to record historical operation data, which can be accessed via the RS232 port. To set or adjust the hour, minute, day or month, see page 29.

User 11 [Ld 5] **LCD Contrast set:** Under some extreme high or low temperature conditions, it may be necessary to adjust the contrast of the LCD display. The display is adjustable from 0-9 with a factory default setting of 5.

User 12 [dD 0] **Extended Data Log:** When set to 1, the ST Controller logs nearly all Smart Touch Controller events, in addition to the normal alert, fault and error logs. This parameter automatically resets to 0 after 24 hours – (Requires New Generation Smart Touch board and version 4.xx software)

Installer Menu Functions

Installer 1 [uC 0] **Set UL Usage Class:** This menu item is used to set the UL usage class, which must be set by the installer before the operator will function. See page 18, step 3.

Installer 2 [Sh 0] **Set Handing of gate:** This menu item is used to set the gate handing, which must be set by the installer before the operator will function. See page 18, step 4.

Installer 3 [Fd 0] **Load Factory Defaults:** This menu item is used to globally restore all menu settings back to new machine status. To activate, change the setting from 0 to 1 and push the Menu button. The UL usage class, the hand configuration and the buzzer type will need to be set again.

Installer 3a [bu 0] **Select Buzzer Type:** This menu item selects the type of audible buzzer installed on the machine. To set, push SELECT on the keypad, the display will flash 0, push OPEN and note the buzzer volume. Push OPEN again and note the buzzer volume. If this tone is louder, push SELECT, if the first tone was louder, push CLOSE for the louder tone, then push SELECT to lock in the louder tone.

Installer 4 [dg 0] **Set Solo, Master or Slave type:** This menu item is used to configure an operator as a Master or a Slave operator in Master/Slave paired gate installations.

Installer 5 [Ch 0] **Set AC Charger or Solar:** This menu item appears on 24 VDC battery machines only and is set to solar only when there is no AC battery charger.

Installer 6 [Fo 0] **Enable Fire Dept. Open:** This menu item is used to enable the Fire Department Open input. When set to [Fo_1] this input will override vehicle detectors, photo eyes and gate edges to open a gate. A reset (or two open commands) is required before the gate can be closed.

Installer 7 [oC 0] **Enable Emergency Close:** This menu item is used to enable the Emergency Close input. When set to [oC_1] this input will override vehicle detectors, photo eyes and gate edges to close a gate. A reset is required before the gate can be opened.

Installer 8 [SE 3] **Inherent Sensor sensitivity:**. This menu item is to adjust the sensitivity of the internal inherent sensor. Available settings are 1-9, with 9 being the least sensitive.

Installer 9 [SS 0] **Inherent Sensor function:** This menu item is only available in UL class 4 operators and allows an option whereby the inherent sensor will only stop the gate.

Installer 10 [LC 0] **Leaf delay Close:** This menu item only appears if the operator is set up as a Master or a Slave. Available settings are 1-7. Each increment adds ½ second, to a maximum of 3 ½ seconds time delay, before the operator activates when commanded to close.

Installer 11 [Lo 0] **Leaf delay Open:** This menu item only appears if the operator is set up as a Master or a Slave. Available settings are 1-7. Each increment adds ½ second, to a maximum of 3 ½ seconds time delay, before the operator activates when commanded to open.

Installer 12 [rt 0] **Maximum run timer:** The maximum run timer has a default setting of 60 seconds. This menu item allows an optional setting of 300 seconds, if changed to [rt_1].

Installer 13 [Po 0] **Partial Open distance:** This menu item both activates the partial open input and allows an adjustable distance by setting the open duration. The available time settings are 7-99 seconds. The default setting of [Po_0] leaves this input inactive.

Installer 14 [EC 0] **PEC (photo eye close) reverse to open:** The default for this menu item is for non-reversal if the close photo eye is triggered. The optional setting of [EC_1] will cause the gate to reverse to open for two seconds if triggered while closing.

Installer Menu Functions continued

Installer 15 [EO 0] **PEO (photo eye open) reverse to close:** The default for this menu item is for non-reversal if the open photo eye is triggered. The optional setting of [EO_1] will cause the gate to reverse to close for two seconds if triggered while opening.

Installer 16 [gr 0] **Edge reverse to open:** Default for this menu item is a 2 second reversal if the gate edge is triggered. The optional setting of [gr_1] causes the gate to reopen fully if triggered while closing.

Installer 17 [Sr 1] **IES (inherent sensor) reverse to open:** The default for this menu item is for a 2 second reversal if the inherent sensor is triggered. The optional setting of [Sr 0] will cause the gate to reopen fully if triggered while closing.

Installer 18 [PC 0] **Set PEO/ PEC – NO/NC:** The default for this menu item is for photo eyes with Normally Open outputs. The optional setting of [PC_1] will require a Normally Closed output. If set for NC the connection is also supervised and any open or short circuit fault will generate a FAL2 alert, which requires a Stop button reset to re-enable any function if triggered.

Installer 19 [gC 0] **Set Edge input – NO/NC:** The default for this menu item is for edge sensor with Normally Open outputs. The optional setting of [gC_1] will require a N.C. output.

Installer 20 [tC 1] **Time clock / Interlock input:** This menu item configures the input at terminal #7 to be either for the gate interlock function, as described on page 27, or for an external time clock to open input, as described on page 44. The default setting is [tC_1] for the interlock function.

Installer 20a [dt 0] **Disable Free Exit / Close timer:** This input configures the input at terminal #9 to disable either the Free Exit Detector on terminal #8, or the Timer To Close function. Default setting is [dt 0] allowing disabling of the free exit detector. NOTE: The free exit is disabled using this menu item when the operator is sitting on its closed limit. If the closed limit is not tripped, the free exit continues to work.

Installer 21 [or 1] **OOLD (Outside Obstruction Loop Detector) function:** The default for this menu item is for full reversal when the OOLD is triggered. The optional setting [or_0] causes the gate to only pause when triggered. Closure begins as soon as the loop is clear again.

Installer 22 [ir 1] **IOLD (Inside Obstruction Loop Detector) function:** The default for this menu item is for full reversal when the IOLD is triggered. The optional setting [ir_0] causes the gate to only pause when triggered. Closure begins as soon as the loop is clear again.

Installer 23 [dL 1] **Vehicle detector logic:** This menu item is used to configure quick close and anti-tailgate logic. There are four modes. See the full description on page 43.

Installer 24, 25, 26 [r1 0], [r2 0], [r3 0] **User output relay 1 - 3 options:** These three menu items are used to configure the function of the three user output relays. There are 21 optional choices, which are described in detail on page 28 - 29.

Installer 27 [t L 0] **Gate Open alert:** This menu item is to adjust the time delay before activating the user relay function #8, described on page 28. Time settings up to 135 seconds.

Installer 28 [Lt 0] **Loitering alert:** This menu item is to adjust the time delay before activating the user relay function #13, described on page 28. Time settings up to 135 seconds.

Installer 29 [ELd0] **Factory ELD:** Controls the HY-5A Free Exit detector, see page 42.

Installer 30 [iLd0] **Factory IOLD:** Controls the HY-5A IOLD detector, see page 42.

Installer 31 [oLd0] **Factory OOLD:** Controls the HY-5A OOLD detector, see page 42.

Installer 32 [SLd]. **Factory SLD:** Controls the HY-5A Shadow detector, see page 42.

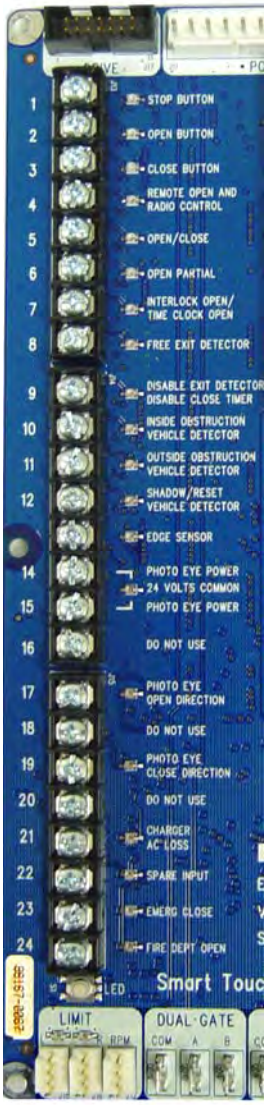
Options for User Programmable Output Relays 1-3

The Smart Touch Controller can be set to interface to many types of external devices through the use of its programmable output relays. All of the output functions listed below are accessible in the Installer Menu under the selection [r1 __], [r2 __] and [r3 __]. Select which relay you wish to use and enter the appropriate function by the numbers as listed below. Note: The User Relays will operate normally to less than 18VDC.

1. **Close limit output:** This output can be used to create an interlock signal to another operator's interlock input, or simply to indicate that the gate is secure. The relay is **released** at full closure.
2. **Close limit pulse output:** This output may be used in a sequenced system to command a 2nd machine to close. Generates a brief pulsed output that occurs when the close limit is triggered.
3. **Open limit output:** This output is used to indicate a full open position indication. This output becomes active when open limit is triggered and releases when the open limit is released.
4. **Open limit pulse output:** This output may be used to trip a sequenced barrier arm gate operator to open. Generates a brief pulsed output when the open limit is triggered. An additional pulse is also generated with any new open command even when the gate is already fully open.
5. **Warn before/during operate output:** This output may be used to control an external warning device. This output will operate at the same time as the internal warn before operate buzzer.
6. **Gate Lock output:** This output may be used to control external solenoid locks or magnetic locks. In both directions of travel, this output will be activated about 7/10th of a second before the operator starts moving the gate, and remains active while moving and for a few seconds after stopping.
7. **Gate forced open output:** Activated if the gate is forced off the closed limit switch, and operator is not able to restore the gate to full closed within four seconds. This alarm resets itself in 30 seconds.
8. **Gate open too long output:** Activates when the gate has been open longer than a user-selected period of time. Adjustable from 0 delay, then 15 seconds delay to 135 seconds delay in 15-second time increments.
9. **Safety Mode Alert output:** Activated when system is in the Safety Mode or the Entrapment Mode. Safety Mode occurs upon an impact with an obstruction. Entrapment Mode means the gate is stopped and occurs if the internal inherent sensor triggers while the system is in the Safety Mode.
10. **Entrapment Mode Alert output:** Activated only when system is in the Entrapment Mode.
11. **Unauthorized Vehicle Entry output:** Activated when a 2nd vehicle enters from the outside, without a valid input from an access control device. This output releases when an access control input signals open or the gate reaches the close limit position.
12. **Outside Obstruction Vehicle Detector output:** This output may be used to interlock to an entry device to prevent pedestrian use. This output is active whenever the OOLD is tripped.
13. **Special output from "OOLD" only when gate is closed:** Used to annunciate a vehicle or to indicate loitering. Adjustable from 0 delay, then 15 to 135 seconds delay in 15-second time intervals.
14. **Gate nearing full travel output:** For operators with RPM sensors only. This output is activated when the gate is three feet from full travel in both the open and close directions. This output can be used to reduce the sensitivity of a proximity sensor near the ends of gate travel.
15. **Gate Failure output**: This output is activated to report that a problem has occurred. Indicates that system in an Error Mode, Fault Mode or Entrapment Mode. If active, the gate is disabled.
16. **Motor Running output:** This output is active when the motor is running and the gate is in motion.
17. **AC Power Failure output:** This relay is normally energized, but drops with loss of AC power. This output is also active on DC machines when the battery charger is off.
18. **DC Power Failure output:** This output is activated when the battery power is very low, but the output ceases when the battery is dead. The relay is triggered when the battery is less than 20 Volts.
19. **Flasher Relay:** This output is intended to control flashing lights that pulse once per second. This relay is flashing all the time, except when the open limit switch is triggered.
20. **Free Exit Loop Vehicle Detector output (available with h3.23 and higher software):** This output is active whenever the ELD is tripped.
21. **Inside Obstruction Vehicle Detector output (available in h3.23 and higher software):** This output may be used to interlock to an exit device to prevent pedestrian use. This output is active whenever the IOLD is tripped.
22. **N/A (Not used in SlideDriver)**
23. **Gate Lock Output (available in h3.26 and higher software):** External gate lock output. Activates at initiation of open cycle and remains on for 10 seconds. Similar to #6 but shuts off after 10 seconds.
24. **Gate at Partial Open Position (available in h3.26 and higher software):** This output is active when the partial open position is reached or exceeded.

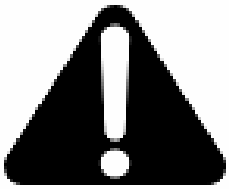
Wiring Control Inputs

1. Test open and close before wiring the external control inputs. This makes it easier to troubleshoot if an unexpected functionality arises. “New Generation” Smart Touch Operator inputs (after Sept. 2006) use an LED to indicate when it is active. DC operators operating without AC require you to push and hold an LED button to disclose input status. This button is in bottom corner near the Fire Department Open input. [**“**Classic,” pre-Sept. 2006 operators LEDs are only lit when you push the Tact button. The Tact button is located on the top left corner, near the Stop Button input on the Classic Board.]
2. All the control device inputs listed below are shown as a single input. The 2nd wire is connected to the Common Terminal Buss on the Power Supply board. The Emergency Close and Fire Dept. Open inputs are an exception and require a +24 Volt input. The +24 is located on the spade terminals next to the Common Buss. See pictures on the next page.



Smart Touch Controller Inputs

1.	***Stop Push button** N.C. input, jumper to Common if unused
2.	***Open Push Button** Not for radio or remote access controls
3.	***Close Push button** Not for radio or remote access controls
4.	**Remote Open & Radio Control** For radio / remote open device – Program to also Close using Smart Touch menu
5.	**Open/Close button** Pushbutton or radio controls
6.	**Partial Open** Installer adjustable from 7- 99 seconds
7.	**Open interlock input or Time clock Open** Menu configurable
8.	**Free Exit vehicle detector**
9.	**Disable Free Exit vehicle detector or Timer to Close** Free Exit is only disabled if Close Limit Switch is tripped. If the gate is partially opened, the Free Exit detector will trigger the gate to open fully.
10.	**Inside Obstruction vehicle detector** Inside reversing loop
11.	**Outside Obstruction vehicle detector** Outside reversing loop
12.	**Shadow/Reset vehicle detector** Shadow function used for Swing gates only - Reset function is for Arm gates
13.	**Edge Sensor** One input works for both travel directions
14-15.	**Photo eye Common Power** 24V common connection for open and close photo eyes
17.	**Photo eye Open direction**
19.	**Photo eye Close direction**
21.	**Charger AC power loss** Only used in DC, battery type operators
22.	**Spare Input** Software ≤ h3.26,- non functional, **Gate Lock Interlock Input** Software > h3.26, prevents start until external gate lock releases
23.	****Emergency Close** Must menu enable and input +24 Volts to trigger. Requires constant hold or maintained input. This overrides photo eyes, gate edges & vehicle detectors.
24.	****Fire Dept. Open** Must menu enable and input +24 Volts to trigger. Overrides photo eyes & gate edge.

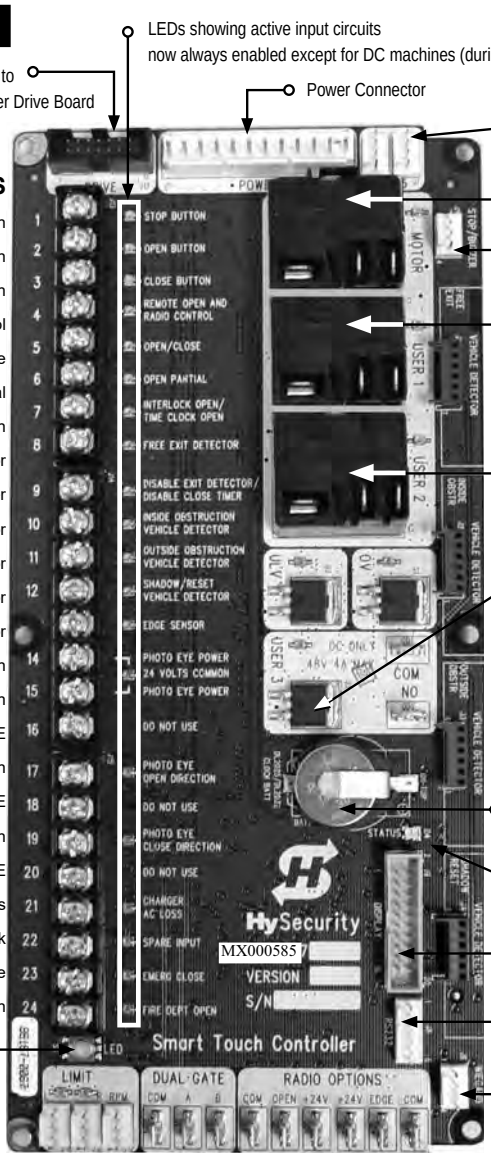


***Do not connect an external control to terminals #1, 2 or 3, unless controls are located in clear view of the entire gate area. Out of sight controls: use input terminals #4, 5, 6 or 7.

****The Emergency Close and Fire Dept. Open inputs are to be used only if access to these controls is guarded such that there is always supervision when activated.

"New Generation" Smart Touch Board

Runs software 4.xx and higher



INPUTS

1. Stop Button
2. Open Button
3. Close Button
4. Remote Open & Radio Control
5. Open / Close
6. Open Partial
7. Interlock Open / Time Clock Open
8. Free Exit Detector
9. Disable Exit Detector / Disable Close Timer
10. Inside Obstruction Vehicle Detector
11. Outside Obstruction Vehicle Detector
12. Shadow / Reset Vehicle Detector
13. Edge Sensor
14. Photo Eye Power (-) 24 Volts Common
15. Photo Eye Power (-) 24 Volts Common
16. DO NOT USE
17. Photo Eye Open Direction
18. DO NOT USE
19. Photo Eye Close Direction
20. DO NOT USE
21. Charger AC Loss
22. Gate Lock Interlock
23. Emergency Close
24. Fire Department Open

Tact button. Push tact button to make active input LEDs light up when AC is off on DC operators.

Power Supply Board



HY-5A Vehicle Detector



HySecurity

6623 South 228th St.
Kent, WA 98032-1872
www.hysecurity.com
1-800-321-9947

LIMITED WARRANTY

1. Warranty.

Hy-Security Gate, Inc. ("HySecurity") warrants that at the time of sale each of its products will, in all material respects, conform to its then applicable specification and will be free from defects in material and manufacture. This warranty does not extend to items listed as "accessories" in HySecurity's price list, when those items carry another manufacturer's name plate and they are not a part of the base model. HySecurity disclaims all warranties for such accessory components, which carry only the original warranty, if any, of their original manufacturer. HySecurity hereby assigns its rights under such manufacturer warranties—to the extent that such rights are assignable—to Buyer.

The following additional durational warranties apply to HySecurity's products. *The term of these additional warranties is determined by whether (1) the product is purchased through an authorized HySecurity distributor and (2) whether a timely and complete warranty registration is submitted to HySecurity.* ***It is therefore important that you register your product with HySecurity within the 60 day period described below.***

1(a) Five Year / Seven Year Warranty Items (Registered Gate Operators Purchased from Authorized Distributors)

For any gate operator product that is purchased from an authorized HySecurity distributor (this excludes product purchased through internet resellers or any distributor not authorized by HySecurity), if the online Warranty registration is completed at www.hysecurity.com/warranty within 60 days of the date of purchase by the dealer/installer or if the warranty registration form sent with every HySecurity gate operator is completely filled out and returned to HySecurity within the same 60-day period, the following Warranty terms will apply: HySecurity will warrant that the product will remain serviceable for the following periods:

a. Hydraulic Gate Operators: Five Years or 500,000 gate cycles (whichever occurs first) after the date of installation, or
b. Electromechanical operators: Five Years after the date of installation—unless installed in a single family residential application, in which case the warranty term shall be Seven Years after the date the product is shipped from HySecurity;
   provided that the Five Year warranty period will not extend beyond Seven Years from the date that the product was shipped from HySecurity. This warranty does not apply to the components described below, which have the shorter warranty period indicated:
c. Hydraulic Gate Operator Drive Wheels: Two Years
d. Batteries used in all D.C. operators: One Year from date of shipment from HySecurity.

1(b) One Year Warranty Items (Operators Not Purchased from an Authorized Distributor or Registered within 60 Days)

For any gate operator product that is not purchased from an authorized HySecurity distributor or for which the online Warranty registration or warranty registration form sent with every HySecurity operator was not filled out completely or not returned to HySecurity within 60 days of the date of purchase by the dealer/installer, the following One-Year Warranty will apply to that product: HySecurity warrants that the product will remain serviceable for the following periods, which begin on the date that the product was shipped from HySecurity:

a. All Gate Operators: One Year or 100,000 gate cycles whichever comes first.
b. Hydraulic Gate Operator Drive Wheels: One Year

1(c) Replacement Parts

HySecurity warrants that replacement parts (whether new or reconditioned) will remain serviceable for One Year from the date that the product was shipped from HySecurity.

1(d) Limitations and Exclusions Applicable to Each of the Preceding Warranties

The preceding warranties shall not apply to equipment that has been (1) installed or maintained improperly or contrary to instructions; (2) subjected to negligence, accident, vandalism, or damaged by severe weather, wind, flood, fire, or war; or (3) damaged through improper operation, maintenance, storage or abnormal or extraordinary use or abuse. Any modification made to products will void the warranty unless the modifications are approved in writing by HySecurity, in advance of the change (this exclusion does not apply to normal installation of approved accessories and/or protective devices or sensors).

THESE ARE THE ONLY WARRANTIES GIVEN BY HYSECURITY AND ARE IN PLACE OF ALL OTHERS.

These warranties extend to HySecurity's Distributors, to the Dealer/Installer, and to the First User of the product following installation. They do not extend to subsequent purchasers. Dealer/Installers or First Users may receive a replacement HySecurity Warranty form by calling HySecurity at 800-321-9947.

2. Exclusion of Other Warranties.

The warranties contained in Section 1 are the exclusive warranties given by HySecurity and supersede any prior, contrary or additional representations, whether oral or written. Any prior or extrinsic representations or agreements are discharged or nullified. HYSECURITY HEREBY DISCLAIMS AND EXCLUDES ALL OTHER WARRANTIES—WHETHER EXPRESS, IMPLIED, OR STATUTORY—INCLUDING ANY **WARRANTY OF MERCHANTABILITY**, ANY **WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE**, AND ANY IMPLIED WARRANTIES OTHERWISE ARISING FROM COURSE OF DEALING, COURSE OF PERFORMANCE, OR USAGE OF TRADE.

3. Buyer's Exclusive Remedies for Any Nonconformity.

If a HySecurity product fails to conform to the warranties in Section 1, Buyer must notify and order replacement parts from the Distributor through which the product was purchased within a reasonable time and in no event more than thirty (30) days after the discovery of the nonconformity. HySecurity will investigate and, in the event of a breach, will provide, within a reasonable period of time, one of the following: (1) repair or replacement of any nonconforming products or components or (2) refund of the price upon return of the nonconforming items. Replacement goods will conform to this warranty for the unexpired duration of the warranty period for the original, nonconforming product. HySecurity reserves the right to supply used or reconditioned material for all warranty claims. This warranty does not cover or extend to any incidental expenses, including labor, shipping, travel time or standby time, that are incurred for inspection or replacement of any nonconforming items. As a condition of warranty coverage, warranty claims must be submitted in accordance with the following paragraph. THE REMEDY SELECTED BY HYSECURITY IN ACCORDANCE WITH THIS PARAGRAPH SHALL BE THE EXCLUSIVE AND SOLE REMEDY OF BUYER FOR ANY BREACH OF WARRANTY. IN NO EVENT SHALL HYSECURITY BE OBLIGATED TO INDEMNIFY BUYER FOR ANY BREACH OF WARRANTY.

For warranty coverage, you must follow the procedures described on HySecurity's form, "RMA Procedures." A current version of the form is available from HySecurity.

4. Exclusion of Consequential and Incidental Damages.

IN NO EVENT SHALL HYSECURITY BE LIABLE FOR ANY INCIDENTAL, SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES, WHETHER RESULTING FROM NONDELIVERY OR FROM THE USE, MISUSE, OR INABILITY TO USE THE PRODUCT OR FROM DEFECTS IN THE PRODUCT OR FROM HYSECURITY'S OWN NEGLIGENCE OR OTHER TORT. This exclusion applies regardless of whether such damages are sought for breach of warranty, breach of contract, negligence, or strict liability in tort or under any other legal theory. This exclusion does not apply to claims for bodily injury or death.

5. Severability.

If any provision of this warranty is found to be invalid or unenforceable, then the remainder shall have full force and effect, and the invalid provision shall be partially enforced to the maximum extent permitted by law to effectuate the purpose of the agreement.

6. Applicable Law.

This Warranty will be interpreted, construed, and enforced in all respects in accordance with the laws of the State of Washington, without reference to its choice of law principles. The U.N. Convention on Contracts for the International Sale of Goods will not apply to this Warranty.

GARDCO by signify

Site & Area

PureForm

P26 medium area light



Gardco PureForm LED area medium P26 features a sleek, low profile design and optimal performance. PureForm area medium is designed to achieve maximum pole spacing, with lumen output up to 28,900 lumens. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

Project:

Location:

Cat.No:

Type:

Lumens: Qty:

Notes:

Ordering guide

example: P26-64L-800-NW-G2-AR-3-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
P26 PureForm area medium, 26"	**48L** 48 LEDs (3 modules) **64L** 64 LEDs (4 modules) **80L** 80 LEDs (5 modules)	**400** 400mA **500** 500mA **600** 600mA **700** 700mA **600** 600mA **700** 700mA **800** 800mA **700** 700mA **800** 800mA **900** 900mA	**WW-G2** Warm White 3000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **CW-G2** Cool White 5000K, 70 CRI Generation 2 **WY-G2** Warm Yellow 2700K, 80 CRI Generation 2 [1] **BW-G2** Balanced White 3500K 80CRI Generation 2 [1] **AM-G2** Direct Amber (590nm) Generation 2 [1,15]	**AR** Arm Mount (standard) [2] *The following mounting kits must be ordered separately (See accessories)* **SF** Slip Fitter Mount [3] (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM** Retrofit arm mount kit [2]	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, rotated left 90° **AFR-270** Auto Front Row, rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270°	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)

Options

Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD 0-10V External dimming (by others) [4] **DCC** Dual Circuit Control [4,5,6] **FAWS** Field Adjustable Wattage Selector [4,5] **SW** Interface module for SiteWise [4,6,7] **LLC** Integral wireless module [4, 6, 8, 19] **BL** Bi-level functionality [4, 19] **DynaDimmer:** Automatic Profile Dimming **CS50** Security 50% Dimming, 7 hours [4,8] **CM50** Median 50% Dimming, 8 hours [4,8] **CS30** Security 30% Dimming, 7 hours [4,8] **CM30** Median 30% Dimming, 8 hours [4,8]	**IMRI3** Integral with #3 lens [16] **IMRI7** Integral with #7 lens [17]	**PCB** Photocontrol Button [8,9] **TLRD5** Twist Lock Receptacle 5 Pin [10] **TLRD7** Twist Lock Receptacle 7 Pin [10] **TLRPC** Twist Lock Receptacle w/Photocell [9,11]	**Fusing** **F1** Single (120, 277, 347VAC) [9] **F2** Double (208, 240, 480VAC) [9] **F3** Canadian Double Pull (208, 240, 480VAC) [9,12] **Pole Mount Fusing** **FP1** Single (120, 277, 347VAC) [9] **FP2** Double (208, 240, 480VAC) [9] **FP3** Canadian Double Pull (208, 240, 480VAC) [9] **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included as standard **TB** Terminal Block [12] **RPA** Round Pole Adapter (fits to 3"- 3.9" O.D. pole) [13] **HIS** Internal Housing Side Shield [14]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. Extended lead times apply. Contact factory for details.
2. Mounts to a 4-5" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, and BLC optics.
15. Limited to max. 600mA configurations.
16. Not available with DD, DCC, and FAWS dimming control options.
17. Not available with DD, DCC, FAWS and LLC dimming control options.
18. Not available with DD, DCC, FAWS, LLC, and BL dimming control options (SW or DynaDimmer required).
19. Must specify a motion sensor lens.

3000K only

P26 PureForm LED medium

Area light

PureForm P26 Accessories (ordered separately, field installed)

Shielding Accessories

House Side shield

Standard optic orientation:

HIS-48-H [20] Internal House Side Shield for 48 LEDs (3 modules)

HIS-64-H [20] Internal House Side Shield for 64 LEDs (4 modules)

HIS-80-H [20] Internal House Side Shield for 80 LEDs (5 modules)

Optic at 90 or 270 orientation:

HIS-48-V [20] Internal House Side Shield for 48 LEDs (3 modules)

HIS-64-V [20] Internal House Side Shield for 64 LEDs (4 modules)

HIS-80-V [20] Internal House Side Shield for 80 LEDs (5 modules)

20. HIS not available with Type 5, 5W, and BLC optics.

Mounting Accessories

PureForm PTF2 (pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-P26/34-1-90-(F) 1 luminaire at 90°
PTF2-P26/34-2-90-(F) 2 luminaires at 90°
PTF2-P26/34-2-180-(F) 2 luminaires at 180°
PTF2-P26/34-3-90-(F) 3 luminaires at 90°
PTF2-P26/34-4-90-(F) 4 luminaires at 90°
PTF2-P26/34-3-120-(F) 3 luminaires at 120°

PureForm PTF3 (pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-P26/34-1-90-(F) 1 luminaire at 90°
PTF3-P26/34-2-90-(F) 2 luminaires at 90°
PTF3-P26/34-2-180-(F) 2 luminaires at 180°
PTF3-P26/34-3-90-(F) 3 luminaires at 90°
PTF3-P26/34-4-90-(F) 4 luminaires at 90°
PTF3-P26/34-3-120-(F) 3 luminaires at 120°

PureForm PTF4 (pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-P26/34-1-90-(F) 1 luminaire at 90°
PTF4-P26/34-2-90-(F) 2 luminaires at 90°
PTF4-P26/34-2-180-(F) 2 luminaires at 180°
PTF4-P26/34-3-90-(F) 3 luminaires at 90°
PTF4-P26/34-4-90-(F) 4 luminaires at 90°
PTF4-P26/34-3-120-(F) 3 luminaires at 120°

P26-SF-G2-(F) Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
P26-RAM-G2-(F) Retrofit Arm mount kit
P26-WS-G2-(F) Wall mount with surface conduit rear entry permitted
P26-BD-G2 Bird deterrent

(F) = Specify finish

P26 PureForm LED medium

Area light

LED Wattage and Lumen Values – 3000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-WW-G2-x	48	400	3000	60	7,673	B2-U0-G2	128	7,420	B1-U0-G2	124	7,698	B1-U0-G2	128
P26-48L-500-WW-G2-x	48	500	3000	74	9,380	B2-U0-G2	126	9,070	B2-U0-G2	122	9,409	B2-U0-G2	127
P26-48L-600-WW-G2-x	48	600	3000	89	10,967	B3-U0-G2	123	10,604	B2-U0-G2	119	10,999	B2-U0-G2	124
P26-48L-700-WW-G2-x	48	700	3000	101	12,477	B3-U0-G2	123	12,064	B2-U0-G2	119	12,514	B2-U0-G2	124
P26-64L-600-WW-G2-x	64	600	3000	114	14,493	B3-U0-G3	127	14,013	B2-U0-G3	123	14,536	B2-U0-G3	127
P26-64L-700-WW-G2-x	64	700	3000	133	16,402	B3-U0-G3	124	15,859	B2-U0-G3	119	16,451	B3-U0-G3	124
P26-64L-800-WW-G2-x	64	800	3000	153	18,384	B3-U0-G3	121	17,775	B3-U0-G3	117	18,438	B3-U0-G3	121
P26-80L-700-WW-G2-x	80	700	3000	169	20,727	B3-U0-G3	123	20,041	B3-U0-G4	119	20,788	B3-U0-G4	123
P26-80L-800-WW-G2-x	80	800	3000	192	22,735	B3-U0-G3	119	21,983	B3-U0-G4	115	22,803	B3-U0-G4	119
P26-80L-900-WW-G2-x	80	900	3000	219	24,409	B3-U0-G3	111	23,602	B3-U0-G4	108	24,482	B3-U0-G4	112

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR			Type BLC		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-WW-G2-x	48	400	3000	60	7,916	B3-U0-G2	132	7,948	B3-U0-G2	132	7,854	B2-U0-G1	131	5,872	B0-U0-G2	98
P26-48L-500-WW-G2-x	48	500	3000	74	9,674	B3-U0-G2	130	9,716	B4-U0-G2	131	9,599	B2-U0-G2	129	7,178	B0-U0-G2	97
P26-48L-600-WW-G2-x	48	600	3000	89	11,308	B4-U0-G2	127	11,359	B4-U0-G2	128	11,223	B3-U0-G2	126	8,392	B1-U0-G2	94
P26-48L-700-WW-G2-x	48	700	3000	101	12,863	B4-U0-G2	127	12,923	B4-U0-G2	128	12,769	B3-U0-G2	126	9,548	B1-U0-G2	94
P26-64L-600-WW-G2-x	64	600	3000	114	14,940	B4-U0-G2	131	15,011	B4-U0-G2	131	14,832	B3-U0-G2	130	11,091	B1-U0-G2	97
P26-64L-700-WW-G2-x	64	700	3000	133	16,907	B4-U0-G2	127	16,988	B5-U0-G3	128	16,786	B3-U0-G2	126	12,552	B1-U0-G2	95
P26-64L-800-WW-G2-x	64	800	3000	153	18,949	B4-U0-G2	124	19,041	B5-U0-G3	125	18,814	B3-U0-G2	123	14,068	B1-U0-G3	92
P26-80L-700-WW-G2-x	80	700	3000	169	21,363	B5-U0-G3	127	21,468	B5-U0-G3	127	21,212	B3-U0-G2	126	15,861	B1-U0-G3	94
P26-80L-800-WW-G2-x	80	800	3000	192	23,463	B5-U0-G3	122	23,548	B5-U0-G3	123	23,267	B3-U0-G2	121	17,398	B1-U0-G3	91
P26-80L-900-WW-G2-x	80	900	3000	219	25,202	B5-U0-G3	115	25,282	B5-U0-G4	115	24,981	B3-U0-G2	114	18,679	B1-U0-G3	85

LED Wattage and Lumen Values – 4000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-NW-G2-x	48	400	4000	60	8798	B2-U0-G2	146	8509	B2-U0-G2	142	8827	B2-U0-G2	147
P26-48L-500-NW-G2-x	48	500	4000	74	10755	B2-U0-G2	145	10401	B2-U0-G2	140	10789	B2-U0-G2	145
P26-48L-600-NW-G2-x	48	600	4000	89	12574	B3-U0-G2	141	12160	B2-U0-G2	137	12614	B2-U0-G3	142
P26-48L-700-NW-G2-x	48	700	4000	101	14305	B3-U0-G3	142	13834	B2-U0-G3	137	14351	B2-U0-G3	142
P26-64L-600-NW-G2-x	64	600	4000	114	16617	B3-U0-G3	145	16069	B2-U0-G3	141	16670	B3-U0-G3	146
P26-64L-700-NW-G2-x	64	700	4000	133	18806	B3-U0-G3	142	18186	B3-U0-G3	137	18866	B3-U0-G4	142
P26-64L-800-NW-G2-x	64	800	4000	153	21078	B3-U0-G3	138	20383	B3-U0-G4	134	21145	B3-U0-G4	139
P26-80L-700-NW-G2-x	80	700	4000	169	23764	B3-U0-G3	141	22981	B3-U0-G4	136	23840	B3-U0-G4	141
P26-80L-800-NW-G2-x	80	800	4000	192	26067	B3-U0-G3	136	25208	B3-U0-G4	132	26150	B3-U0-G4	137
P26-80L-900-NW-G2-x	80	900	4000	219	27986	B3-U0-G3	128	27064	B3-U0-G4	123	28076	B3-U0-G4	128

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

P26 PureForm LED medium

Area light

LED Wattage and Lumen Values – 4000K (continued)

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR			Type BLC		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-NW-G2-x	48	400	4000	60	9068	B3-U0-G2	151	9114	B4-U0-G2	152	9006	B2-U0-G1	150	6735	B0-U0-G2	112
P26-48L-500-NW-G2-x	48	500	4000	74	11083	B4-U0-G2	149	11141	B4-U0-G2	150	11009	B3-U0-G2	148	8233	B1-U0-G2	111
P26-48L-600-NW-G2-x	48	600	4000	89	12954	B4-U0-G2	146	13025	B4-U0-G2	146	12871	B3-U0-G2	145	9626	B1-U0-G2	108
P26-48L-700-NW-G2-x	48	700	4000	101	14736	B4-U0-G2	146	14819	B4-U0-G2	147	14643	B3-U0-G2	145	10951	B1-U0-G2	108
P26-64L-600-NW-G2-x	64	600	4000	114	17116	B4-U0-G2	150	17214	B5-U0-G3	151	17009	B3-U0-G2	149	12721	B1-U0-G2	111
P26-64L-700-NW-G2-x	64	700	4000	133	19369	B5-U0-G3	146	19481	B5-U0-G3	147	19249	B3-U0-G2	145	14396	B1-U0-G3	108
P26-64L-800-NW-G2-x	64	800	4000	153	21708	B5-U0-G3	142	21834	B5-U0-G3	143	21575	B3-U0-G2	141	16136	B1-U0-G3	106
P26-80L-700-NW-G2-x	80	700	4000	169	24474	B5-U0-G3	145	24617	B5-U0-G4	146	24325	B3-U0-G2	144	18192	B1-U0-G3	108
P26-80L-800-NW-G2-x	80	800	4000	192	26880	B5-U0-G3	140	27003	B5-U0-G4	141	26682	B3-U0-G3	139	19955	B1-U0-G3	104
P26-80L-900-NW-G2-x	80	900	4000	219	28872	B5-U0-G3	132	28991	B5-U0-G4	132	28647	B4-U0-G3	131	21425	B1-U0-G4	98

LED Wattage and Lumen Values – 5000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-CW-G2-x	48	400	5000	60	8,237	B2-U0-G2	137	7,965	B1-U0-G2	133	8,262	B2-U0-G2	138
P26-48L-500-CW-G2-x	48	500	5000	74	10,069	B2-U0-G2	135	9,736	B2-U0-G2	131	10,100	B2-U0-G2	136
P26-48L-600-CW-G2-x	48	600	5000	89	11,772	B3-U0-G2	132	11,383	B2-U0-G2	128	11,807	B2-U0-G2	133
P26-48L-700-CW-G2-x	48	700	5000	101	13,393	B3-U0-G2	133	12,950	B2-U0-G2	128	13,433	B2-U0-G3	133
P26-64L-600-CW-G2-x	64	600	5000	114	15,557	B3-U0-G3	136	15,042	B2-U0-G3	132	15,603	B2-U0-G3	137
P26-64L-700-CW-G2-x	64	700	5000	133	17,607	B3-U0-G3	133	17,024	B3-U0-G3	128	17,659	B3-U0-G3	133
P26-64L-800-CW-G2-x	64	800	5000	153	19,734	B3-U0-G3	129	19,080	B3-U0-G3	125	19,792	B3-U0-G4	130
P26-80L-700-CW-G2-x	80	700	5000	169	22,248	B3-U0-G3	132	21,512	B3-U0-G4	128	22,315	B3-U0-G4	132
P26-80L-800-CW-G2-x	80	800	5000	192	24,404	B3-U0-G3	127	23,597	B3-U0-G4	123	24,477	B3-U0-G4	128
P26-80L-900-CW-G2-x	80	900	5000	219	26,201	B3-U0-G3	119	25,335	B3-U0-G4	115	26,280	B3-U0-G4	120

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR			Type BLC		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-CW-G2-x	48	400	5000	60	8,497	B3-U0-G2	141	8,532	B4-U0-G2	142	8,430	B2-U0-G1	140	6,304	B0-U0-G2	105
P26-48L-500-CW-G2-x	48	500	5000	74	10,384	B4-U0-G2	140	10,429	B4-U0-G2	140	10,305	B2-U0-G2	139	7,705	B1-U0-G2	104
P26-48L-600-CW-G2-x	48	600	5000	89	12,138	B4-U0-G2	136	12,193	B4-U0-G2	137	12,047	B3-U0-G2	135	9,008	B1-U0-G2	101
P26-48L-700-CW-G2-x	48	700	5000	101	13,808	B4-U0-G2	137	13,872	B4-U0-G2	137	13,706	B3-U0-G2	136	10,249	B1-U0-G2	101
P26-64L-600-CW-G2-x	64	600	5000	114	16,037	B4-U0-G2	140	16,113	B5-U0-G3	141	15,921	B3-U0-G2	139	11,905	B1-U0-G2	104
P26-64L-700-CW-G2-x	64	700	5000	133	18,149	B4-U0-G2	137	18,236	B5-U0-G3	137	18,018	B3-U0-G2	136	13,473	B1-U0-G3	101
P26-64L-800-CW-G2-x	64	800	5000	153	20,340	B5-U0-G3	133	20,439	B5-U0-G3	134	20,195	B3-U0-G2	132	15,101	B1-U0-G3	99
P26-80L-700-CW-G2-x	80	700	5000	169	22,932	B5-U0-G3	136	23,044	B5-U0-G3	137	22,769	B3-U0-G2	135	17,026	B1-U0-G3	101
P26-80L-800-CW-G2-x	80	800	5000	192	25,186	B5-U0-G3	131	25,277	B5-U0-G4	132	24,975	B3-U0-G2	130	18,675	B1-U0-G3	97
P26-80L-900-CW-G2-x	80	900	5000	219	27,053	B5-U0-G3	123	27,138	B5-U0-G4	124	26,815	B3-U0-G3	122	20,051	B1-U0-G3	91

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

P26 PureForm LED medium

Area light

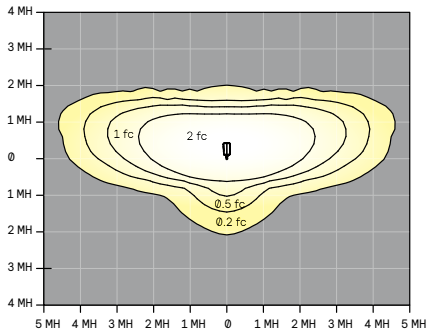
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

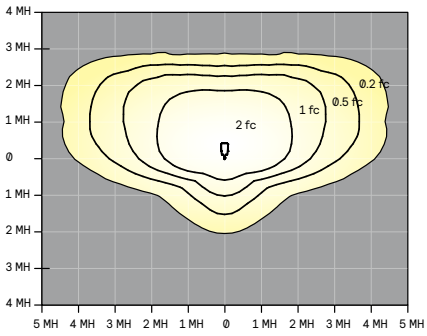
Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 900 mA	>100,000 hours	>60,000 hours	>88%

Optical Distributions

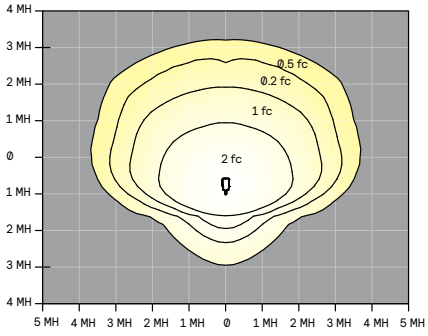
Based on 20' mounting height



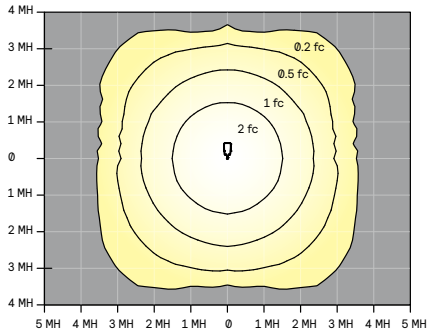
Type 2



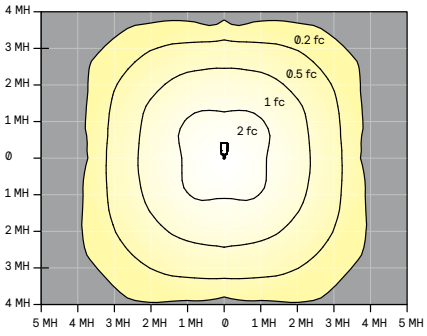
Type 3



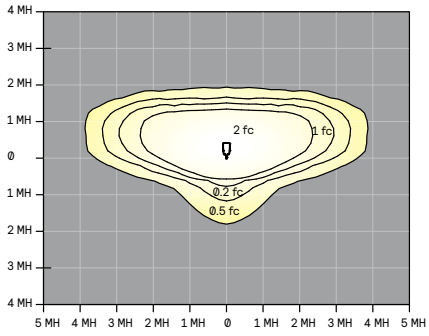
Type 4



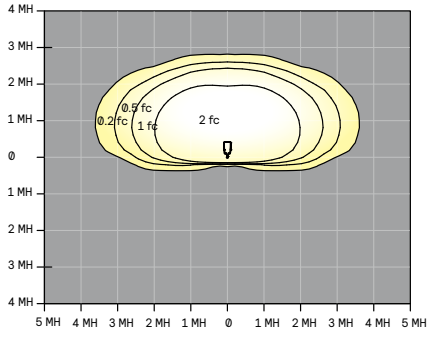
Type 5



Type 5W



AFR



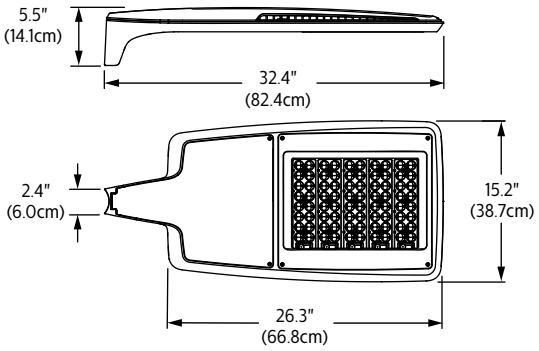
BLC

P26 PureForm LED medium

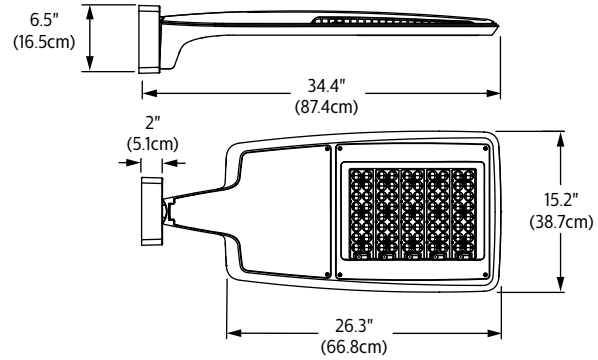
Area light

Dimensions

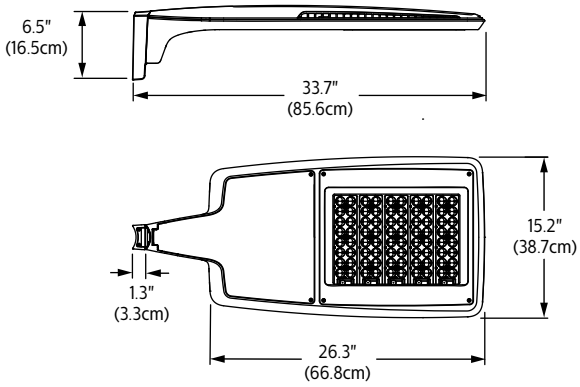
Standard Arm **(AR)**
Weight: 27 Lbs (12.4 Kg) EPA: 0.26ft² (.024m²)



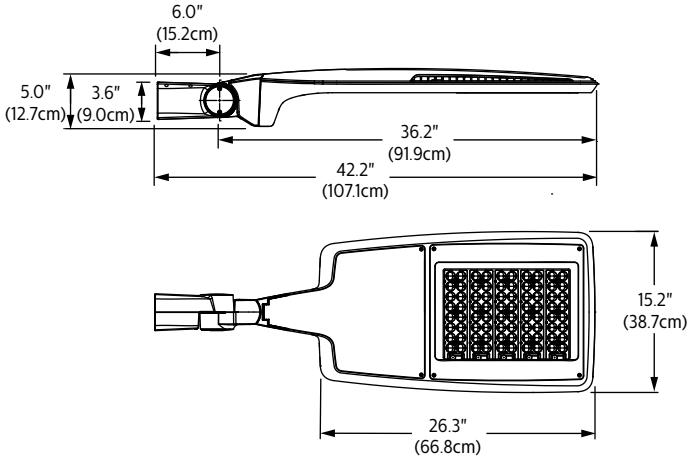
Wall **(WS)**
Weight: 30 Lbs. (13.7 Kg)EPA: 0.30ft² (.028m²)



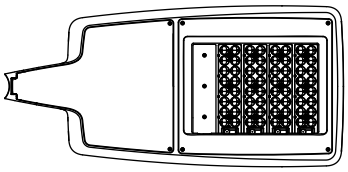
Retrofit Arm **(RAM)**
Weight: 28 Lbs (12.7 Kg) EPA: 0.28ft² (.026m²)



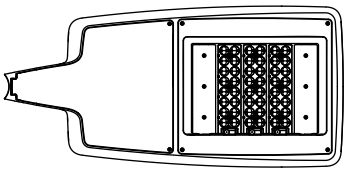
Slip fitter **(SF)**
Weight: 32 Lbs (14.6 Kg) EPA: 0.38ft² (.035m²)

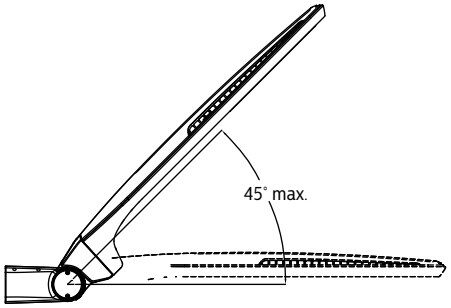


4 module configuration

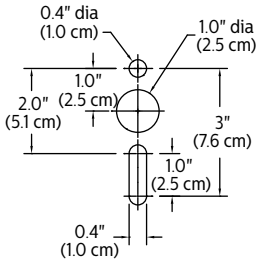


3 module configuration

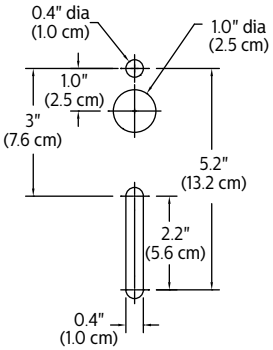




Standard Arm **(AR)** drill pattern



Retrofit arm **(RAM)** drill pattern



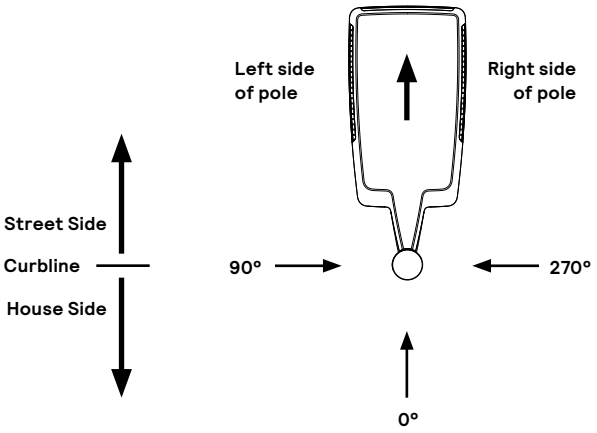
P26 PureForm LED medium

Area light

Optical Orientation Information

Standard Optic Position

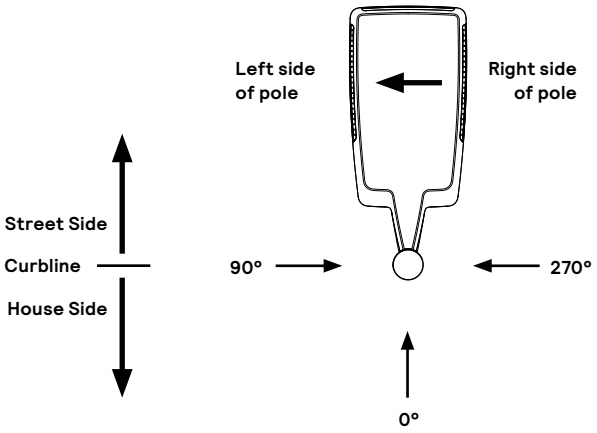
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

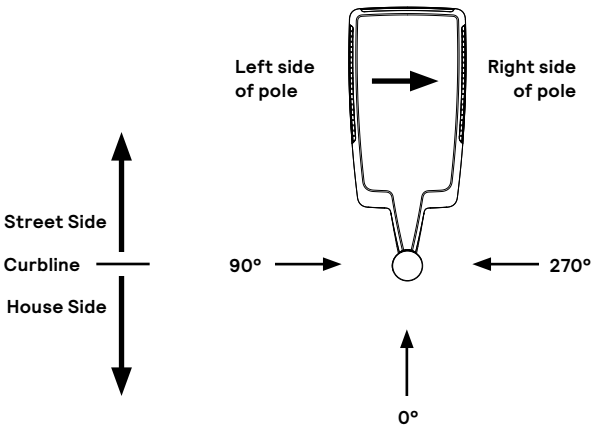
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

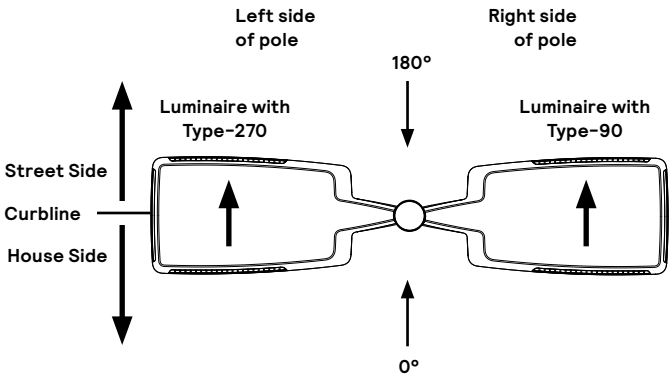
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

P26 PureForm LED medium

Area light

Specifications

Housing

Two-piece sealed enclosure with main part of the housing designed as the structural and heat sink frame enclosed by cover to give its unique form. It also includes integral arm and separate, self-retained hinged, one-piece die cast door frame. All die-cast parts made of low copper die cast aluminum alloy for a high resistance to corrosion. The sleek profile with optimized surface area allows housing to provide excellent convection heat transfer with minimum use of heat fins, giving the freedom to have a clean minimalist aesthetic design. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2010. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 3, 4 and 5 modules or 48, 64 and 80 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/- 125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. Also available in 2700K, 3500K, and Direct Amber with extended lead times. Direct Amber LED is narrow spectrum with dominant wavelength at 596 nm (peak wavelength at 601 nm). Contact factory for details. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 150 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions including a dedicated BLC optic to provide the best backlight control possible for those stringent requirements around property lines. Types 2, 3, 4, AFR, and BLC when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. PureForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, PureForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

SiteWise (SW): SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Cannot be used with other control options or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

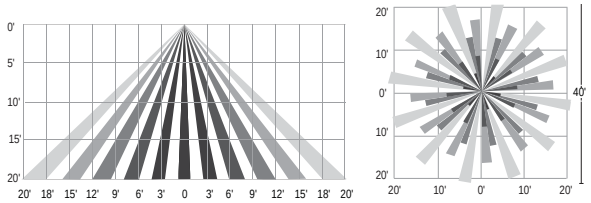
Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM – 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights.

LLC-IMRI3 Luminaire with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/ light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

P26 PureForm LED medium

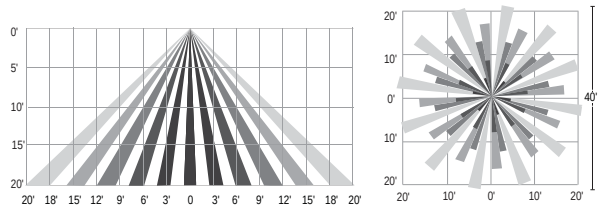
Area light

Specifications (cont'd)

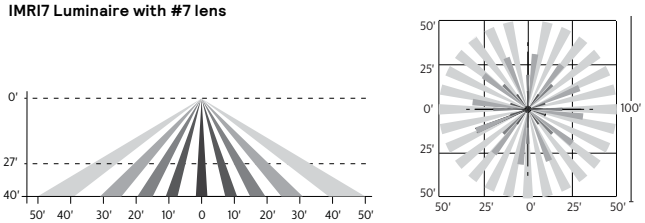
Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire with #3 lens



IMRI7 Luminaire with #7 lens



Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included. TLRPC is shipped standard with 5 pin.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most PureForm P26 configurations are qualified under Premium DesignLights Consortium® category. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Warranty

PureForm luminaires feature a 5-year limited warranty.
See signify.com/warranties for complete details and exclusions.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.

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GARDCO by signify

Wall Sconce

LED Wall Sconce

161



Gardco LED wall sconce 161 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to compliment the 121, this luminaire is the large and extended version of the 121, providing performance capability up to that of a 400W metal halide luminaire, while using considerably less energy.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

Luminaire	Number of LEDs	Drive Current	LED Color Generation	Distributions	Voltage	Dimming Control[4]	Electrical	Options	Finish
161 LED wall sconce	**46L**[2] 46 LEDs (1 module)	**600** 600mA **900** 900mA	**NW-G2** Neutral White 4000K, 70 CRI Genration 2 **CW-G2** Cool White 5000K, 70 CRI Genration 2 **WW-G2** Warm White 3000K, 70 CRI Genration 2	**2** IES Type 2 **3** IES Type 3 **4** IES Type 4	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V AC **HVU** 347-480V AC	**DD** 0-10V Dimming Driver[2] **DCC** Dual Circuit Control[1] **DynaDimmer: Automatic Profile Dimming** **CS50** Safety 50% Dimming, 7 hours[1,2,3] **CM50** Median 50% Dimming, 8 hours[1,2,3] **Photoelectric Systems** **PCB** Photocontrol Button[2,4,5] **Infrared Motion Response Systems** **IMRI3** Integral with #3 lens[1,2,3]	**Fusing** **F1** Single (120, 277, 347VAC)[5] **F2** Double (208, 240, 480VAC)[5] **F3** Canadian Double Pull (208, 240, 480VAC)[5]	**WS** Surface mount conduit feed junction box	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)
	92L 92 LEDs (2 modules)	**600** 600mA **800** 800mA							

1. Not available with Dimming Driver (DD) option.
2. Not available with Dual Circuit Control (DCC) option.
3. Available in 120-277V or UNV only.
4. Not available with 480V.
5. Must specify specific input voltage.

Accessories (order separately)

FS1R-100	MR hand held programmer (For use with 'IMRI3' motion response when field programming is required). If desired, only one is needed per job.

161 LED wall sconce

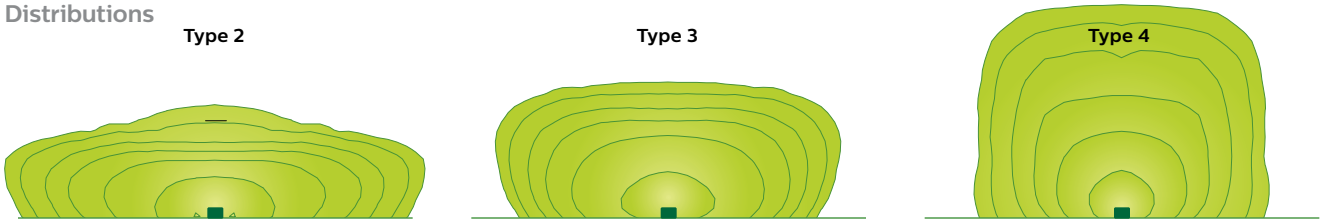
Wall Sconce

LED Wattage and Lumen Values

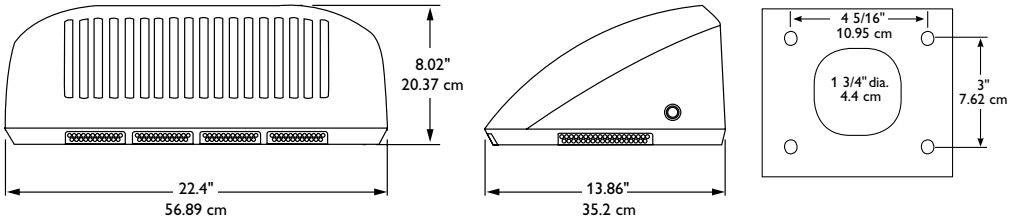
Neutral White Ordering Codes	Total LEDs	Module Qty	LED Current (mA)	Color Temp.[3] (K)	Avgerage System Wattage[1]	Type 2			Type 3			Type 4		
						Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)
161-46L-600-NW-G2	46	1	600	4000	91	11,000	B2-U0-G2	120	10,653	B2-U0-G2	117	10,245	B2-U0-G2	112
161-46L-900-NW-G2	46	1	900	4000	138	15,056	B3-U0-G3	109	14,581	B2-U0-G2	106	14,022	B2-U0-G2	102
161-92L-600-NW-G2	92	2	600	4000	181	21,811	B3-U0-G3	121	21,122	B3-U0-G3	117	20,313	B3-U0-G3	112
161-92L-800-NW-G2	92	2	800	4000	242	27,302	B3-U0-G3	113	26,440	B3-U0-G4	109	25,427	B3-U0-G4	105

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward voltage specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
3. Warm White color temperatures will result in decreased lumen output. Contact outdoorlighting.applications@signify.com for details or additional information.

Distributions



Dimensions



Approximate luminaire weight: 40lbs (18.15kg)

Mounting plate and bolt pattern
Mounting plate center is located in the center of the luminaire width and 3.5" (8.89cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (.79cm) diameter bolts (by others) structurally to the wall.

Luminaire options

DD: 0-10V dimming driver with leads supplied through back of luminaire (for secondary dimming controls by others).

Dynadimmer Automatic Profile Dimming: Automatic dimming profiles (CS50/CM50) offer safety, or median settings, for shorter or longer duration. Dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. 50% dimming is standard. 75% and 25% dimming is also available if different light levels are required (contact Technical Support for details).

Profile	Dimming		
	Schedule	Duration	Level
Median	10 PM - 6 AM	8 hours	50%
Safety	11 PM - 6 AM	7 hours	50%

IMRI3: Infrared Motion Response Integral. IMRI module is mounted integral to luminaire. Motion response for UMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. IMRI can also be specified with automatic profile dimming for the added benefit of a combined dimming profile with sensor detection, where the PIR sensor will override the dimming profile when occupancy is detected.

Passive infrared (PIR) motion sensor, WattStopper FSP-211, equipped with lens. Available in 120V through 277V input only. Motion sensor off state power is 0.0 watts. The FSP-211 can also be reprogrammed with WattStopper's FS1R-100 remote programming tool accessory.

DCC: Dual Circuit Control permits separate switching of LED modules. Available as an option with 2 modules only.

F1: Fusing Single (for 120, 277 or 347VAC)

F2: Fusing Double (for 208, 240 or 480VAC)

F3: Fusing Canadian Double Pull (for 208, 240 or 480VAC)

161 LED wall sconce

Wall Sconce

Specifications

Housing

Main body castings made of a low copper die cast Aluminum alloy (A360) for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness.

Driver/Electrical Door

Removable die-cast aluminum door made of a low copper alloy (A360). Provides access to electronic components/LED drivers. Designed for robust IP66 rated seal using one-piece silicone rubber gasket surrounding the entire perimeter of the electronics compartment.

Light Engine

Electrical components are RoHS compliant. IP66 sealed light engines. LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

Composed of high performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985 +/- 275K), CRI 70 Min. 161 luminaires also offer 3000K and 5000k color temperatures.

Optical System

The advanced LED optical systems provide IES Types 2, 3, and 4 distributions. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Dark sky compliant with 0% uplight and U0 per IESNA TM-15. Designed and tested to rating IK10 in accordance with European standard EN 62262 (equivalent of international standard IEC 62262 2002).

Driver

High power factor of 90% min. Electronic driver, operating range 50/60Hz. Auto adjusting universal voltage inpit from 120 to 277VAC or 347 to 480 VAC rated for both application line to line or line to neutral, Class 1, THD of 20% max. Output is protected from short circuits, voltage overload and current overload. Automatic revovery after correction. Standard builtin driver surge protection of 4kV (min).

Other Integrated Features

Surge Protection: Each luminaire is provided as standard with surge protector (designed SP1) tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA.

Wiring

#2 - #14 AWG wires from the primary circuit, located inside the housing. Due to the inrush current that occurs with electronic drivers, recommend using a time delay or slow blow fuse to avoid unnecessary and unwanted fuse blowing that can occur with fast acting fuses.

Hardware

All exposed screws shall be stainless and/or corrosion resistant and captive. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. RAL and custom color matching available. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint (2.5 mil minimum). The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

LED Product Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with EC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Luminaire Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/TM-21, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C.

Certifications and Compliance

cULus Listed for Canada and USA. LED luminaires with neutral white color temperature are DesignLights Consortium qualified. Entire luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F).

Limited Warranty

5-year limited warranty. See signify.com/warranties for details and restrictions. Visit our eCatalog or contact your local sales representative for more information.

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Detail by Entity Name

Florida Profit Corporation
O'STEEN BROTHERS, INC.

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Changed: 01/06/2009

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Address Changed: 01/19/2001

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Annual Reports

Report Year	Filed Date
2018	01/18/2018
2019	02/11/2019
2020	01/14/2020

Document Images

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02/16/1996 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

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:	Registered Professional:
Company:	Company:
Address:	Address:
Phone:	Phone:
Email:	Email:
Part 2. Project Information	
Project Name:	
Tax Parcel(s):	
☐ Unincorporated Alachua County ☐ Municipality: _____	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:	

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: _____ Signature: _____ Date: _____
(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: _____ Florida Registration Number: _____
(Printed Name)

Date: _____ Signature: _____

COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

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

PART 1. APPLICANT INFORMATION	
Owner Name:	Applicant/Agent Name:
Phone:	Company:
Email:	Phone:
	Email:
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers:	Address:
City:	Zip:

PART 3. SELF-CERTIFICATION

I, _____ owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):

1. [ ] There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)

2. [ ] There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is outside of protected wetlands, surface waters and buffers (complete Part 4, Project Information)

3. [ ] There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete Part 4, Project Information)

4. [ ] There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete Part 5, Urban Redevelopment Projects).

PART 4. PROJECT INFORMATION

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

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

Please answer the following:

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

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

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

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

Date Activity is proposed to commence _____ to be completed _____

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

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

ACKNOLWEDGMENT

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

_____ _____

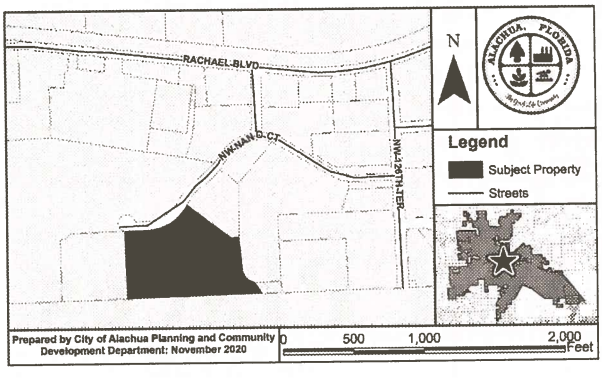
Typed/Printed Name Signature Date

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

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on December 8, 2020, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Daniel Young, P.E., 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, located at the terminus of NW Nano Court, south of County Road 2054 (also known as Rachael Boulevard) and west of NW 126th Terrace; Tax Parcel No. 03927-007-000; FLUM: Industrial; Zoning: Light & Warehouse Industrial (ILW).



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

(Published: Alachua County Today - November 26, 2020)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Courtney Baker, POSTED THE LAND USE
(name)
SIGN ON _____ FOR THE Copeland Park PDL 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.



(signature)

Three (3)

(number of signs)

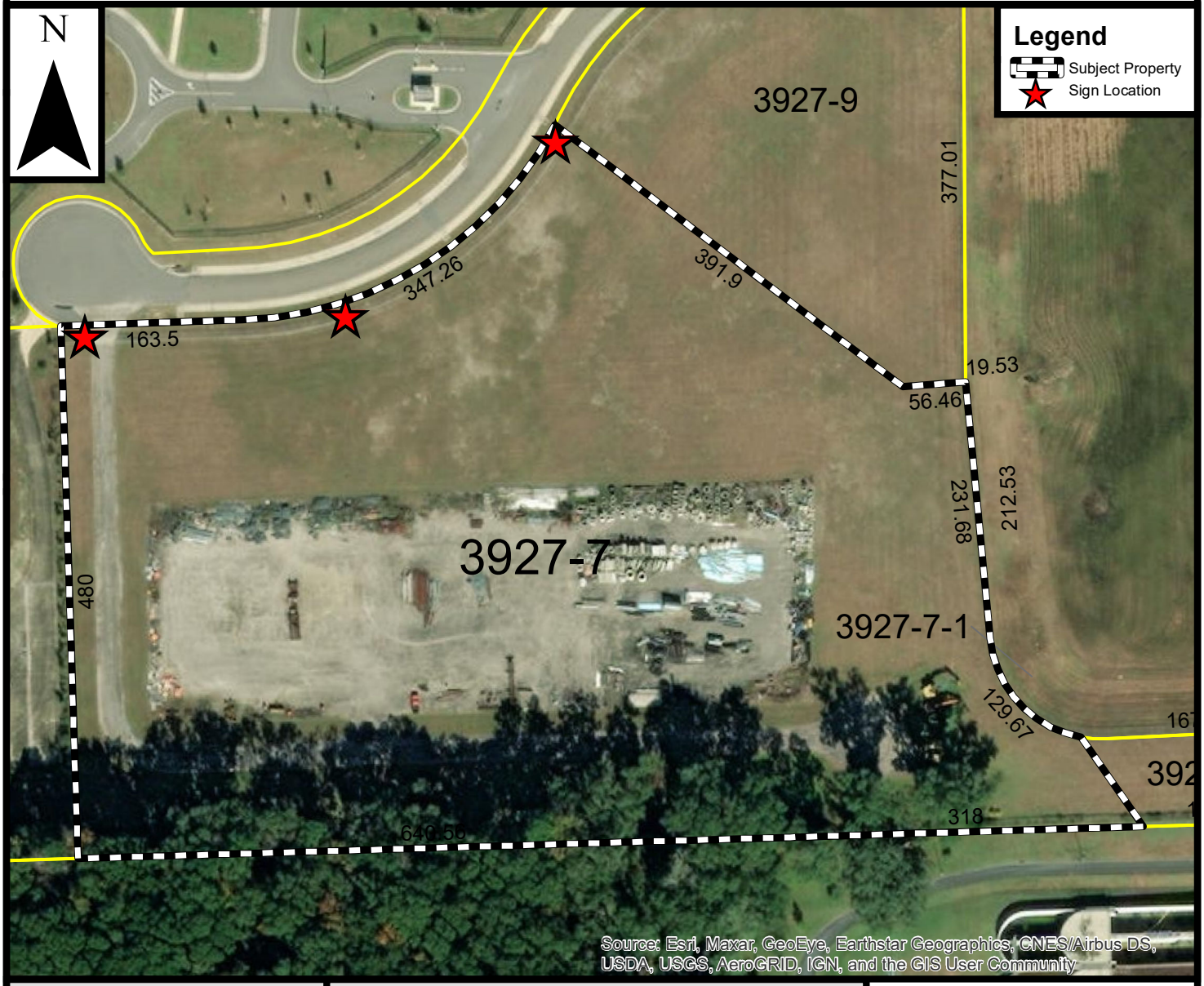
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Copeland Park PDL
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared November 2020

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

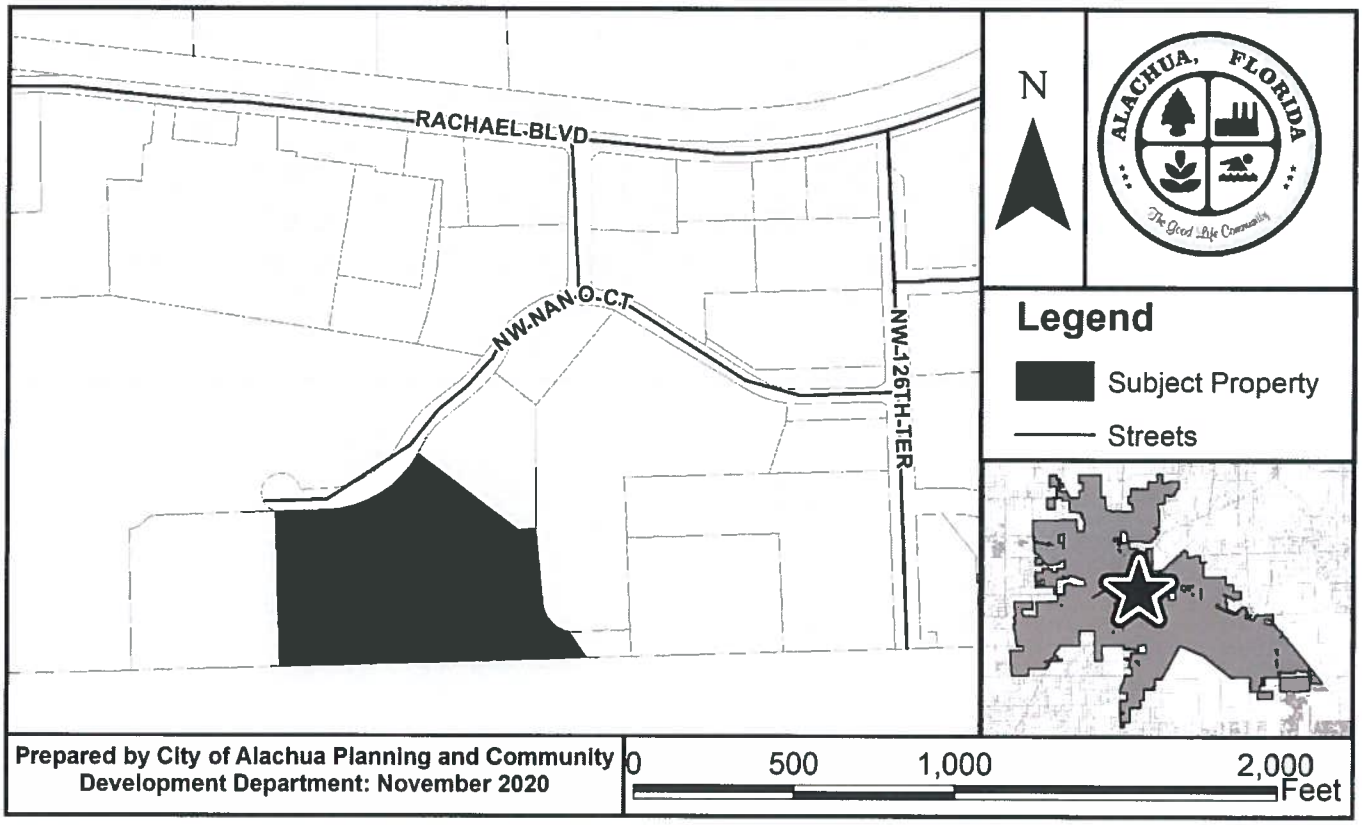
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City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 11/23/20
(BC)

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O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

SNH MEDICAL OFFICE PROPERTIES TRUST
255 WASHINGTON ST STE 300
NEWTON, MA 02458

SNH MEDICAL OFFICE PROPERTIES TRUST
255 WASHINGTON ST STE 300
NEWTON, MA 02458

KOOZ PROPERTIES LLC
2627 NW 43RD AT STE 300
GAINESVILLE, FL 32606

COPELAND INDUSTRIAL PARK OWNERS ASSOCIATION INC
PO BOX 365
LAKE BUTLER, FL 32054

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

KOOZ PROPERTIES LLC
2627 NW 43RD AT STE 300
GAINESVILLE, FL 32606

O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

ADC DEVELOPMENT & INVESTMENT GROUP LLC
PO BOX 238
LAKE BUTLER, FL 32054

O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

BARBER LUMBER SALES OF ALACHUA INC
PO BOX 263
ALACHUA, FL 32616-0263

O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

AVERY 5960 | Easy Peel Address Labels | Go to avery.com/templates
Bend along line to expose Pop-up Edge | Use Avery template 5160

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
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
4801 Camp Ranch Road
Gainesville, FL 32641

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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

Pat.avery.com/patents | Étiquettes d'adresse Easy Peel | Allez à avery.ca/gabarits

City of Alachua

THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 12/8/2020
SUBJECT: 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).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment submitted by Dae Jung Kim LLC on behalf of Edmund Johnston to the City Commission with a recommendation to approve upon making the following motion:

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.

Summary

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Karl Spain of Dae jung Kim LLC, for the consideration of Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) which would amend the FLUM Designation of the subject property from Agriculture to Medium Density Residential.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas which proposes to amend the zoning of the subject property from Agricultural (A) to Residential Single Family – 6 (RSF-6). While the Future Land Use Category provides a maximum density of 8 units per acre, the proposed zoning designation of RSF-6 limits the maximum density to 6 units per acre.

The subject property is located north of US HWY 441 and west of NW 125th Street and the Alachua Hills Subdivision. The property is currently a vacant wooded tract.

The property is generally surrounded by single-family residential uses to the north and east, commercial uses (Brown's Country Buffet, Celebrate Primary Care) to the south, and vacant commercial to the west. See Map 3., Vicinity Map, and Table 2, Surrounding Land Uses, below.

Objective 1.2 of the Future Land Use Element establishes the four residential land uses categories, and states that these shall ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Draft Ordinance
- Application and Supporting Materials

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: December 8, 2020
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Agriculture to Medium Density Residential
APPLICANT/AGENT:	Karl Spain Dae Jung Kim LLC
PROPERTY OWNER:	Edmund Johnston
LOCATION:	North of US HWY 441 and west of NW 125th Street and the Alachua Hills Subdivision
PARCEL ID NUMBER:	03210-008-000
ACREAGE:	±2.88 acres
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment submitted by Dae Jung Kim LLC. on behalf of Edmund Johnston to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*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.*

SUMMARY

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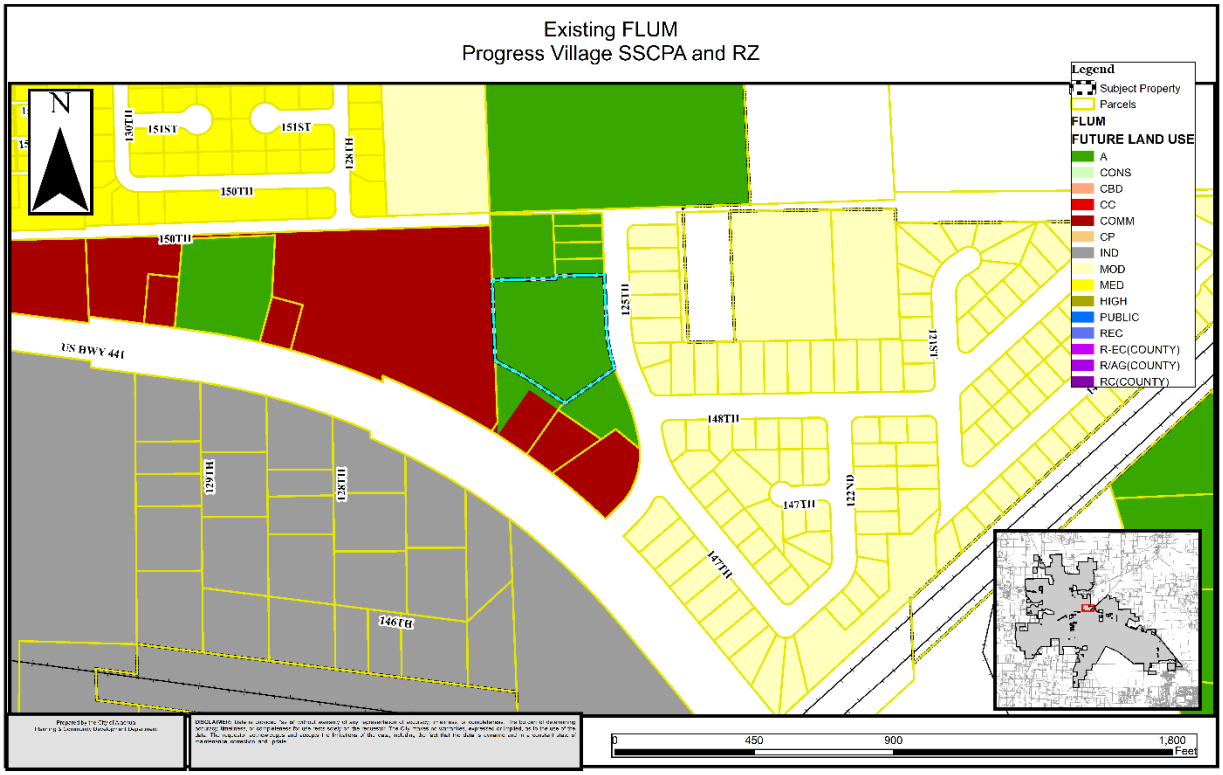
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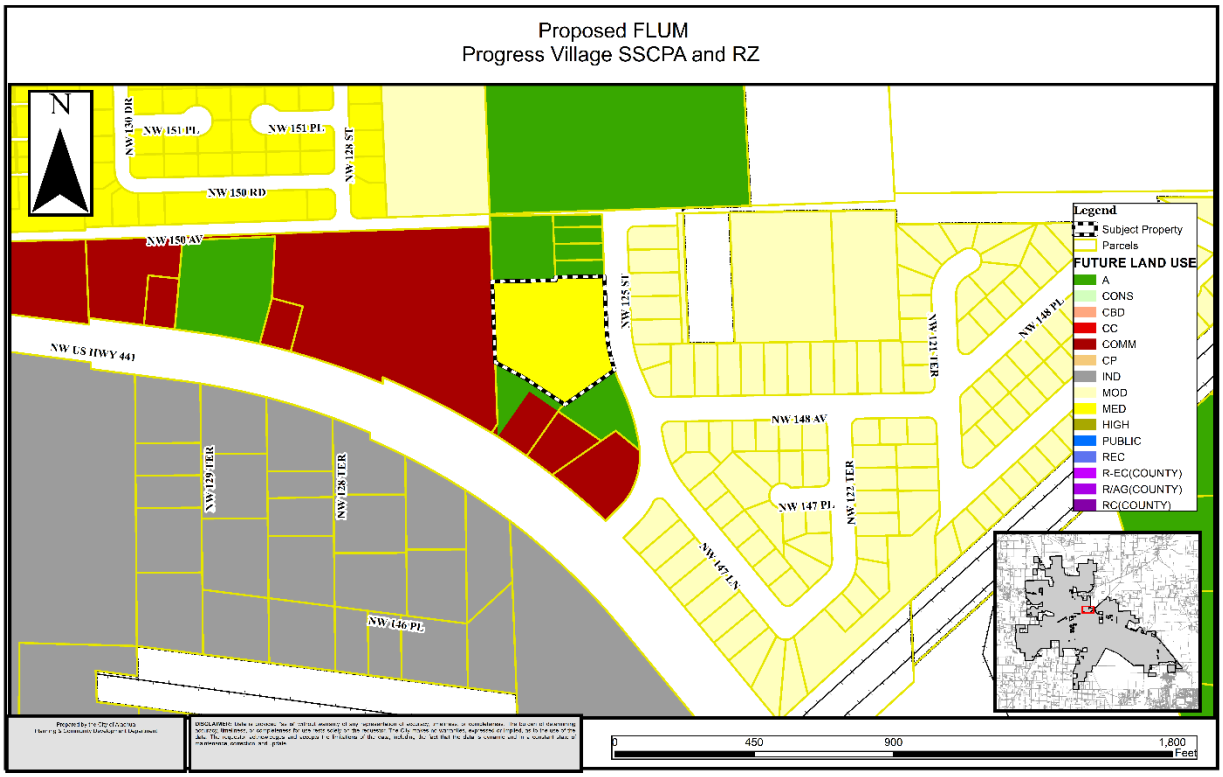
Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Medium Density Residential
Max. Gross Density:	.20 dwelling unit/ acre	8 units/ acre
Floor Area Ratio:	N/A	N/A
Typical Uses:	Agricultural Activities; Limited Commercial Uses on a Limited Scale Serving or Ancillary to Agricultural Uses; Rural Residential Uses	Single family attached and detached dwelling units; Duplexes and quadplexes; Apartments and townhomes; Live/work units; Supporting community services such as schools, houses of worship, parks, and community centers
Net Increase/ Decrease:	***Increase of 16 dwelling units***	

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property historically has been a vacant wooded lot.

SURROUNDING USES

The subject property is located in an area primarily consisting single family residential uses to the east and north and commercial uses (Brown's Country Buffet and vacant commercial) to the south and west.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 5 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Map 3. Vicinity Map

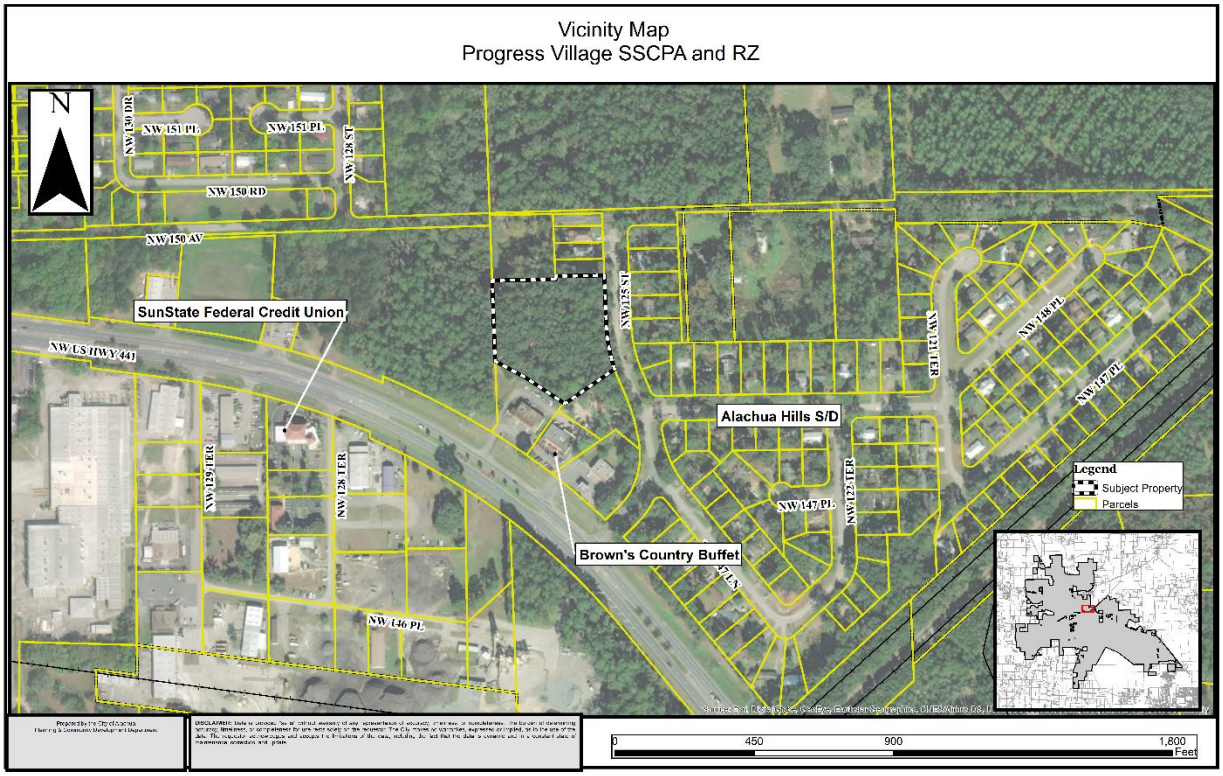


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residential	Agriculture	Agricultural (A)
South	Commercial; Vacant Agricultural Land	Agriculture; Commercial	Agricultural (A); Commercial Intensive (CI)
East	Single Family Residential (Alachua Hills subdivision)	Moderate Density Residential	Residential Single Family – 6 (RSF-6)
West	Vacant Commercial	Commercial	Commercial Intensive (CI)

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

Neighborhood meetings are not required for Comprehensive Plan Amendment applications, but are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application, which includes the SSCPA subject property, a Neighborhood Meeting was held.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held on August 25, 2020 at the 13700 US NW HWY 441. The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, three (3) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

NEEDS ANALYSIS

Section 163.3177(6)(a)4., Florida Statues, requires the Future Land Use Element of a Comprehensive Plan to ensure that the amount of land designated for future planned uses provides a balance of uses that foster vibrant, viable communities and economic development opportunities. The Future Land Use Element must also address outdated development patterns, and allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business. The amount of land designated for future land uses may not be limited solely by the projected population. Additionally, the Future Land Use Element must provide for at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under Section 380.05, including related rules of the Administration Commission.

The proposed amendment would provide additional land designated for residential uses within the City. The subject property is located adjacent to existing residential development;

future and existing commercial development is also located proximate to the subject property. Potable water and wastewater services are proximate to the subject property. Future development will be required to connect to potable water and wastewater systems.

The applicant contends that the proposed land use amendment will serve the increased need for residential opportunities within the community. The applicant cites the City of Alachua's Long Term Strategic Initiative 4.1, which is to development and implement a strategy to increase residential development opportunities. The applicant also cites research from real estate brokerage firm that indicates that there is currently a 30 day housing inventory against a normal 180 day inventory indicating a high demand for residential products in the area.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality…"

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is located adjacent to lands presently used for residential uses. The site is also proximate to commercial development to the south.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: While the subject property currently has a future land use map designation of Agriculture, it is not presently used for agricultural purposes. It is surrounded on three sides by development and the vacant lands adjacent to the site to the west have a commercial future land use map designation.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: Development of the proposed site would constitute infill development and would not be emanating away from existing urban developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: An Environmental Conditions & Site Suitability Analysis is provided separately within this report. The subject property is not known to contain any environmental features which would significantly affect future development.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property, while having an Agriculture FLUM Designation, is only approximately 2.88 acres in size, thus limiting its potential use for agricultural activities. The properties surrounding the subject property are mostly developed with residential or commercial uses. There are no nearby active agricultural uses.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: The subject property is located near existing public facilities and services, including water, wastewater, and electric services.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: The subject property is located near existing public facilities and services, including water, wastewater, and electric services.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property is located proximate to existing residential and nonresidential development. The development of the subject property would represent infill development, as the subject property is located adjacent to existing urban development.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The subject property is located in an area with existing urban uses, including residential and commercial uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The development of the subject property would represent infill development, as the subject property is located adjacent to existing urban development.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The subject property is located proximate to existing residential and commercial uses.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: Development of the proposed property would encourage residential uses adjacent to existing residential uses and nearby commercial uses.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The subject property does not contain or connect to any significant areas of functional open space.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application's consistency with Section 163.3177 within the application materials, and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: The subject property is located in an area proximate to existing residential and commercial development. The subject property is not known to contain any environmental features which would significantly affect future development.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: The subject property is located proximate to existing potable water, wastewater, and electric services. Any development that may occur on the subject property will be required to connect to potable water and wastewater services at the time of development.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The proposed Medium Density Residential FLUM Designation will provide a mix of uses and densities that will support a range of housing choices within the community. Any proposed development will be required to provide sidewalks in accordance with any requirements of the City's Land Development Regulations.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: The amendment would have no perceivable impact upon the conservation of water and energy resources.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: Agricultural activities do not presently take place on the property. The proposed amendment would not affect agricultural areas or activities.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed Medium Density Residential FLUM designation would directly support the demands for the residential population.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The amendment would encourage infill residential development.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.2: *Residential*

The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Policy 1.2.c: *Medium Density Residential (4 to 8 dwelling units per acre):* The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and 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. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Objective 1.2 and Policies 1.2.c: The proposed amendment would apply the Medium Density Residential FLUM Designation to the subject property. The lands contiguous to the east of the subject property presently have a Moderate Density Residential Designation and the properties proximate to the south and west have Commercial designations. The City's central core of lands with the medium density residential FLUM designation begins 400' to the west, therefore, an existing pattern of residential uses within the surrounding area is present.

Goal 4: *Infill and Redevelopment Standards*

The City shall encourage new development and redevelopment to occur within developed areas of the City, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 4.1: *Infill Development*

Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Policy 4.1.a: Infill within existing neighborhoods may occur at a higher density. Design standards will be adopted in the Land Development Regulations to protect the traditional character of existing neighborhoods and development. Design standards may

include, but are not limited to, utilizing similar architectural design features, enhanced landscaping, and placement of the building on the lot in a manner consistent with surrounding buildings.

Policy 4.1.b: The City shall establish flexible standards related to landscaping, buffering, stormwater (to the extent allowable), and parking requirements to encourage infill development.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Analysis of Consistency with Goal 4, Objective 4.1: The proposed amendment would encourage residential infill development, which is supported by this Goal, Objective, and Policies.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property is not known to contain any environmental features which would significantly affect future development.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

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

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, the development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

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

Analysis of Consistency with Goal 9 and Policy 9.1: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

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.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

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

Analysis of Consistency with Policy 1.2.a: The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

1. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial

development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e: An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections

established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Housing Element

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.

Analysis of Consistency with Policy 1.1.a: The proposed amendment would promote the provision of a variety of housing types including conventional single family homes, and multi-family units.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Creeks and Streams

There are no known creeks or streams located on the subject property.

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

Map 3. Environmental Features

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: The subject property contains FNAI Strategic Habitat Conservation Area Priority 3 lands. The FNAI PNA 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 any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are 3 soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not Limited	76.3
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not Limited	4.4
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not Limited	19.4

Evaluation: All of the soil types present pose minimal limitations to urban development and therefore should present little to no impacts to any future development of the property.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (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.

Evaluation: There are no known geologic features that would pose an issue related to potential development.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around 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 Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

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

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

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix.

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Medium Density Residential
Max. Gross Density:	0.2 dwelling units/acre	8 units per acre
Maximum Density:	1 dwelling unit	16 dwelling units

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

At the maximum development potential, the proposed amendment would not degrade the Level of Service (LOS) standard of any public facilities to an unacceptable level. This analysis is preliminary and based upon the maximum development potential of the proposed amendment. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4 (106)	US HWY 441 (From CR25A to SR 235)	4/D	Arterial	Urban	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single Family Detached[2] (ITE Code 210)	160 (80/ 80)	13 (3 / 10)	17 (11 / 6)

1 Source: ITE Trip Generation, 10th Edition.
2 Formula: ITE Code 210: AADT –9.44 trips per dwelling unit x 17 units (50% entering/50% exiting); AM Peak Hour –0.76 trips per dwelling unit x 17 units (26% entering/74% exiting); PM Peak Hour – 0.99 trips per dwelling unit x 17 units (13% entering/87% exiting).

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	US HWY 441 (From CR25A to SR 235)
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	20,11
Reserved Trips[4]	6,161
Available Capacity[4]	19,528
Maximum AADT Generated by Amendment	160
Residual Capacity After Potential Development's Impacts[5]	19,368

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020.
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.

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	US HWY 441 (From CR25A to SR 235)
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,901
Reserved Trips[4]	616
Available Capacity[4]	1,593
Maximum PM Peak Hour Trips Generated by Amendment	17
Residual Capacity After Potential Development's Impacts[5]	1,576

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020.
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.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of any affected roadway segments and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's transportation system will be reevaluated at the site plan or preliminary plat review stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,000
Reserved Capacity[2]	121,059
Available Capacity	883,941
Projected Potable Water Demand from Application[3]	4,675
Residual Capacity	**879,266**
Percentage of Permitted Design Capacity Utilized	**61.77%**

Sources:
1 City of Alachua Public Services Department, April 2020.
2 City of Alachua October 2020 Development Monitoring Report.
3 275 gpd/ unit per City of Alachua Comprehensive Plan

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's potable water system will be reevaluated at the site plan or preliminary plat review stage.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	675,000
Reserved Capacity[2]	115,933
Available Capacity	709,067
Projected Sanitary Sewer Demand from Application[3]	4,250
Residual Capacity	**704,817**
Percentage of Permitted Design Capacity Utilized	**53.01%**

Sources:
1 City of Alachua Public Services Department, April 2020.
2 City of Alachua October 2020 Development Monitoring Report.
3 250 gpd/ unit per City of Alachua Comprehensive Plan

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's wastewater system will be reevaluated at the site plan or preliminary plat review stage.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,192.00	7,517.54
Reserved Capacity[2]	8,251.19	1,505.84
Demand Generated by Application[3]	1,824.29	100.7
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).*
2 *City of Alachua October 2020 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2020.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	50.78
Reserved Capacity[1]	1.64
Potential Demand Generated by Development[3]	0.21
Residual Recreational Capacity After Impacts	**82.85**

Sources:
1 *City of Alachua October 2020 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2018; Policy 1.2.b, Recreation Element (Formula: 10, 155 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.5 persons per dwelling x 17 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.48 acres
Acreage Required to Serve Demand Generated by Development[2]	0.04acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.52 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**30.21 %**

1 *Source: City of Alachua October 2020 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (.21 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property acres by 0.21 acres, and for passive park space by 0.04 acres.. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review was submitted to the School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element on November 18, 2020. On November 20, 2020 SBAC issued a preliminary certification of capacity indicating that the students generated by the proposed development can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT "A"

TO

PROGRESS VILLAGE

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION

STAFF REPORT

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 17, 2020

Also sent by electronic mail to karl.lgf@gmail.com

Karl Spain, Manager
Dae Jung Kim, LLC
13700 NW US HWY 441
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for:

- **Progress Village Small Scale Comprehensive Plan Amendment (SSCPA)**
- **Progress Village Site-Specific Amendment to the Official Zoning Atlas (Rezoning)**

Dear Mr Spain:

On November 5, 2020 the City of Alachua received your updated application for the above referenced applications.

Based on review of the materials submitted, the City has determined that these applications 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 EACH **complete** application package, 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 later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The PDF should be a single file for each application. The applications have been scheduled for the **December 8, 2020** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, November 23, 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 ***Monday, November 23, 2020***. The signs will be ready for pick at the Building Department counter at City Hall by 12 PM on Thursday, November 19, 2020.

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, December 7, 2020). 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, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 4, 2020

Also sent by electronic mail to karl.lgf@gmail.com

Karl Spain, Manager
Dae Jung Kim, LLC
13700 NW US HWY 441
Alachua, FL 32615

RE: Development Review Team (DRT) Comments for:
- **Progress Village Small Scale Comprehensive Plan Amendment (SSCPA)**
- **Progress Village Site-Specific Amendment to the Official Zoning Atlas (Rezoning)**

Dear Mr. Spain:

On October 22, 2020 the City of Alachua received your revised application for a Comprehensive Plan Amendment to the Future Land Use Map for the Progress Village project, which proposes amending the City of Alachua Future Land Use Map designation from Agriculture to Medium Density Residential on a ±2.88 acre subject property (Parcel No. 03210-008-000). The City also received your revised Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) to Residential Single Family – 6 ("RSF-6") on a ±2.88 acre subject property (Parcel No. 03210-008-000).

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). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Thursday, November 12, 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. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

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

Deficiencies to be Addressed

SSCPA Application

4. *Needs Analysis*
    a. Please provide additional information regarding need for proposed land use. Please see Page 11 of the Report entitled "Identifying Growth Trends and Population Statistics for the City's Strategic Initiative to Develop a Long-Range Plan of Alachua's Future" available upon request.

NEW COMMENT: Needs Analysis not identified in submission. Please submit response that addresses the comment above.

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 12, 2020

Also sent by electronic mail to karl.lgf@gmail.com

Karl Spain, Manager
Dae Jung Kim, LLC
13700 NW US HWY 441
Alachua, FL 32615

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Dear Mr. Spain:

On September 17, 2020 the City of Alachua received your revised application for a Comprehensive Plan Amendment to the Future Land Use Map for the Progress Village project, which proposes amending the City of Alachua Future Land Use Map designation from Agriculture to Medium Density Residential on a ±2.88 acre subject property (Parcel No. 03210-008-000). The City also received your revised Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) to Residential Single Family – 6 ("RSF-6") on a ±2.88 acre subject property (Parcel No. 03210-008-000).

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). 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, October 27, 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. f all comments are addressed by the resubmission date above, the application may be scheduled for the December 8, 2020 PZB Meeting. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

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

Deficiencies to be Addressed

SSCPA & Rezoning Applications

1. *General Comments*
   a. Standards analyses provided by the applicant tended to rely on the potential design elements of a development planned at a later date. To be clear, the Future Land Use Map and Rezoning applications are not evaluated on any specific development proposal. Responses to the required standards should be generalized or abstracted.
   b. SSCPA and RZ Application Section C. Additional Information. Previous submittals indicated that there is or was a contract for sale. The application appears to include a potential contract for sale. Please revise application Section C with the pertinent information.
   c. Please review minimum dimensional requirements (Article 5) and use-specific standards (Article 4) that will be applicable to any development proposed at a later date. Also, please note requirements for platting (Articles 6, 7 and Section 2.4.10) and for site plans (Article 6 and Section 2.4.9).
   d. This review is the first of two reviews included with the application fees submitted. If more than two reviews are required for these applications a resubmittal fee equal to 25% of the original application fee shall be assessed for each additional review.

SSCPA Application

2. *Statement of Proposed Change and Maps Illustrating Proposed Change*
   a. Provided map and statement of proposed change indicates that property to east of subject property is zoned RMF-4. This district does not exist. The property to the east of the subject property is zoned RSF-6 (Residential Single Family – 6).
   b. Existing zoning of property is Agricultur**al** (A).
   c. Please note that the map illustrating the change includes a site sketch of potential development. This is not under review at this time and cannot be considered as a factor in the comprehensive plan amendment or rezoning applications.

3. *Urban Sprawl Analysis*
   a. Response (i) includes potential aspects of intended development. The future land use designation is not based on a specific development proposal, but rather the overall impact development of the particular property will have. This section should address any environmental conditions that would preclude or limit development such as protected species of plants or animals, for example.
   b. Response (iii) indicates proposal would permit 23 units on 2.88 acres. Please clarify that while the Future Land Use designation would permit 23 units, the proposed zoning designation of RSF-6 would limit any development to 6 dwelling units per acre.
   c. Response (iii) includes potential aspects of intended development. The future land use designation is not based on a specific development proposal, but rather the overall impact development of the particular property will have. This section should include a discussion of how the proposed future land use designation promotes compact development.
   d. Response (iv) includes potential aspects of intended development. The future land use designation is not based on a specific development proposal, but rather the overall impact development of the particular property will have. This section should include a discussion of how the proposed future land use designation promotes conservation of water and energy.
   e. Response (v) includes potential aspects of intended development. The future land use designation is not based on a specific development proposal, but rather the overall impact

development of the particular property will have. This section should include a discussion of how the proposed development will preserve agricultural activities and areas.

f. Response (vi) includes potential aspects of intended development. The future land use designation is not based on a specific development proposal, but rather the overall impact development of the particular property will have. This section should include a discussion of how the proposed future land use designation will preserve open space and natural lands.

g. Response (vii) includes potential aspects of intended development. The future land use designation is not based on a specific development proposal, but rather the overall impact development of the particular property will have. This section should include a discussion of how the proposed future land use designation will create a balance of land uses.

4. *Needs Analysis*
   a. Please provide additional information regarding need for proposed land use. Please see Page 11 of the Report entitled "Identifying Growth Trends and Population Statistics for the City's Strategic Initiative to Develop a Long-Range Plan of Alachua's Future" available upon request.

5. *Comprehensive Plan Consistency Analysis*
   a. Response to Goal 4 of the Vision Element (page 3 of Comprehensive Plan Consistency analysis document) includes potential aspects of the intended development. The future land use designation is not based on a specific development proposal for the property.
   b. Please respond to Policy 1.1.a of the Housing Element of the Comprehensive Plan.

6. *Concurrency Impact Analysis*
   a. Concurrency Impact Analysis states that there will be no net impact to solid waste generated by the proposed future land use map amendment. Please explain or amend.
   b. Please review recreation impact calculation. Potential population from proposed FLUM/Rezoning is 40 persons. At a rate of 5 acres of recreation area per 1,000 this would equate to .2 acre (40/1000 * 5 = 0.20)
   c. Concurrency Impact Analysis states that the use will generate 162 trips/day, but submitted traffic impact analysis from Kimley Horn states that the use will generate 160 trips per day.

Rezoning Application

7. *Standards for Rezonings*
   a. Response to 2.4.2(E)(1):
      i. "Consistent with Comprehensive Plan". Response cites potential aspects of the intended development. The zoning designation is not based on a specific development proposal for the property. The response also indicates that the proposed amendment would permit 23 units, which is more than the 17 that would be permitted under the proposed RSF-6 zoning designation requested.
      ii. "Logical Development Pattern". Response cites potential aspects of the intended development. The zoning designation is not based on a specific development proposal for the property. However, a discussion of permitted residential uses and their compatibility with adjacent development should be included.
      iii. "Pre-mature development". Response cites potential aspects of the intended development. The zoning designation is not based on a specific development proposal for the property.
      iv. "Incompatible with adjacent lands". Response cites input from surrounding property owners. While this information is useful, the response should be based on the existing and permitted uses in the surrounding zoning designations. Please provide a discussion of net

density of surrounding residential areas, including Alachua Hills. Further, a discussion of permitted residential uses and their compatibility with adjacent development should be included.

v. "Adverse Effect on local character". Response cites input from surrounding property owners. While this information is useful, the response should be based on the possible effects that all uses within the proposed zoning designation would have on the surrounding properties.

vi. "Public Facilities". Application states that the City intends the serve the area with adequate public facilities. To clarify, the subject property is located within the potable water and wastewater service areas and that at time of development, the applicant would be responsible for making any connections and/or extensions needed to serve the development.

vii. "No adverse impact on environment". Response cites potential aspects of the intended development. The zoning designation is not based on a specific development proposal for the property.

8. *Comprehensive Plan Consistency Analysis*
   a. Response to Goal 4 of the Vision Element (page 3 of Comprehensive Plan Consistency analysis document) includes potential aspects of the intended development. The future land use designation is not based on a specific development proposal for the property.
   b. Please respond to Policy 1.1.a of the Housing Element of the Comprehensive Plan.

9. *Concurrency Impact Analysis*
   a. Concurrency Impact Analysis states that there will be no net impact to solid waste generated by the proposed future land use map amendment. Please explain or amend.
   b. Please review recreation impact calculation. Potential population from proposed FLUM/Rezoning is 40 persons. At a rate of 5 acres of recreation area per 1,000 this would equate to .2 acre (40/1000 * 5 = 0.20)
   c. Concurrency Impact Analysis states that the use will generate 162 trips/day, but submitted traffic impact analysis from Kimley Horn states that the use will generate 160 trips per day.

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 22, 2020

Also sent by electronic mail to karl.lgf@gmail.com

Karl Spain, Manager
Dae Jung Kim, LLC
13700 NW US HWY 441
Alachua, FL 32615

RE: Completeness Review for:
- **Progress Village Small Scale Comprehensive Plan Amendment (SSCPA)**
- **Progress Village Site-Specific Amendment to the Official Zoning Atlas (Rezoning)**

Dear Mr. Spain:

On September 17, 2020 the City of Alachua received your revised application for a Comprehensive Plan Amendment to the Future Land Use Map for the Progress Village project, which proposes amending the City of Alachua Future Land Use Map designation from Agriculture to Medium Density Residential on a ±2.88 acre subject property (Parcel No. 03210-008-000). The City also received your revised Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) to Residential Single Family – 6 ("RSF-6") on a ±2.88 acre subject property (Parcel No. 03210-008-000).

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 applications for completeness and finds that the applications are complete, conditional upon submission of certain materials. 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. Please provide the following by **Tuesday, September 29, 2020:**

1. Submission Format/ General Comments
    a. Electronic/ digital submission not included. Please provide PDF version of each application on a CD or via an emailed link to a cloudshare application.
2. Comprehensive Plan Amendment Application
    f. Attachment D.10- Proof of ownership not provided. Draft contract does not show ownership. Additionally, response to Section C of the application

indicates that there is no contract for sale. **Please provide deed or title opinion showing current ownership of property.**

3. Rezoning Application:
    c. Attachment D.7- Neighborhood meeting workshop mailing list not provided. **Please provide a list of all people who received mailed notice for the neighborhood workshop**. All property owners within 400' as well as those registered with the City to receive notice were required to be notified via mail.
    e. Attachment D.10- Proof of ownership not provided. Draft contract does not show ownership. Additionally, response to Section C of the application indicates that there is no contract for sale. **Please provide deed or title opinion showing current ownership of property.**

Failure to respond to the identified deficiencies above within 45 days of this letter shall result in withdrawal of the applications. 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 & Community Development Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Project File

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 9, 2020

Also sent by electronic mail to karl.lgf@gmail.com

Karl Spain, Manager
Dae Jung Kim, LLC
13700 NW US HWY 441
Alachua, FL 32615

RE: Completeness Review for:
- **Progress Village Small Scale Comprehensive Plan Amendment (SSCPA)**
- **Progress Village Site-Specific Amendment to the Official Zoning Atlas (Rezoning)**

Dear Mr. Spain:

On September 8, 2020 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the Progress Village project, which proposes amending the City of Alachua Future Land Use Map designation from Agriculture to Medium Density Residential on a ±2.88 acre subject property (Parcel No. 03210-008-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) to Residential Single Family – 6 ("RSF-6") on a ±2.88 acre subject property (Parcel No. 03210-008-000).

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 applications for completeness and finds that the applications are incomplete.

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 after the applications are deemed complete and any further issues with content will be provided to you at the Development Review Team meeting. Please address the following comments (begins next page):

1. Submission Format/ General Comments
    a. Electronic/ digital submission not included. Please provide PDF version of application on a CD or via an emailed link to a cloudshare application.
    b. Property owner affidavit not provided. Please provide an executed property owners authorization affidavit permitting the agent (Karl Spain) to submit these applications on behalf of the property owner. Form attached.
    c. Applications not collated. Please provide 4 complete collated application packages for both Comprehensive Plan Amendment and Rezoning application.
2. Comprehensive Plan Amendment Application
    a. Attachment D.3 – Concurrency impact analysis states that the proposed amendment is de minimus. The City's Land Development Regulations define de minimums impacts as those developments which generate 10 or fewer trips per day. Seventeen dwelling units would generate approximately 170 trips per day. Included with this letter is the latest Development Monitoring Report and a sample concurrency impact analysis for reference only. A revised concurrency impact analysis must be provided.
    b. Attachment D.4 – Needs analysis requires more detail. Please provide analysis indicating that the proposed future land use designation (medium density residential) is needed within the City.
    c. Attachment D.5 – Analysis of consistency with the City's Comprehensive Plan must cite specific Goals, Objectives, and Policies from the City's Comprehensive Plan. A sample comprehensive plan consistency analysis has been provided for reference only.
    d. Attachment D.6- No aerial map provided. The aerial map should show actual imagery of property as taken from above.
    e. Attachment D.8- Revised Public School student generation form required.
    f. Attachment D.10- Proof of ownership not provided. Draft contract does not show ownership. Additionally, response to Section C of the application indicates that there is no contract for sale. Please provide deed or title opinion showing current ownership of property.
3. Rezoning Application:
    a. Attachment D.2- No aerial map provided. The aerial map should show actual imagery of property as taken from above.
    b. Attachment D.3 – Concurrency impact analysis states that the proposed amendment is de minimus. The City's Land Development Regulations define de minimums impacts as those developments which generate 10 or fewer trips per day. Seventeen dwelling units would generate approximately 170 trips per day. Included with this letter is the latest Development Monitoring Report and a sample concurrency impact analysis for reference only. A revised concurrency impact analysis must be provided.
    c. Attachment D.7- Neighborhood meeting workshop mailing list not provided. Please provide a list of all people who received mailed notice for the neighborhood workshop. All property owners within 400' as well as those registered with the City to receive notice were required to be notified via mail.

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e. Attachment D.10- Proof of ownership not provided. Draft contract does not show ownership. Additionally, response to Section C of the application indicates that there is no contract for sale. Please provide deed or title opinion showing current ownership of property.

Failure to respond to the identified deficiencies above within 45 days of this letter shall result in withdrawal of the applications. 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 & Community Development Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Project File

PROPERTY OWNER AFFIDAVIT

Owner Name:			
Address:	Phone:		
Agent Name:			
Address:	Phone:		
Parcel No.:			
Acreage:	S:	T:	R:
Requested Action:			

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

Property owner signature:_____
Printed name:_____
Date:_____

The foregoing affidavit is acknowledged before me this _____ day of _____, 20__, by _____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

_____
Signature of Notary Public, State of _____

Table 1. Development Orders with Certificate of Level of Service Standard (Preliminary DOs) or Certificate of Concurrency Compliance (Final DOs)

Current Through: January 14, 2020 Planning & Zoning Board Meeting

Project	Development Order Granted	Project Status	Building Permit Issuance Date	CO Issued?	CO Issuance Date	Water (GPD)	Sewer (GDP)	Traffic (AADT)*	Solid Waste (lbs/day)	Drainage	Parks (acres)
All Preliminary Development Orders						**738,514**	**706,764**		**34,271.19**		**16.03**
All Final Development Orders						**135,767**	**127,878**		**9,324.03**		**2.22**
All Development Orders (Preliminary & Final)						**874,281**	**834,642**		**43,595.22**		**18.25**
Preliminary Development Orders - Certificates of Level of Service Standard - NO CAPACITY RESERVED											
HighPoint Crossing Rezoning	January 14, 2019	-	-	-	-	256,102	241,727	** See Table 8**	2,881.49	OK	6.81
Savannah Station Phase II PD-R Preliminary Plat / Final PD Pla	February 11, 2019	*Phase 2A-1 Final Plat Submitted*	-	-	-	49,500	45,000	1,714 (CR 235); 857 (CR 235A S); 86 (CR 2054 W)	1,874.00	OK	2.34
Alachua West PD-R Preliminary Plat / Final PD Plan	February 11, 2019	*Construction Plans Submitted*	-	-	-	34,650	31,500	1,189 (CR 235A S); 951 (5)	1,193.67	OK	1.49
Florida Homes Certificate of Appropriateness	April 16, 2019	*Building Permit Issued*	-	-	-	0	0	*No Impact*	0.00	OK	*No impact*
Tolosa Rezoning	June 24, 2019	-	-	-	-	47,900	43,900	360 (3/4); 180 (5); 1,261 (8); 1,801 (9)	1,750.00	OK	2.06
Hodor Farms Rezoning	June 24, 2019	-	-	-	-	0	0	368 (CR 241)	369.72	OK	0.46
San Felasco Tech City Rezoning	June 24, 2019	*Phase 3 Approved*	-	-	-	268,874	268,874	15,207 (3/4); 9,421 (5); 1,256 (8); 1,256 (9)	21,509.93	OK	*No impact*
Crane Certificate of Appropriateness	August 13, 2019	*Building Permit Issued*	-	-	-	0	0	*No Impact*	0.00	OK	*No impact*
Landscapes Unlimited Special Exception Permit	August 13, 2019	-	-	-	-	0	0	*No Impact*	0.00	OK	*No impact*
Briarwood Preliminary Plat	November 4, 2019	-	-	-	-	62,975	57,250	2,162 (CR 235A N); 1,367 (5)	2,473.20	OK	2.87
Property 441, LLC Rezoning	November 18, 2019	-	-	-	-	18,513	18,513	2,096 (3/4); 6,989 (6); 4,892 (7)	2,219.18	OK	*No impact*
Final Development Orders - Certificates of Concurrency Compliance - CAPACITY RESERVED											
Heritage Oaks Phase II Final Plat	June 13, 2016	*Final Plat Recorded, Infrastructure Completed*	*N/A*	*N/A*	*N/A*	12,100	11,000	109 (1); 133 (2); 419 (5); 102 (CR 235A S); 75 (CR235A N)	417	OK	0.52
Sanctuary Oaks Minor S/D (Final Plat)	September 26, 2016	*Final Plat Recorded*	*N/A*	*N/A*	*N/A*	0	0	23 (6); 5 (7)	62.4	OK	0.08
Holiday Inn Express SP	January 10, 2017	*Certificate of Occupancy Issued*	*2/10/2017*	*Yes*	*4/17/2018*	9,200	9,200	752 (5)	706	OK	*No impact*
Farm Bureau Insurance SP	March 14, 2017	*Certificate of Occupancy Issued*	*4/17/2018*	*Yes*	*10/25/2018*	834	834	61 (5); 19 (2); 26 (CR 235A S); 16 (CR 235A N)	33.3	OK	*No impact*
Transmission Doctor & Auto Care SP	July 11, 2017	*Certificate of Occupancy Issued*	*4/17/2018*	*Yes*	*1/14/2019*	75	0	107 (3/4)	38.4	OK	*No impact*
VyStar Credit Union SP	August 8, 2017	*Certificate of Occupancy Issued*	*7/9/2018*	*Yes*	*3/4/2019*	660	600	237 (1); 593 (5); 89 (CR 235A S); 89 CR 235A N)	40	OK	*No impact*
Vemo Auto Auctions SP	March 13, 2018	*Certificate of Occupancy Issued*	*6/19/2018*	*Yes*	*4/18/2019*	1,728	0	80 (3/4)	69.12	OK	*No impact*
Syer Minor Subdivision (Final Plat)	March 26, 2018	*Final Plat Recorded*	*N/A*	*N/A*	*N/A*	825	750	29 (9)	28.42	OK	0.02
San Felasco Tech City SP	July 10, 2018	*Building Permit Issued*	*10/15/2018*	*Temporary*	*8/8/2019*	7,250	7,250	611 (3/4)	720	OK	*No impact*
Elliano's SP	August 14, 2018	*Certificate of Occupancy Issued*	*1/16/2019*	*Yes*	*7/3/2019*	440	440	542 (5); 16 (CR 235A N); 16 (CR 235A S)	3.5	OK	*No impact*
Legacy Park, Phase 2A SP	August 14, 2018	*Building Permit Issued*	*12/12/2018*	*Temporary*	*10/17/2019*	510	510	143 (CR 2054 W)	21.92	OK	*No impact*
Hampton Inn SP	October 9, 2018	*No Action*	*N/A*	*N/A*	*N/A*	10,100	10,100	413 (1); 413 (2); 845 (5)	1463	OK	*No impact*
Copeland Park SP	January 8, 2019	*Building Permit Issued*	*10/24/2019*	*N/A*	*N/A*	3,758	3,758	181 (CR 2054 E)	300.6	OK	*No impact*
San Felasco Hammock State Park Shop Building SP	February 12, 2019	*No Action*	*N/A*	*N/A*	*N/A*	*De Minimis Impacts*					
Upland Industrial Park Lots 2 - 5 SP	February 12, 2019	*No Action*	*N/A*	*N/A*	*N/A*	3,758	3,758	321 (3/4)	602	OK	*No impact*
Alachua Towne Centre Parcel D-2 SP	March 12, 2019	*No Action*	*N/A*	*N/A*	*N/A*	677	677	18 (3/4); 73 (5); 18 (8); 18 (9)	54.13	OK	*No impact*
Foundation Park Phase 2 SP	April 16, 2019	*No Action*	*N/A*	*N/A*	*N/A*	19,110	19,110	1,076 (3/4); 359 (CR 2054 E)	1,528.80	OK	*No impact*
San Felasco Tech City Phase 2 SP	April 16, 2019	*No Action*	*N/A*	*N/A*	*N/A*	8,750	8,750	412 (3/4)	794.4	OK	*No impact*
Hague Fire Station #25 SP	June 11, 2019	*No Action*	*N/A*	*N/A*	*N/A*	162	162	1 (3/4)	13.15	OK	*No impact*
Alchem Building 3 SP	July 9, 2019	*Building Permit Issued*	*8/28/2019*	*N/A*	*N/A*	1,980	1,800	60 (CR 2054 E)	144	OK	*No impact*
Innovation One SP	July 9, 2019	*No Action*	*N/A*	*N/A*	*N/A*	5,061	4,061	346 (3/4)	368	OK	*No impact*
Pilot Forest Lot 29 Replat	November 12, 2019	*No Action*	*N/A*	*N/A*	*N/A*	0	0	*No Impact*	0	OK	*No impact*
Kolomyiko SP	November 12, 2019	*No Action*	*N/A*	*N/A*	*N/A*	75	60	29 (9)	71	OK	*No impact*
Alachua Retail Center SP	November 12, 2019	*No Action*	*N/A*	*N/A*	*N/A*	2,535	2,535	743 (3/4); 372 (5); 149 (8); 74 (9)	54.13	OK	*No impact*
San Felasco Tech City Phase 3 Special Exception Permit & SP	November 12, 2019	*No Action*	*N/A*	*N/A*	*N/A*	26,350	24,500	1,386 (3/4)	847.4	OK	*0.88*
Savannah Station Phase II-A 1 Final Plat	December 9, 2019	*Final Plat Recorded*	*N/A*	*N/A*	*N/A*	10,175	9,250	352 (CR 235); 175 (CR 235A); 18 (CR 2054 W)	383.56	OK	*0.48*
Tara Village Final Plat	December 9, 2019	*Final Plat Recorded*	*N/A*	*N/A*	*N/A*	5,500	5,000	190 (CR 235)	188.8	OK	*0.24*
Golf Plaza SP	December 10, 2019	*No Action*	*N/A*	*N/A*	*N/A*	4,125	3,750	3,248 (6); 2,274 (7)	300	OK	*No impact*
Sheth SP	January 14, 2020	*No Action*	*N/A*	*N/A*	*N/A*	29	23	15 (9)	71	OK	*No impact*
Dreyer's DKI SP	January 14, 2020	*No Action*	*N/A*	*N/A*	*N/A*	*De Minimis*	*De Minimis*	*De Minimis Impact*	*De Minimis*	OK	*No impact*

Source: City of Alachua Final Development Orders (Project Staff Reports)

*City Comp Plan Segments and other roads shown in parenthesis (see Tables 6a and 6b for aggregate impacts by segment)

This table does not automatically update all other tables - figures for traffic must be updated manually on separate sheets as new DOs are granted

Table 2a. Traffic Impacts - Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From NCL of Alachua to US 441	AADT	91,600	36,000	759	54,841	40.13%
		Peak Hour	8,250	3,780	86	4,384	46.86%
I-75 (31, 2)	From US 441 to SCL of Alachua	AADT	91,600	59,457	565	31,578	65.53%
		Peak Hour	8,250	6,243	48	1,959	76.25%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (106, 3/4)	From NW 126th to SR 235	AADT	45,700	18,579	5,728	21,393	53.19%
		Peak Hour	4,110	1,765	668	1,677	59.20%
U.S. Hwy 441 (107/4107, 5)	From SR 235 to NCL of Alachua	AADT	39,000	25,926	3,637	9,437	75.80%
		Peak Hour	3,510	2,463	383	664	81.08%
U.S. Hwy 441 (106, 6)	From CR 25A to NW 126th Ave	AADT	45,700	18,579	3,271	23,850	47.81%
		Peak Hour	4,110	1,765	249	2,096	49.00%
U.S. Hwy 441 (4127, 7)	From MPO Boundary to CR 25A	AADT	43,000	21,000	2,279	19,721	54.14%
		Peak Hour	3,870	1,890	192	1,788	53.80%
SR 235 (108, 8)	From 235/241 Intersection to US 441	AADT	14,400	10,305	152	3,943	72.62%
		Peak Hour	1,290	979	40	271	78.99%
SR 235 (109/4109, 9)	From US 441 to NCL of Alachua	AADT	14,400	7,537	150	6,713	53.38%
		Peak Hour	1,290	716	20	554	57.05%
County Facilities		Min LOS Std: D					
CR 2054 West	West of SR 235	AADT	15,120	1,914	1,499	11,707	22.57%
		Peak Hour	1,359	182	168	1,009	25.74%
CR 2054 East	East of SR 235	AADT	15,120	3,008	714	11,398	24.62%
		Peak Hour	1,359	286	76	997	26.62%
CR 235A South	South of US 441	AADT	15,120	4,960	408	9,752	35.50%
		Peak Hour	1,359	471	50	838	38.35%
CR 235A North	North of US 441	AADT	15,120	1,507	196	13,417	11.26%
		Peak Hour	1,359	143	27	1,189	12.52%
CR 235	SCL to CR 241	AADT	15,120	6,341	542	8,237	45.52%
		Peak Hour	1,359	602	58	699	48.59%
CR 241	SCL to CR 235	AADT	20,880	10,231	9	10,640	49.04%
		Peak Hour	1,881	972	1	908	51.72%

* Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017.)
*** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*
^ County Facility AADT counts provided by Alachua County Public Works, April 2019. Existing Peak Hour has been calculated using a Standard K value of 0.095.
^^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.
Reserved Trips are automatically updated from Table 8 data.

Table 2b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Project Impact (Projected & Reserved)	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From NCL of Alachua to US 441	AADT	91,600	36,000	1,798	53,802	41.26%
		Peak Hour	8,250	3,780	203	4,267	48.28%
I-75 (31, 2)	From US 441 to SCL of Alachua	AADT	91,600	59,457	5,761	26,382	71.20%
		Peak Hour	8,250	6,243	634	1,373	83.36%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (106, 3/4)	From NW 126th to SR 235	AADT	45,700	18,579	23,886	3,235	92.92%
		Peak Hour	4,110	1,765	3,254	(909)	122.12%
U.S. Hwy 441 (107/4107, 5)	From SR 235 to NCL of Alachua	AADT	39,000	25,926	26,263	(13,189)	133.82%
		Peak Hour	3,510	2,463	2,667	(1,620)	146.15%
U.S. Hwy 441 (106, 6)	From CR 25A to NW 126th Ave	AADT	45,700	18,579	10,260	16,861	63.11%
		Peak Hour	4,110	1,765	954	1,391	66.16%
U.S. Hwy 441 (4127, 7)	From MPO Boundary to CR 25A	AADT	43,000	21,000	7,171	14,829	65.51%
		Peak Hour	3,870	1,890	404	1,576	59.28%
SR 235 (108, 8)	From 235/241 Intersection to US 441	AADT	14,400	10,305	3,708	387	97.31%
		Peak Hour	1,290	979	474	(163)	112.64%
SR 235 (109/4109, 9)	From US 441 to NCL of Alachua	AADT	14,400	7,537	3,207	3,656	74.61%
		Peak Hour	1,290	716	404	170	86.82%
County Facilities		Min LOS Std: D					
CR 2054 West	West of SR 235	AADT	15,120	1,914	1,585	11,621	23.14%
		Peak Hour	1,359	182	177	1,000	26.40%
CR 2054 East	East of SR 235	AADT	15,120	3,008	714	11,398	24.62%
		Peak Hour	1,359	286	76	997	26.62%
CR 235A South	South of US 441	AADT	15,120	4,960	3,493	6,667	55.91%
		Peak Hour	1,359	471	385	503	63.00%
CR 235A North	North of US 441	AADT	15,120	1,507	2,358	11,255	25.56%
		Peak Hour	1,359	143	254	962	29.22%
CR 235	SCL to CR 241	AADT	15,120	6,341	2,256	6,523	56.86%
		Peak Hour	1,359	602	242	515	62.13%
CR 241	SCL to CR 235	AADT	20,880	10,231	377	10,272	50.80%
		Peak Hour	1,881	972	40	869	53.80%

* Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017.)
*** Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation + Reserved*
^ County Facility AADT counts provided by Alachua County Public Works, April 2019. Existing Peak Hour has been calculated using a Standard K value of 0.095.
^^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.
Reserved Trips are automatically updated from Table 8 data.

Table 3a. Potable Water Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,603
Reserved Capacity[2]	**135,767**
Residual Capacity	**868,630**
Percentage of Permitted Design Capacity Utilized	**62.23%**
Sources:	
1. City of Alachua Public Services Department, April 2019	
2. Table 1	
Tan cell is automatically updated from Table 1 data; reserved flows are subject to change	

Table 3b. Potable Water Impacts - Preliminary & Final Development Orders	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,603
Projected Reservations & Reserved Capacity[2]	**874,281**
Residual Capacity	**130,116**
Percentage of Permitted Design Capacity Utilized	**94.34%**
Sources:	
1. City of Alachua Public Services Department, April 2019	
2. Table 1	
Tan cell is automatically updated from Table 1 data; reserved flows are subject to change	

Table 4a. Sanitary Sewer Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	729,000
Reserved Capacity[2]	**127,878**
Residual Capacity	**643,122**
Percentage of Permitted Design Capacity Utilized	**57.13%**

Sources:
1. City of Alachua Public Services Department, April 2019
2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

Table 4b. Sanitary Sewer Impacts - Preliminary & Final Development Orders	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	729,000
Projected Reservations & Reserved Capacity[2]	**834,642**
Residual Capacity	**(63,642)**
Percentage of Permitted Design Capacity Utilized	**104.24%**

Sources:
1. City of Alachua Public Services Department, April 2019
2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

Table 5a. Recreational Impacts - Final Development Orders

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Populatio[2]	50.78
Reserved Capacity[3]	2.22
Available Recreation Acreage	**82.49**

1. Table 5c. Recreational Facilities
2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 1.2.b, Recreation Element
Formula: 10,155 persons / (5 acres / 1,000 persons)
3. Table 1
Tan cell is automatically updated from Table 1 data

Table 5b. Improved Passive Park Space Analysis - Final Development Orders

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.60
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	**30.44%**

1. Policy 1.2.b, Recreation Element, Table 5a. Recreational Impacts
2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legac Park (3.18 acres, and Theater Park (0.07 acres)
3. Formula: Total Improved, Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders

Table 5c. Recreational Facilities

Facility Name	Acreage
City of Alachua Hal Brady Recreation Cente	24.60
Cleather Hathcock Community Center	0.84
Swick House	5.04
Alan Hitchcock Park (Theatre Park)	0.07
Criswell Park	0.39
F.E. Welch Park	1.37
Maude Lewis Park	0.99
Hitchcock Baseball Park at Skinner Field & Downtown City Parl	4.28
Mebane Middle Schoo	7.49
Alachua Elementary Schoo	11.65
San Felasco Conservation Corridor	31.23
Legacy Park (Phases 1 and 2A)	47.53
Total	**135.48**

Table 5d. Recreational Impacts - Preliminary & Final Development Orders

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Populatio[2]	50.78
Reserved Capacity[3]	18.25
Available Recreation Acreage	**66.46**

1. Table 5c. Recreational Facilities
2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 1.2.b, Recreation Element
Formula: 10,155 persons / (5 acres / 1,000 persons)
3. Table 1
Tan cell is automatically updated from Table 1 data

Table 5e. Improved Passive Park Space Analysis - Preliminary & Final Development Orders

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	13.81
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	**39.65%**

1. Policy 1.2.b, Recreation Element, Table 5a. Recreational Impacts
2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legacy Park (3.1 acres, and Theater Park (0.07 acres)
3. Formula: Total Improved, Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	40,620.00	7,413.15
Reserved Capacity[2]	9,324.03	1,701.64
New River Solid Waste Facility Capacity[3]	**50 years**	

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

Formula: 10,155 persons x 0.73 tons per year

2. Table 1

3. New River Solid Waste Association, April 2019

Tan cell is automatically updated from Table 1 data

Table 6b. Solid Waste Impacts - Preliminary & Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	40,620.00	7,413.15
Preojected Reservations & Reserved Capacity[2]	43,595.22	7,956.13
New River Solid Waste Facility Capacity[3]	**50 years**	

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

Formula: 10,155 persons x 0.73 tons per year

2. Table 1

3. New River Solid Waste Association, April 2019

Tan cell is automatically updated from Table 1 data

Table 7a. Projects with Valid Public School Capacity Reservations			
Project Name	**Elementary Student Stations**	**Middle Student Stations**	**High Student Stations**
Heritage Oaks Phase II Final Plat	7	3	4
Sanctuary Oaks Minor S/D (Final Plat)	1	1	1
Syer Minor Subdivision Final Plat	1	1	1
San Felasco Tech City Phase 3 SP	10	4	7
Savannah Station Phase II-A 1 Final Plat	5	2	3
Tara Village Final Plat	3	1	2
Total	**27**	**12**	**18**

Table 7b. Elementary School CSAs: Available Capacity & Level of Service

Elementary School CSA	**2018-2019**		**2020-2021 (3rd Year)**		**2022-2023 (5th Year)**		**2027-2028 (10th Year)**	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Northwest Alachua	239	85%	251	85%	243	85%	231	86%
Southwest Alachua	85	98%	124	97%	912	83%	874	84%
Gainesville East Alachua	1,130	86%	1,190	85%	1,197	85%	1,138	86%
ELEMENTARY TOTAL	1,453	90%	1,565	89%	2,352	85%	2,243	85%

Source: 2018-2019 Alachua County Public Schools Five Year District Facilities Plan

Table 7c. Middle School CSAs: Available Capacity & Level of Service

Middle School CSA	**2018-2019**		**2020-2021 (3rd Year)**		**2022-2023 (5th Year)**		**2027-2028 (10th Year)**	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Bishop	377	65%	343	698	299	72%	303	71%
Fort Clarke	-142	116%	-196	121%	-177	117%	-170	116%
Kanapaha	143	88%	92	92%	137	89%	142	88%
Hawthorne	22	88%	14	92%	68	62%	69	62%
High Springs	106	75%	91	79%	100	76%	102	76%
Lincoln	416	61%	384	64%	301	72%	306	71%
Mebane	424	46%	406	48%	376	52%	378	52%
Oak View	**-89**	113%	**-126**	118%	**-74**	111%	**-70**	110%
Westwood	73	94%	21	98%	96	92%	102	91%
MIDDLE TOTAL	1,330	82%	1,034	86%	1,154	85%	1,185	84%

Source: 2018-2019 Alachua County Public Schools Five Year District Facilities Plan

Table 7d. High School CSAs: Available Capacity & Level of Service

Comprehensive Plan Consistency

This rezoning application as a whole, along with the following summary of the applicable elements, demonstrates that the application is internally consistent with the City of Alachua Comprehensive Plan and the underlying Community Commercial and Moderate Density Residential future land use designations.

Vision Element:

I. INTRODUCTION

The City of Alachua has adopted a vision statement and goals to achieve the vision. The City of Alachua held a Visioning Charrette on May 14, 2011 in order to update the Vision Element. The goals, objectives and policies of the Comprehensive Plan are constructed in an effort to help achieve the long-term vision of the City.

II. VISION STATEMENT

The City of Alachua will be a vibrant, growing, economically and culturally diverse community, which takes great pride in the fact that it has maintained its strong sense of community, its small-town atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment. It is proud of the state of the art educational facilities, which work hand-in-hand with Alachua's employers to make certain that its young people have challenging career opportunities at home. Alachua will become a leader in innovative techniques to ensure quality, well-planned growth and provide for a safe and convenient transportation environment. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will strive to be continually recognized by its peers as an example of what can happen when citizens, business communities, schools, and government work together for the common good.

III. GOALS TO IMPLEMENT THE VISION

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.

Consistency: **As indicated throughout this report, the Vision Element and goals to implement this vision embodies the intent of this zoning change application. The development of the subject property with commercial uses along US 441 within the area proposed as CC zoning will directly support the City's vision of encouraging business development along US 441. The proposed RSF-4 zoning on the portion of property furthest from US-441 will allow for residential development near this commercial area allowing future residents to live near they**

work along the US 441 corridor. The US 441 corridor within the City of Alachua has increased in significance over the years. This urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact and numerous high-tech and industrial related businesses. The City's Vision Statement includes Goal 1 which targets this area as the Corporate Corridor. This corridor has attracted businesses that serve the City as well as a larger regional market. The proposed rezoning will enhance the opportunity for a local business to grow at its existing location.

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

Consistency: **As indicated throughout this report, the Vision Element and goals to implement this vision embodies the intent of this zoning change application. The development of the subject property with commercial uses along US 441 within the area proposed as CC zoning will directly support the City's vision of encouraging business development along US 441. The proposed RSF-4 zoning on the portion of property furthest from US-441 will allow for residential development near this commercial area allowing future residents to live near they work along the US 441 corridor.**

Future Land Use Element:

Consistency: **As illustrated throughout this report, the proposed zoning change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map.**

The following Goals, Objectives and Policies are also applicable to the proposed land use change application:

Goal 1: Future Land Use Map: The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Consistency: **The intent of this application is to demonstrate that the proposed zoning change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and Comprehensive Plan, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities. The eventual development of this property will attract more business and employment opportunities to the City of Alachua and will therefore support local economic prosperity. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the 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.

Consistency: The proposed RSF-4 residential zoning designation on the southern portion of the property will provide additional acreage for urban residential infill development activity.

Policy 1.2.a: *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, conventional 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;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Consistency: The proposed RSF-4 residential zoning designation on the southern portion of the property will provide additional acreage for urban residential infill development activity.

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

Consistency: As described in the Objective listed above, the proposed CC zoning district is consistent with the existing Community Commercial land use category. The City of Alachua provides a set of allowable uses in the CC zoning district that are compatible with the mix of uses in the surrounding area and the overall theme of the 441 Corporate Corridor as identified within the Comprehensive Plan. Specifically, Commercial uses are designed to provide for general commercial uses, as well as more intense commercial and highway commercial uses. These commercial activities are appropriate in this urbanized area and along the US 441 corridor.

Policy 1.3.d *Design and performance standards*

The following criteria shall apply when evaluating commercial development proposals:

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

Consistency: **Any future development on the subject property within the proposed Community Commercial zoning district area will comply with these design standards that help ensure that quality designed development will occur.**

Policy 1.3.e *The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established strip commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of strip commercial development activities shall be based upon the following minimum criteria:*

1. *Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for strip commercial complexes shall seek to minimize points of conflict by utilizing frontage roads, providing cross access between parcels or installing shared use curb cuts for access driveways to the maximum extent feasible.*

2. *Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of strip commercial development.*

3. *A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.*

Consistency: **The subject property lies within the core of the 441 Corporate Corridor. The proposed CC zoning along the north side of the property should be considered to be infill in nature within an established commercial area along 441.**

In addition, all proposed development within the portion of the property with a Community Commercial future land use designation and CC zoning will comply with the listed design standards, including setbacks, buffers, pedestrian and vehicular connectivity.

Policy 1.3.f *The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.*

1. *The City of Alachua shall establish a Gateway Activity Center at the interchange of US 441 and Interstate 75. The City shall establish the boundaries of the activity center based on the conceptual map provided herein and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.*

2. *The City of Alachua shall establish the US 441 corridor as a Corporate Corridor Activity Center. The City shall establish the boundaries of the activity center and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to implement the economic development objectives of the Vision 2010 Plan and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.*

Consistency: **This Corporate Corridor has attracted businesses that serve the City as well as a larger regional market. The development of the northern portion of the subject property as a commercial project will directly support the City's vision of the US 441 'Corporate Corridor' activity center. The US 441 corridor within the City of Alachua has increased in significance over the years. Overall, this urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact (Progress Center and Turkey Creek) and numerous high-tech and industrial related businesses, including San Felasco Tech City, Sabine, Progress Corporate Park and McGinley Industrial Park.**

The subject property will provide an area prime for commercial development along the US 441 activity center and therefore, this vision for the subject property is consistent with the 441 Corporate Corridor Activity Center concept.

Goal 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Consistency: **The development of the subject property shall be consistent with this goal. The site shall discourage urban sprawl due to its immediate proximity to several existing non-residential developments along the US 441 Corporate Corridor and residential developments**

recessed somewhat from the roadway. Appropriate buffering shall be provided as part of any future development.

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

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

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

Consistency: **Any future development on site shall adhere to the policies stated above that relate to tree protection. Development proposals must include a tree survey that identifies all regulated trees and a site design focused on the preservation of heritage and champion trees. Any proposed tree removal shall adhere to the mitigation and banking standards administered by the City.**

Goal 4: *Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area (known as the Downtown Redevelopment Area) and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.*

Objective 4.1 *Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.*

Consistency: The potential future development of this site as both a commercial site and a residential development is infill in nature based on the existing business on the patterns indicated on the existing City of Alachua future land use map. In addition, this property lies within the center of the 441 Corporate Corridor, which encourages non-residential development on the northern portion of this property.

Objective 5.1: *Natural features:*

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Consistency: Any future development shall be conducted in a manner that ensures soil protection and provides sound engineering practices that work with the existing characteristics of the site. The entire parcel has Arredondo Sand: 0-5 Percent Slopes, Kanapaha Sand: 0-5 Percent Slopes and Tavares Sand: 0-5 Percent Slopes. According to the *Soil Survey of Alachua County Florida*, all are level and/or gently sloping with Tavares and Arredondo fairly well drained and Kanapaha more poorly drained. As a majority of the site along US 441 to be developed has Arredondo and/or Tavares sand, soil conditions do not pose any impediments to development in these areas due to existing site conditions. The portions of Kanapaha sand that may be within future development area will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

Objective 5.2 Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: As described in the 'Public Facilities Analysis' portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus demonstrating compliance with this policy.

Transportation Element:

The proposed zoning change and the subsequent list of potential allowable uses will not result in an increase in traffic impacts (based on land use maximum development scenarios) that will exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Consistency with this element is demonstrated in the 'Public Facilities Analysis' and the 'Suitability Analysis' sections of the report, which includes consistency with the following key provisions:

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

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

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

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Conservation & Open Space Element:

The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.1: Conservation Designations

Consistency: There are no existing or proposed conservation areas within the subject property.

Objective 1.2: Native Communities and Ecosystems

Consistency: Based on available information, no significant native communities and ecosystems have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental resources.

Objective 1.3: Listed Species

Consistency: Based on available information, no listed species have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental resources.

Objective 1.4: Air Quality

Consistency: The subject property is proposed as a commercial development and will not create any detriment to the air quality.

Objective 1.5: Soils

Consistency: As described in the 'Suitability Analysis' section of this application, the entire parcel has Arredondo Sand: 0-5 Percent Slopes, Kanapaha Sand: 0-5 Percent Slopes and Tavares Sand: 0-5 Percent Slopes. According to the *Soil Survey of Alachua County Florida*, all are level and/or gently sloping with Tavares and Arredondo fairly well drained and Kanapaha more poorly drained. As a majority of the site along US 441 to be developed has Arredondo and/or Tavares sand, soil conditions do not pose any impediments to development in these areas due to existing site conditions. The portions of Kanapaha sand that may be within future

development area will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

Objective 1.6: Mineral Resources

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources

Consistency: There are no known geological resources within the subject property.

Objective 1.8: Hazardous Materials

Consistency: There shall be no hazardous materials within the subject property.

Objective 1.9: Agriculture and Silviculture

Consistency: There is an orchard on the property and would be removed when/if that portion of the property is developed.

Objective 1.10: Wetlands

Consistency: According to the U.S. Fish and Wildlife Service National Wetlands Inventory map (see Figure 6), there is a wetland area associated with the branch of Turkey Creek that passes throughout the property. At the time of development review, the specific limits of these areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

Objective 1.11: Open and Green Space

Consistency: The required open and green space requirements shall be met upon development of the site.

Objective 1.12: Water Resources

Consistency: A portion of Turkey Creek with an associated wetland does cross through the southern portion of the property and at the time of development, shall be specifically delineated and any required protective creek buffers shall be applied to the property. Future development on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources.

At the time of development review, the specific limits of the surface water areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan. At a minimum, any development proposed on the property in the future shall adhere to the surface water buffer requirements found in Policy 1.12.d of the

Conservation and Open Space Element of the Comprehensive Plan. These buffers are indicated below:

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water .	100' average 75' minimum

Intergovernmental Coordination Element:

The subject property is located within the City of Alachua and its jurisdiction and no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed. However, notice of the application shall be given to all applicable agencies throughout the land use change application process.

Capital Improvements Element:

Public facilities are available to serve the project site and are currently operating within the acceptable level of service standards outlined within the Comprehensive Plan. However, during the development plan review process, any necessary required capital improvements agreed upon by the City and developer shall be provided.

Economic Element:

As listed in the following applicable sections of the Economic Element, the provision of adequate land for commercial development in the City of Alachua is a high priority. The development of a portion of the subject property as a commercial development is consistent with the existing development patterns in the City and will support these policies.

Mission Statement: The economic mission of the City of Alachua is to ensure that its citizens, business communities, schools, government, and area stakeholders work together for the common good to provide well-planned growth and an excellent quality of life for the community.

Goal 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

Objective 1.8 Real Estate Analysis

The City of Alachua should proactively identify real estate market needs and encourage appropriate real estate uses in target areas.

Consistency: The subject property is located in the center of the 441 Corporate Corridor and is in close proximity of properties containing commercial land use designations. Further, this zoning change of the northern portion of the property from Alachua County Agriculture to Community Commercial will allow for the growth and/or expansion of new businesses in the City of Alachua. Therefore, this parcel appears to be a prime location of commercial development, in accordance with the intent of this policy. In addition, the proposed RSF-4 residential zoning designation on the southern portion of the property will provide additional acreage for urban residential infill development activity.

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning land use categories.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.1*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any proposed development allowed in the proposed Community Commercial and RSF-4 zoning districts will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Project Impact: The maximum trip generation estimate based on the proposed zoning designations are described below:

Zoning Designation	Acreage	Max. Density/Intensity	Max Development Scenario
CC	18 (MOL)	0.5 FAR	392,040 Square Feet
RSF-4	10.2 (MOL)	4 UPA	40 Units

Traffic:

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
820	392,040 SF	Shopping Center	37.75 / 1,000 SF	14,799

210	40	Single Family	9.52/Unit	381
Total Daily Trips (ADT)				15,180

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
820	392,040 SF	Shopping Center	3.81 / 1,000 SF	1,493
210	40	Single Family	0.99/Unit	40
Total Daily Trips (PM PEAK)				1,533

Increase in Daily Trips

- ADT: 15,180 ADT
- PM PEAK: 1,533 ADT

Affected Roadway Segments

- US 441 Segment 3/4
- US 441 Segment 6
- US 441 Segment 7

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 6 (15,180 ADT, 1,533 PM Peak)
- 70% Distribution on US 441 Segment 7 (10,626 ADT, 1,073 PM Peak)
- 30% Distribution on US 441 Segment ¾ (4,554 ADT, 460 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6	US 441 Segment 7	US 441 Segment 3/4
Maximum Service Volume	45,700	43,000	45,700
Existing Traffic and Reserved Trips	21,850	23,279	24,307
Project Trips (Net ADT)	15,180	10,626	4,554
Available Capacity	8,670	9,095	16,839

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6	US 441 Segment 7	US 441 Segment 3/4
Maximum Service Volume	4,110	3,870	4,110
Existing Traffic and Reserved Trips	2,014	2,082	2,433
Project Trips (Net PM Peak)	1,533	1,073	460
Available Capacity	563	715	1,217

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

The table above indicates that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity on the project site.

Sanitary Sewer:

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

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

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 18,755 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Proposed Zoning[1]	49,204 GPD

1. *Per 64E-6.008, F.A.C. (Shopping Center): (18 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 39,204 GPD*
2. *Formula for Single Family: 250 Gal/Unit per day: 250 x 40 =10,000 GPD*

Sanitary Sewer Impacts

System Category	**GPD**
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	729,000
Reserved Capacity	127,878
Project Demand	49,204
Residual Capacity	593,918

Source:
City of Alachua Public Services Department, January 2020

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 18,755 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact – Proposed Zoning[1]	50,204 GPD

1. *Per 64E-6.008, F.A.C. (Shopping Center): (18 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 39,204 GPD*
2. *Formula for Single Family: 275 Gal/Unit per day: 275 x 40 =11,000 GPD*

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,295,603
Reserved Capacity[2]	135,767
Project Demand	50,204
Residual Capacity	818,426

Source:
City of Alachua Public Services Department, January 2020

Solid Waste:

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

Maximum Development Scenario Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). As shown in the following table, based on generic non-residential calculations, no net increase will occur for potential solid waste impact and adequate capacity is available to support this development.

Solid Waste Impact per Net Decrease

Solid Waste Impact – Proposed Zoning[1]	931 Tons

1. Formula: ((12 lbs per 1,000 SF/day x 392,040 SF) x 365 days/year) / 2,000 = 858 Tons/Year*
**Source: Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*
2. Formula: 0.73 tons/per capita per year (40 units x 2.5/unit x 0.73 = 73 Tons/Year

Recreation:

The proposed rezoning to RSF-4 will provide allow up to 40 residential units with a maximum potential impact of 40 DU * 2.37 persons/DU x 5 acres/1,000 persons = 0.47 acres. As shown in the following table, there is adequate available recreation acreage available to support this development.

Table 5a. Recreational Impacts - Final Development Orders

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	50.78
Reserved Capacity[3]	2.22
Available Recreation Acreage	**82.49**

1. Table 5c. Recreational Facilities
2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 1.2.b, Recreation Element
Formula: 10,155 persons / (5 acres / 1,000 persons)
3. Table 1

Drainage:

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Consistency: The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any development on this site will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed CC and RSF-4 zoning districts are the implementing districts for the CC on Moderate Density Residential land use designations. In addition, this property is located along the US 441 Corporate Corridor which the Comprehensive Plan promotes the northern portion of the property as a commercial area.

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with the all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and neighborhood meeting with the public.

If the property is rezoned from Alachua County Agriculture to Community Commercial and RSF-4, the owner will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future expansion or development of the subject property shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

(c) Logical Development Pattern

ORDINANCE 21-XX

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.

R E C I T A L S

WHEREAS, an application for a Small Scale Comprehensive Plan Amendment ("Amendment"), as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on December 8, 2020 by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on _____, 2021 and _____, 2021 on the proposed Amendment and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the Amendment to be consistent with the City of Alachua Comprehensive Plan; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Agriculture to Medium Density Residential on a ±2.88 acre subject property, consisting of Tax Parcel Number 03210-008-000, in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

This Ordinance shall become effective immediately upon passage and adoption. The effective date of this plan Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance in accordance with Chapter 163.3187, Florida Statues. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this plan Amendment has become effective.

PASSED on first reading the _____ day of _____, 2021.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2021.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Adam Boukari, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

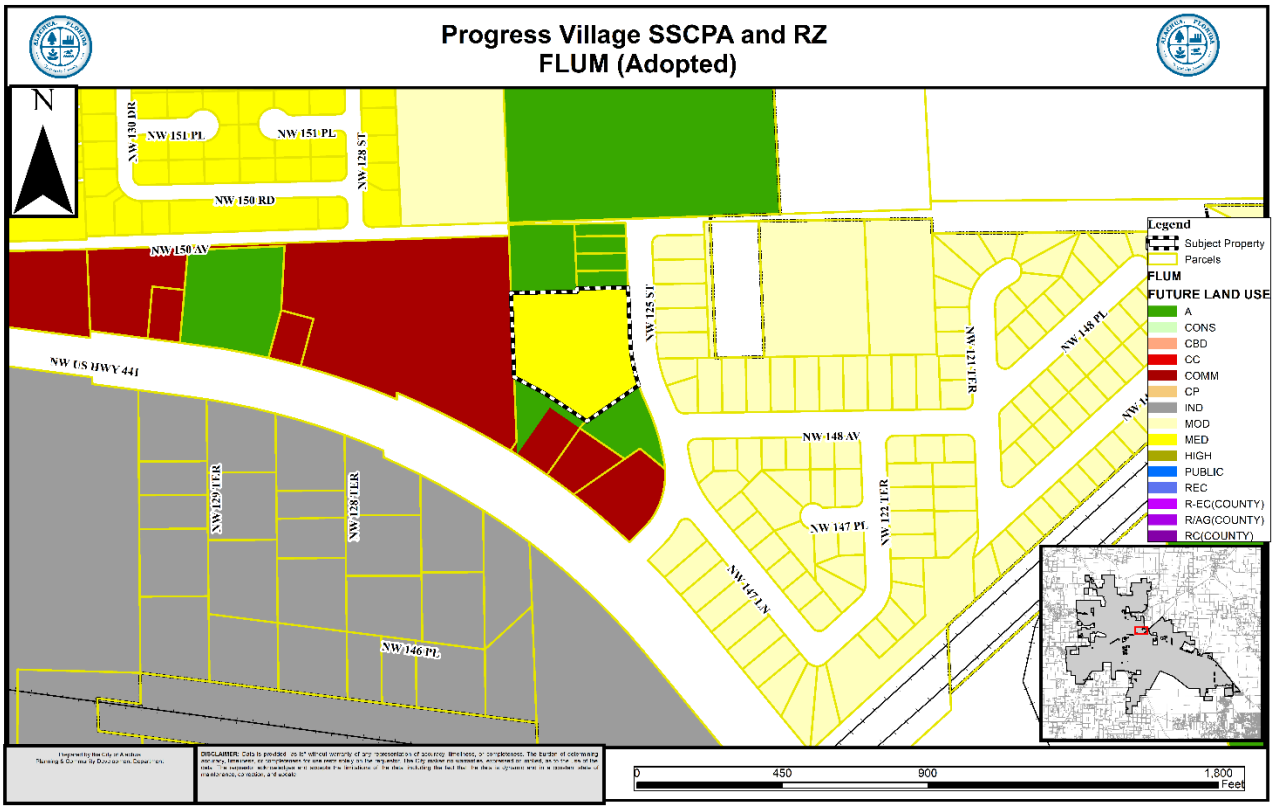
EXHIBIT "A"

LEGAL DESCRIPTION:

Legal: COM NE COR OF SE1/4 SEC S 01 DEG E 420 FT W 709.99 FT N 420 FT W 400.78 FT S 210 FT POB W 208 FT S 449.76 FT N 33 DEG E 175.70 FT S 53 DEG E 159.58 FT N 56 DEG E 193.98 FT NLY ALG CURVE 148.20 FT N 155.26 FT W 160.93 FT S 10 FT POB LESS COM NE COR OF SE1/4 SEC S 01 DEG E 420 FT W 709.99 FT N 420 FT W 400.78 FT S 210 FT W 208 FT S 250.94 FT POB S 62 DEG E 115.13 FT S 33 DEG W 175.70 FT N 198.82 FT POB OR 4637/2108

Parcel: 03210-008-000

EXHIBIT "B"


Progress Village SSCPA and RZ
FLUM (Adopted)
N
NW 130 DR
NW 151 PL
NW 151 PL
NW 128 ST
NW 150 RD
NW 150 AV
NW US HWY 441
NW 125 ST
NW 121 TER
NW 148 PL
NW 148 AV
NW 147 PL
NW 122 TER
NW 147 LN
NW 129 TER
NW 128 TER
NW 146 PL
Legend
Subject Property
Parcels
FLUM
FUTURE LAND USE
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
0
450
900
1,800
Feet

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

City of Alachua
Comprehensive Plan Amendment Application

☐ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☑ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: Progress Village
2. Address of Subject Property: 03210-008-000
3. Parcel ID Number(s): 03210-008-000
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Agriculture
6. Proposed Future Land Use Map Designation: Medium
7. Acreage: 2.88

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☑ Agent
2. Name of Applicant(s) or Contact Person(s): Karl Spain Title: Manager
   Company (if applicable): Dae Jung Kim LLC
   Mailing address: 13700 NW US HWY 441
   City: Alachua State: Florida ZIP: 32615
   Telephone: ( )352-660-5019 FAX: ( ) e-mail: karl.igf@gmail.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Edmund Johnston
   Mailing Address: P.O. Box 1922
   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: Dae Jung Kim, 100% Buyer; Edmund Johnston, 100% Seller
   If yes, is the contract/option contingent or absolute? ☑ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:

   (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers 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. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

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.)

6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

7. Three (3) 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).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **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 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

Karl Spain
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 23 day of SEPT, 2020 by KARL SPAIN

_____, who is/are personally known to me, or who has/have produced P/L S150 508 600 680 as identification.

NOTARY SEAL

STEPHEN ROLAND MARCH
Notary Public - State of Florida
Commission # GG 062207
My Comm. Expires Jan 12, 2021
Bonded through National Notary Assn.

Signature of Notary Public, State of FLORIDA

STEPHEN ROLAND MARCH
Notary Public - State of Florida
Commission # GG 062207
My Comm. Exp... Jan 12, 2021
Bonded through National Notary Assn.

STEPHEN ROLAND MARCH
Notary Public - State of Florida
Commission # GG 062207
My Comm. Expires Jan 12, 2021
Bonded through National Notary Assn.

D1

A/A

A/A

PARCEL 3210-8
AREA 2.88 ACRES

EXISTING ZONING
AGRICULTURE (A)

PROPOSED ZONING
RESIDENTIAL (RSF6)

EXISTING FUTURE LAND USE
AGRICULTURE (A)

PROPOSED FUTURE LAND USE
MEDIUM DENSITY RESIDENTIAL

CI/CC

214.0'

70.0'

70.0'

NW 125TH STREET

RSF-6
MOD

RSF-6
MOD

A/A

A/A

A/A

90

92

94

96

98

100

LEGEND

ZONING
FUTURE LAND USE

EXISTING ELEV CONTOUR

N

1"=50'



LOCATION MAP

STATEMENT OF PROPOSED CHANGES:
REZONE FROM AGRICULTURE (A) TO RESIDENTIAL SINGLE FAMILY DISTRICT (RSF-6) 6 UNITS PER ACRE.
AMEND FUTURE LAND USE FROM AGRUCULTURE TO MEDIUM DENSITY RESIDENTIAL ALLOWING
A MAXIMUM OF 6 UNITS PER ACRES.

SITE DATA:
PARCEL NO.: 03210-008-000
AREA: 2.88 ACRES
PROPOSED DEVELOPMENT: 17 UNITS
AREA PER UNIT: VARIES 1050, 2100 AND 4500 SF
PROPOSED DENSITY: 5.9 UNITS PER ACRE (17 UNITS/2.88 AC = 5.9)
PROPOSED PARKING: 62 SPACES
NUMBER OF STORIES: 3 STORIES OFFSET DESIGN

DATE 6/31/20
REVISION

RADIANT DEVELOPMENT, LLC
13700 NW US HWY 441
ALACHUA, FLORIDA
352-660-5019

PROGRESS VILLAGE
NW 125TH STREET
ALACHUA, FLORIDA
CONCEPTUAL PLAN

C1

PROGRESSVILLAGE.DWG



Urban Sprawl Analysis (D2 for Future Land Use Amendment)

(D2 for rezoning, Aerial map, provided separately)

Concurrency Impact Analysis (D3 Rezoning)

Needs Analysis (D4)

Analysis of Consistency w/City of Alachua Comprehensive Plan (D4 Rezoning)

(D5 for Future Land Use Amendment)

This rezoning application as a whole, along with the following summary of the applicable elements, along with the Future Land Use Amendment, both demonstrate that the application and proposed development -- is internally consistent with the City of Alachua Comprehensive Plan and that the proposed RSF-6 zoning and Medium Density Residential future land use designations. It will encourage residential development along US 441, allowing future residents to live near where they work and recreate in a well planned, safe, and convenient transportation environment, where housing choices are available within walking distance of a thriving business community, quality schools, and a booming high tech economy.

Vision Element:

I. INTRODUCTION

The City of Alachua has adopted a vision statement and goals to achieve the vision. The City of Alachua held a Visioning Charrette on May 14, 2011 in order to update the Vision Element. The goals, objectives and policies of the Comprehensive Plan are constructed in an effort to help achieve the long-term vision of the City.

II. VISION STATEMENT

The City of Alachua will be a vibrant, growing, economically and culturally diverse community, which takes great pride in the fact that it has maintained its strong sense of community, its small-town atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment. It is proud of the state of the art educational facilities, which work hand-in-hand with Alachua's employers to make certain that its

young people have challenging career opportunities at home. Alachua will become a leader in innovative techniques to ensure quality, well planned growth and provide for a safe and convenient transportation environment. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will strive to be continually recognized by its peers as an example of what can happen when citizens, business communities, schools, and government work together for the common good.

III. GOALS TO IMPLEMENT THE VISION

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.

Progress Village Consistency: As indicated throughout this report, the Vision Element and goals to implement this vision embodies the intent of this rezoning application and future land use map amendment application. The development of the subject property with residential uses near US 441 within the area proposed as RSF-6 zoning will directly support the City's vision of encouraging residential development along US 441 allowing future residents to live near where they work and recreate.

The US 441 corridor within the City of Alachua has increased in significance over the years. This urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact and numerous high-tech and industrial related businesses, many within a ½ mile of the proposed subject property.

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled, and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

Progress Village Consistency: As indicated throughout this report, the Vision Element and Goals to implement this vision embodies the intent of this zoning change application. The development of the subject property will allow for residential development near a commercial area allowing future residents to live near where they work along the US 441 corridor just east of Progress Park.

The proposed amendment contains enhancements that strengthen and upgrade neighborhoods by being compatible with the surrounding area, consistent with the City of Alachua land use patterns and Comprehensive Plan, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities.

Future Land Use Element:

Progress Village Consistency: As illustrated throughout this report, the proposed zoning change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map.

The following Goals, Objectives and Policies are also applicable to the proposed land use change application:

Goal 1: Future Land Use Map: The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Progress Village Consistency: The intent of this application is to demonstrate that the proposed zoning change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and Comprehensive Plan, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities.

The eventual development of this property will attract more business, living, and employment opportunities to the City of Alachua and will therefore support local economic prosperity. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the 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.

Progress Village Consistency: The proposed RSF-6 residential zoning designation on the subject property will provide 2.88 acres for urban residential infill development activity.

Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre): The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments.

The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and 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. Apartments and townhomes;

7. Live/work units;

8. Residential Planned Unit Developments;

9. Traditional Mixed-use Neighborhood Planned Developments; and,

10.Supporting community services such as schools, houses of worship, parks, and community centers

<u>Progress Village Consistency:</u> The proposed RSF-6 residential zoning designation on the subject property will provide 2.88 acres for urban residential infill development activity and any future development on the subject property within the proposed RSF-6 zoning district area will comply with these design standards that help ensure that quality designed development will occur.

<u>Progress Village Consistency:</u> All proposed development within the subject property will comply with the City of Alachua G.O.P. and design standards, including setbacks, buffers, pedestrian and vehicular connectivity.

<u>Progress Village Consistency:</u> The US 441 corridor within the City of Alachua has increased in significance over the years. Overall, this urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact (Progress Center and Turkey Creek) and numerous high-tech and industrial related businesses, including San Felasco Tech City, Sabine, Progress Corporate Park and McGinley Industrial Park.

The subject property will provide an area prime for residential development just a 1/4 of a mile from Progress Corporate Park, and some of the others listed, along the US 441 activity corridor and therefore, this vision for the subject property is consistent with the 441 Corporate Corridor Activity Center concept.

Goal 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

<u>Progress Village Consistency:</u> The development of the subject property shall be consistent with this goal. The proposed use as residential RSF-6 shall discourage urban sprawl due to its immediate proximity to several existing non-residential

developments along the southern and western edge of the subject property and residential developments to the east and north of the subject property. This allows the subject property to act as a transition between these uses, eliminating an existing island of agriculture "spot zoning" sandwiched between residential and commercial uses.

The development will be recessed somewhat from the 441 roadway. Appropriate buffering shall be provided as part of any future development.

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

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

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

Progress Village Consistency: Any future development on site shall adhere to the policies stated above that relate to tree protection. Development proposals will include a tree survey that identifies all regulated trees and a site design focused on the preservation of heritage and champion trees.

Any proposed tree removal shall adhere to the mitigation and banking standards administered by the City.

Goal 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area (known as the Downtown Redevelopment Area) and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 4.1 Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

<u>Progress Village Consistency</u>: The potential future development of this site as a residential development is infill in nature based on the existing patterns indicated on the existing City of Alachua future land use map.

Objective 5.1: Natural features:

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

<u>Progress Village Consistency</u>: Any future development shall be conducted in a manner that ensures soil protection and provides sound engineering practices that work with the existing characteristics of the site.

The parcel has: Arredondo (84.4%) Fine Sand: 0-5 Percent Slopes , Fort Meade (3.5%) Fine: 0-5 Percent slopes, Gainesville Sand (12.2%) 0-5 slopes. According to the *Soil Survey of Alachua County Florida*, all are level and/or gently sloping with all fairly well drained.

As a majority of the site along US 441 to be developed has Arredondo Fine Sand, soil conditions do not pose any impediments to development in these areas due to existing site conditions.

All development areas will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

Objective 5.2 Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Policy 5.2.1 All new development shall meet the level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

<u>Progress Village Consistency:</u> As described in the 'Public Facilities Analysis' portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus, demonstrating compliance with this policy. Specifically a 6" water main is available at the site, and a 8" Gravity sewer main is available directly adjacent to the site (across the street) according to City of Alachua planning engineers.

<u>Transportation Element:</u>

The proposed zoning change and the subsequent list of potential allowable uses will not result in an increase in traffic impacts (based on land use maximum development scenarios) that will exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Consistency with this element is demonstrated in the 'Public Facilities Analysis' and the 'Suitability Analysis' sections of the report, which includes consistency with the following key provisions:

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

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

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

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Conservation & Open Space Element:

The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the objectives listed within the element.

Objective 1.1: Conservation Designations

Progress Village Consistency: There are no existing or proposed conservation areas within the subject property.

Objective 1.2: Native Communities and Ecosystems

Progress Village Consistency: **Based on available information, no significant native communities and ecosystems have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental and native artifact resources.**

Objective 1.3: Listed Species

Progress Village Consistency: **Based on available information, no listed species have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental resources.**

Objective 1.4: Air Quality

Progress Village Consistency: **The subject property is proposed as a residential development and will not create any detriment to the air quality.**

Objective 1.5: Soils

Progress Village Consistency: **As described in the 'Suitability Analysis' section of this application, the parcel has: Arredondo (84.4%) Fine Sand: 0-5 Percent Slopes, Fort Meade (3.5%) Fine: 0-5 Percent slopes, Gainesville Sand (12.2%) 0-5 slopes. According to the *Soil Survey of Alachua County Florida*, all are level and/or gently sloping with all fairly well drained. As a majority of the site along US 441 to be developed has Arredondo Fine Sand, soil conditions do not pose any impediments to development in these areas due to existing site conditions. All development areas will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.**

Objective 1.6: Mineral Resources

Progress Village Consistency: **There are no known mineral resources within the subject property.**

Objective 1.7: Geological Resources

Progress Village Consistency: **There are no known geological resources within the subject property.**

Objective 1.8: Hazardous Materials

Progress Village Consistency: **There shall be no hazardous materials used or allowed within the subject property.**

Objective 1.9: Agriculture and Silviculture

<u>Progress Village Consistency:</u> There is a mature stand of trees on the property.

Objective 1.10: Wetlands

<u>Progress Village Consistency:</u> There are no wetlands on the property.

Objective 1.11: Open and Green Space

<u>Progress Village Consistency:</u> The required open and green space requirements shall be met upon development of the site.

Objective 1.12: Water Resources

<u>Progress Village Consistency:</u> There are no wetlands, flood zones and/or wet areas on the subject property. Future development on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources.

At the time of development review, the specific limits of the surface water areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan. At a minimum, any development proposed on the property in the future shall adhere to the surface water buffer requirements found in Policy 1.12.d of the Conservation and Open Space Element of the Comprehensive Plan. These buffers are indicated below:

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water	100' average 75' minimum

<u>Intergovernmental Coordination Element:</u>

The subject property is located within the City of Alachua and its jurisdiction and

no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed. However, notice of the application shall be given to all applicable agencies throughout the land use change application process.

Capital Improvements Element:

Public facilities are available to serve the project site and are currently operating within the acceptable level of service standards outlined within the Comprehensive Plan. However, during the development plan review process, any necessary required capital improvements agreed upon by the City and developer shall be provided.

Economic Element:

The development of a portion of the subject property as a residential development is consistent with the existing development patterns in the City and will support these policies.

Mission Statement: The economic mission of the City of Alachua is to ensure that its citizens, business communities, schools, government, and area stakeholders work together for the common good to provide well-planned growth and an excellent quality of life for the community.

Goal 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

Objective 1.8 Real Estate Analysis

The City of Alachua should proactively identify real estate market needs and encourage appropriate real estate uses in target areas.

Progress Village Consistency: The subject property is located on the eastern edge of the 441 Corporate Corridor and is in close proximity of properties containing commercial land use designations. Further, this zoning change of the property from Alachua County Agriculture to RSF-6 will provide 2.88 acres for urban residential infill development activity.

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning land use categories.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future*

Land Use Element Policy 5.2.1, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any proposed development allowed in the proposed Community Commercial and RSF-4 zoning districts will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Project Impact: The maximum trip generation estimate based on the proposed zoning designations are described below:

Zoning Designation Acreage Max. Density/Intensity Max Development Scenario RSF-6 2.88 (MOL) 6 UPA 17 Units

Traffic:

Maximum Development Scenario – Proposed Zoning

17 Single Family 9.52/Unit 160 Total Daily Trips (ADT) **160**

ITE CODE UNITS DESCRIPTION RATE DAILY TRIPS (PM PEAK)
17 Single Family 0.99/Unit 17 Total Daily Trips (PM PEAK) **17**

Increase in Daily Trips

- ADT: **160 ADT**
- PM PEAK: **17 ADT**

Affected Roadway Segments

- US 441 Segment 6

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 6

(160 ADT, 17 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category US 441 Segment 6 -- 45,700
Existing Traffic -- 18,579
Available Cap. -- 27,121
Project Trips -- 160

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Segment 6 -- **17**
Category US 441

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

The table above indicates that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity on the project site.

The proposed zoning change and the subsequent list of potential allowable uses will not result in an increase in traffic impacts (based on land use maximum development scenarios) that will exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element according to a traffic study provided below by Kimley Horn.

ITE TRIP GENERATION CHARACTERISTICS

TRIP GENERATION

DAILY TRIP GENERATION

DIRECTIONAL GROSS INTERNAL PASS-BY NET NEW DISTRIBUTION VOLUMES CAPTURE EXTERNAL TRIPS CAPTURE EXTERNAL TRIPS
ITE ITE ITE Percent IC PB
Land Use Edition Code Scale Units In Out In Out Total Percent Trips In Out Total Percent Trips In Out Total 1 Single-Family Detached Housing 10 210 17 du 50% 50% 80 80 160 0.0% 0 80 80 160 0.0% 0 80 80 160 2
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Total: 80 80 160 0.0% 0 80 80 160 0.0% 0 80 80 160
LUC
210

PM PEAK HOUR TRIP GENERATION

DIRECTIONAL GROSS INTERNAL PASS-BY NET NEW
RATE/EQUATION Y=9.44(X)

ITE TRIP GENERATION CHARACTERISTICS
DISTRIBUTION VOLUMES CAPTURE EXTERNAL TRIPS CAPTURE EXTERNAL TRIPS
ITE ITE ITE Percent IC PB
Land Use Edition Code Scale Units In Out In Out Total Percent Trips In Out Total Percent Trips In Out Total 1 Single-Family Detached Housing 10 210 17 du 63% 37% 11 6 17 0.0% 0 11 6 17 0.0% 0 11 6 17 2

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Total: 11 6 17 0.0% 0 11 6 17 0.0% 0 11 6 17
LUC 210
RATE/EQUATION Y=0.99(X)

Sanitary Sewer:

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

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

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of **4,250 GPD** may occur. Adequate capacity is available to support this development, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Proposed Zoning[1] **4,250 GPD**

1. Formula for Single Family: 250 Gal/Unit per day: 250 x 17 = ***4,250 GPD***

Sanitary Sewer Impacts

System Category GPD
Treatment Plan Current Permitted Capacity 1,500,000
Less Actual Treatment Plant Flows 729,000
Reserved Capacity 127,878
Project Demand 4,250
Residual Capacity 123,628

Source:
City of Alachua Public Services Department, January 2020

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic residential calculations using a maximum development scenario, a net increase of **4,675 GPD** may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact – Proposed Zoning[1] **4,675 GPD**

1. Formula for Single Family: 275 Gal/Unit per day: 275 x 17 = ***4,675 GPD***

Potable Water Impacts

System Category	**GPD**
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,295,603
Reserved Capacity[2]	135,767
Project Demand	**4,675**
Residual Capacity	131,092

Source:

City of Alachua Public Services Department, January 2020

Solid Waste:

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

Maximum Development Scenario Project Impact: Residential uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). As shown in the following table, based on generic non residential calculations, no net increase will occur for potential solid waste impact and adequate capacity is available to support this development.

Solid Waste Impact per Net Decrease

Solid Waste Impact – Proposed Zoning[1] **100.7 Tons**

1. Formula: ((17 lbs per 1,000 SF/day x 32,400 SF) x 365 days/year) / 2,000 =* ***100.7*** *Tons/Year *Source*: *Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

2. Formula: 2.5 tons/per capita per year (17 units x 2.37/unit x 2.5 = ***100.7*** *Tons/Year*

Recreation:

The proposed rezoning to RSF-6 will provide allow up to 17 residential units with a maximum potential impact of 17 DU * 2.37 persons/DU x 2.88 acres/1,000 persons = **0.116 acres**. As shown in the following table, there is adequate available recreation acreage available to support this development.

Table 5a. Recreational Impacts - Final Development Orders

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	50.78
Reserved Capacity[3]	2.22
Available Recreation Acreage	**82.49**

1. Table 5c: Recreational Facilities

2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018), Policy 1.2.b, Recreation Element

Formula: 10,155 persons / (5 acres / 1,000 persons)

3. Table 1

Drainage:

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Progress Village Consistency: The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any development on this site will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas (1)

Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan

Progress Village Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed

RSF-6 zoning districts are the implementing districts for Medium Density Residential land use designations.

(b) Consistent with Ordinances

Progress Village Consistency: As demonstrated in this application, the rezoning request is consistent with the all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and neighborhood meeting with the public.

If the property is rezoned from Alachua County Agriculture to RSF-6, the owner will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future expansion or development of the subject property shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

(c) Logical Development Pattern

Progress Village Consistency: The proposed use as residential RSF-6 follows a logical development pattern because it discourages urban sprawl due to its immediate proximity to several existing non-residential developments along the southern and western edge of the subject property and residential developments to the east and north of the subject property.

This allows the subject property to act as a transition between these uses, eliminating an existing island of agriculture "spot zoning" sandwiched between residential and commercial uses.

The development will be recessed somewhat from the 441 roadway.

Appropriate buffering shall be provided as part of any future development.

(d) Premature Development

The proposed amendment will not create premature development in undeveloped or rural areas, it is an infill development, between developed property..

(e) Incompatible with Adjacent Lands

The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands, the change from Agricultural to Residential is compatible with the adjacent residential zoning.

(f) Adverse Effect on Local Character

The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

(g) Not Deviate from Pattern of Development

The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located, in fact the amendment does the opposite, eliminating a zoning island.

(h) Encourage Sprawl

The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development, this amendment is for an infill zoning change, discouraging sprawl.

(i) Spot Zoning

The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning), and in fact eliminates one such zone.

(j) Public Facilities

The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes). and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate Development. On the contrary the development is served by adequate water, sewer, recreation, trash, school, and transportation facilities.

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(k) No Adverse Effect on the Environment

The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development patem or urban form that achieves four or more of the following eight criteria:

(a) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources,

<u>Progress Village Consistency:</u> Any future development on site shall adhere to the policies stated above that relate to tree protection. Development proposals will include a tree survey that identifies all regulated trees and a site design focused on the preservation of heritage and champion trees.

Any proposed tree removal shall adhere to the mitigation and banking standards administered by the City.

The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

(b) Promotes the efficient and cost effective provision or extension of public infrastructure and services;

<u>Progress Village Consistency:</u> As described in the 'Public Facilities Analysis' portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus, demonstrating compliance with this policy. Specifically a 6" water main is available at the site, and a 8" Gravity sewer main is available directly adjacent to the site (across the street) according to City of Alachua planning engineers.

(c) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;

<u>Progress Village Consistency</u>: It will encourage residential development along US 441, allowing future residents to live near where they work and recreate in a well planned, safe, and convenient transportation environment, where housing choices are available within walking distance of a thriving business community, quality schools, and a booming high tech economy.

(d) Promotes conservation of water and energy:

Progress Village Consistency: There are no wetlands, flood zones and/or wet areas on the subject property. Future development on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources.

At the time of development review, the specific limits of the surface water areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan. At a minimum, any development proposed on the property in the future shall adhere to the surface water buffer requirements found in Policy 1.12.d of the Conservation and Open Space Element of the Comprehensive Plan.

(e) Preserves agricultural areas and activities;

Progress Village Consistency: The development of the subject property is consistent with this as it will not affect the agricultural areas in proximity to it as the subject property is surrounded by residential homes.

(f) Preserves open space and natural lands and provides for public open space and recreation needs;

Progress Village Consistency: The required open and green space requirements shall be met upon development of the site.

(g) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area;

Progress Village Consistency: the application is for a piece of agricultural land that will be converted to residential use which will support non-residential uses adjacent to the property to the west.

(h) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

Progress Village Consistency: The development of the subject property shall be consistent with this goal. The proposed use as residential RSF-6 shall discourage urban sprawl due to its immediate proximity to several existing non-residential developments along the southern and western edge of the subject property and residential developments to the east and north of the subject property. This allows the subject property to act as a transition between these uses, eliminating an existing island of agriculture "spot zoning" sandwiched between residential

and commercial uses.

The development will be recessed somewhat from the 441 roadway. Appropriate buffering shall be provided as part of any future development.

Soil Map—Alachua County, Florida
(Progress Village Soil Data)



Map Scale: 1:1,200 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Kimley»Horn

D4(a)

September 10, 2020

Radiant Life Ecoville, LLC
Attn: Karl Spain
13700 US Hwy 441
Alachua, Florida 32615

Re: *Progress Village; City of Alachua, Florida*
Proposal for Transportation Consulting Services

Dear Mr. Spain:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this letter agreement (the "Agreement") to Radiant Life Ecoville, LLC ("Client") to provide transportation consulting services for the above referenced project.

Project Understanding

1. A residential development is proposed on parcel 03210-008-000 located within the City of Alachua, Florida.
2. The project proposes to amend the City of Alachua Future Land Use Map designation for the subject property from Agriculture to Medium Density Residential and rezone the subject property from Agricultural (A) to Residential Single Family – 6 (RSF-6).
3. The project is anticipated to include the development of approximately 17 single family dwelling units.
4. The project is located on the west side of NW 125th Street north of US Hwy 441/M.L. King Jr. Boulevard.
5. The Client has requested Kimley-Horn to prepare a traffic concurrency impact analysis to support the land use amendment and rezoning applications through the City of Alachua.

Based on our understanding of the project, the following is our Scope of Services.

Scope of Services

Task 1 – Traffic Concurrency Impact Analysis

Kimley-Horn will prepare a traffic concurrency impact analysis to support the land use amendment and rezoning applications to the City of Alachua for the project. As part of this task, Kimley-Horn will undertake the following:

A. Calculate the daily and PM peak hour trip generation of the project based on the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition.
B. Determine the project traffic distribution and assignment using transportation modeling software and engineering judgement.
C. Develop future buildout (with reserved trips and project trips) traffic volume projections for impacted roadway segments from Table 2a of the City of Alachua's Development Monitoring Report. Analysis will be performed for daily and PM peak hour traffic conditions.
D. Perform a level of service analysis for study area roadway segments for future buildout conditions. Analysis will be performed for daily and PM peak hour traffic conditions.

KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS

(1) **Consultant's Scope of Services and Additional Services.** The Consultant will perform only the services specifically described in this Agreement. If requested by the Client and agreed to by the Consultant, the Consultant will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay the Consultant for any Additional Services an amount based upon the Consultant's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

(2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:
(a) Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
(b) Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
(c) Provide the Consultant all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which the Consultant may rely upon.
(d) Arrange for access to the site and other property as required for the Consultant to provide its services.
(e) Review all documents or reports presented by the Consultant and communicate decisions pertaining thereto within a reasonable time so as not to delay the Consultant.
(f) Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
(g) Obtain any independent accounting, legal, insurance, cost estimating and feasibility services required by Client.
(h) Give prompt written notice to the Consultant whenever the Client becomes aware of any development that affects the Consultant's services or any defect or noncompliance in any aspect of the project.

(3) **Period of Services.** Unless otherwise stated herein, the Consultant will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that the Consultant does not control. If such delay or suspension extends for more than six months, Consultant's compensation shall be renegotiated.

(4) **Method of Payment.** Client shall pay Consultant as follows:
(a) Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by the Consultant and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after the Consultant's transmittal of its invoice, the Consultant may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
(b) If the Client relies on payment or proceeds from a third party to pay Consultant and Client does not pay Consultant's invoice within 60 days of receipt, Consultant may communicate directly with such third party to secure payment.
(c) If the Client objects to an invoice, it must advise the Consultant in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due within 25 days of receipt.
(d) If the Consultant initiates legal proceedings to collect payment, it may recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at the Consultant's normal hourly billing rates, of the time devoted to such proceedings by its employees.
(e) The Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts from the Client.

(5) **Use of Documents.** All documents and data prepared by the Consultant are related exclusively to the services described in this Agreement, and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of the Consultant's documents, or any reuse of the documents without written authorization by the Consultant will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. The Consultant's electronic files and source code remain the property of the Consultant and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the

Request for Information

Please return this information with your signed contract; failure to provide this information could result in delay in starting your project

Client Identification

Full, Legal Name of Client	Dae Jung Kim LLC					
Mailing Address for Invoices	13700 N.W. 441, Alachua, FL, 32615					
Contact for Billing Inquiries	Karl Spain					
Contact's Phone and e-mail	352-660-5019 Karl.igf@gmail.com					
Client is (check one) Contract Purchaser	Owner		✓ Agent for Owner		Unrelated to Owner	

2 we have agent authorization from contract seller, Edmund Johnston.

Property Identification

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Street Address	3210-8			
County in which Property is Located	Alachua			
Tax Assessor's Number(s)				

Property Owner Identification

	Owner 1	Owner 2	Owner 3	Owner 4
Owner(s) Name	Edmund Johnston			
Owner(s) Mailing Address	P.O. Box 1922 Alachua, FL 32616			
Owner's Phone No.	N/A			
Owner of Which Parcel #?	3210-8			

Project Funding Identification – List Funding Sources for the Project

Self Funded

Attach additional sheets if there are more than 4 parcels or more than 4 owners

E. Submit a technical memorandum to the Client documenting the analysis and findings, suitable for submittal to the City of Alachua.

Task 2 – Sufficiency Responses

Kimley-Horn will revise the submittal prepared in Task 1 and/or prepare a response letter to be submitted to the City of Alachua if clarification or supplemental information is needed. Concurrent with any revisions, Kimley-Horn will conduct follow up analysis and negotiations with the reviewers to the extent appropriate.

Task 3 – Team and Review Agency Meetings

Kimley-Horn will attend team meetings, conference calls, agency meetings, and/or public meetings when requested by the Client.

Additional Services

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Additional services we can provide include, but are not limited to, the following:

- Additional data collection beyond what is included in Task 1
- Additional operational analyses beyond what is included in Task 1
- Analysis of additional land use and access scenarios
- Design and permitting of transportation improvements

Information Provided by Client

The following information, upon which Kimley-Horn can rely, shall be provided by the Client:

- A finalized development program describing intensities of land uses within the project to assume for the traffic impact analysis

Schedule

Kimley-Horn will provide our services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule.

Fee and Expenses

Kimley-Horn will perform the services in Task 1 for the total lump sum fee of $3,500, inclusive of direct expenses. All permitting, application, and similar project fees will be paid directly by the Client. Kimley-Horn will conduct services identified in Task 2 and Task 3 based upon our then current hourly rates, as requested by the Client.

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

For hourly services, direct reimbursable expenses such as express mail, fees, air travel, out-of-town mileage, and other direct expenses will be billed at 1.15 times cost. A percentage of labor fee will be added to each invoice to cover certain other expenses such as telecommunications, in-house

reproduction, postage, supplies, project related computer time, and local mileage. Administrative time related to the project will be billed hourly.

Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Consultant" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to **Radiant Life Ecoville, LLC.**

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in an Adobe PDF format. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn project number with all payments. Please provide the following information:

____Please email all invoices to 13700 NW 441, Alachua, FL, 32615

____ Please copy Karl.igf@gmail.com

[THIS SPACE INTENTIONALLY BLANK]

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute this Agreement in the spaces provided below and return to us. We will commence services only after we have received a fully-executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

To ensure proper set up of your project, please complete and return the attached Request for Information along with the signed copy of this Agreement. Failure to supply this information could result in delay in starting work on your project.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ali H. Brighton, P.E.
Assistant Secretary

Agreed to this 14 day of September, 2020.

Attachment – Request for Information
Attachment – Standard Provisions

Radiant Life Ecoville, LLC
A Limited Liability Company

By: _____

9/14/2020
(Date)

Karl Spain
(Print or Type Name)

Title: Manager
(Member or Manager, as authorized)

Karl.igf@gmail.com
(Email Address)

Anna J. Carter, Witness
(Print or Type Name)

Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by the Consultant, the hardcopy shall govern.

(6) **Opinions of Cost.** Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(7) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. The Consultant shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by the Consultant as a result of such termination.

(8) **Standard of Care.** The standard of care applicable to Consultant's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by the Consultant's performance of services, and it is agreed that the Consultant is not a fiduciary with respect to the Client.

(9) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and the Consultant, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of the Consultant and the Consultant's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of the Consultant or the Consultant's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by the Consultant under this Agreement or $50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. This Section 9 is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section 9 shall require the Client to indemnify the Consultant.

(10) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

(11) **Construction Costs.** Under no circumstances shall the Consultant be liable for extra costs or other consequences due to unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Consultant shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before the Consultant has issued final, fully-approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.

(12) **Certifications.** The Consultant shall not be required to execute certifications or third-party reliance letters that are inaccurate, that relate to facts of which the Consultant does not have actual knowledge, or that would cause the Consultant to violate applicable rules of professional responsibility.

(13) **Dispute Resolution.** All claims by the Client arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation.

(14) **Hazardous Substances and Conditions.** Consultant shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Consultant's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. The Consultant will notify the Client of unanticipated hazardous substances or conditions of which the Consultant actually becomes aware. The Consultant may stop affected portions of its services until the hazardous substance or condition is eliminated.

(15) **Construction Phase Services.**
(a) If the Consultant prepares construction documents and the Consultant is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against the Consultant in any way connected thereto.

(b) The Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
(c) The Consultant is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.

(16) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of the Consultant. The Consultant reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If the Consultant exercises this right, the Consultant will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

(17) **Confidentiality.** The Client consents to the use and dissemination by the Consultant of photographs of the project and to the use by the Consultant of facts, data and information obtained by the Consultant in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, the Consultant shall use reasonable care to maintain the confidentiality of that material.

(18) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Florida. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by the Consultant. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

(19) PURSUANT TO FS 558.0035, EMPLOYEES OF CONSULTANT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE UNDER THIS AGREEMENT.

Needs Analysis:

According to City of Alachua's Strategic Plan Fiscal Year 2020

The City of Alachua's long term strategic initiative 4.1 is to develop and implement a strategy to increase residential development opportunities.

This was assigned the HIGHEST priority by the city which specifically identified the planning community department as its champion to achieve this goal and then identified city residents, businesses, and home builders as critical stakeholders with the desired outcome "of attracting a wide variety of residential development to the city, while ensuring an orderly urban growth pattern that makes the best use of available lands."

Response: The proposed rezoning support's the city of Alachua's long term strategic initiative 4.1 as it increases residential development opportunities on the proposed parcel, furthermore, the proposed rezoning is consistent, compatible, and supportive of an orderly growth pattern that makes the best use of this land; specifically eliminating a spot zone; and allowing formerly agriculturally zoned land to support residential housing inside the city of Alachua's core, where walkability, and concurrency of adequate public facilities is available. A market analysis by an area Broker shows only a 30 day housing inventory in the $200,000 to $300,000 price range, against a normal 180 day inventory. This is indicative of pent up demand.

Response: Area and Neighborhood Overview

Data published by the US Census Bureau, US Department of Labor, Bureau of Economic and Business Research, the University of Florida, and other sources.

As of August 1, 2020, the population of the United States was 330M.

Florida is the most populous state in the south and became the third largest state in the US in total population in early 2015 behind California and Texas, with a population estimated by the US Census Bureau at 21.6M and very importantly -- has 900 to 1,000 new residents moving into the state each day and grew by 1.77% between April 1, 2018 and April 1, 2019 adding 368,021 residents. It is estimated that almost all of Florida's population growth through 2030 will be from net migration. All of this data is suggestive of residential housing pressure throughout Florida, and specifically in the City of Alachua, for affordability reasons.

Response: **Overview of the State's Economy**

The state has the highest growth rate in the nation and at the end of February 2020 had a 195,000 year-over-year job increase with an annual job growth rate outpacing the nation for 74 of the past 75 months. Florida's economy remains the fourth largest among all states, is the largest in the southeast -- and the 17th largest in the world. State GDP reached $1.036

trillion in July 2018 and is adding $2.84 billion each day. Personal income in Florida was $1B ranking it fourth in the US and first in the southeast. Per capita personal income in 2018 was $49,417, a 5.5% increase over the $46,858 in 2017 and 7.7% over 2016's per capita personal income of $45,819.

These numbers closely conform with the experience in the City of Alachua, suggesting sustained pent up demand for residential housing for the short, and intermediate future.

Florida enjoyed solid growth in 2018 and 2019, one in 14 jobs in the nation are created in Florida and, as a low-tax state, this trend is expected to continue. The adjusted unemployment rate in Florida in February 2020 was 2.80% with a civilian labor force of 10,455,400. In 2019 Florida added 201,700 private sector jobs with education and health services, leisure and hospitality, trade, transportation and utilities, professional and business services, and construction gaining the most jobs. In 2017 visitors spent nearly $89 billion on lodging, food and beverage, entertainment, shopping and transportation of which over $85 billion was retained in the state economy. Tourism supports about 1.5 million jobs in the state which is about 12.7% of all non-farm jobs.

- Florida's private-sector businesses created more than 201,700 jobs over the past year
- Education and health services added 62,300 new jobs
- Professional and business services added 33,600 new jobs
- Leisure and hospitality added 38,100 jobs

All of these statistics, patterns, and economic pressures are currently aligned in one direction, mainly to increase pressure on moderately priced residential housing in the City of Alachua, which this proposed rezoning will help create a more available supply.

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
4801 Camp Ranch Road
Gainesville, FL 32641

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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

Johnston Edmund
PO BOX 1922
Alachua, FL 32616

Colon Noel A
PO BOX 6
Alachua, FL 32616

City of Alachua
PO BOX 9
Alachua, FL 32615

Barfield Robert L & Karen
14928 NW 125th Street
Alachua, FL 32615

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Myers Alachua Investments LLC
2127 Fort Clarke BLVD
Gainesville, FL 32606

Reeb Brandon S
1411 NW 2nd Street
Gainesville, FL 32601

Parker John
14927 NW 125th Street
Alachua, FL 32615

Perry Ramona J
15005 NW 128th Street
Alachua, FL 32615

Holbrook Donald James & Pamela Blackstone
12416 NW 148th Ave
Alachua, FL 32615

Brown Robert E.
PO Box 778
Newberry, FL 32669-0778

Smith William E & Julie
14924 NW 125th Street
Alachua, FL 32615

Gaasbeek Ramai & Radharani
1008 NW 34th Ter
Gainesville, FL 32605

Parrish Dorothy Patricia Life Estate
12428 NW 147th LN
Alachua, FL 32615-4915

Boone & Downey
2308 Forsythe CT
Tallahassee, FL 32309-3011

Layman Robert L
12404 NW 148th Ave
Alachua, FL 32615

Cromwell Jonathan E & Marjorie F
12385 NW 150th Ave
Alachua, FL 32615-4933

Kirstein Austin A & Lisa Mckee
14901 NW 125th Street
Alachua, FL 32615

Taylor & Taylor Co-Trustees
14811 NW 125th Street
Alachua, FL 32615

Megahee Enterprises LTD LLLP
4110 SW 34th Street STE 24
Gainesville, FL 32608

Stewart Joan
14923 NW 125th Street
Alachua, FL 32615

Acch LLC
6327 NW 123rd PL
Gainesville, FL 32627

Celebrate Holdings LLC
919 NW 57th Street STE 10
Gainesville, FL 32605

American MTG & FIN CO
4131 NW 13th Street
Gainesville, FL 32609-4151

Circle K. Stores Inc
PO BOX 52085 DC-17
Phoenix, AZ 85072

Villaneuva Suleyvi Emidalia
3003 NW 128th RD
Gainesville, FL 32609-4003

Young Betty J
7615 W State Road 235
Alachua, FL 32615-5065

Jones & Jones
5326 NW 102nd PL
Gainesville, FL 32653-9703

Negron Alex
12419 NW 148th Ave
Alachua, FL 32615

Lauer Abigail S
12415 NW 148th Ave
Alachua, FL 32615-4951

Smith Micheal & Yetta L
51 Hartland CT
Savannah, GA 31407-5028

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D8

Alachua County, Board of County Commissioners
Department of Growth Management
10 SW 2nd Ave, Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
http://growth-management.alachuacounty.us

Submit Application to
Development Services Division

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # TBD **APPLICATION DATE** 8/31/2020

NAME & DESCRIPTION OF PROJECT Progress Village

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 03210-008-000

Tax Parcel Numbers 03210-008-000

Acreage 2.88

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 17
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review
- [x] Preliminary
- [ ] Final
- [ ] Revised Preliminary
- [ ] Revised Final

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student 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, to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	17	**units X 0.14 Elementary School Multiplier**	2	**Student Stations**
MIDDLE	17	**units X 0.06 Middle School Multiplier**	1	**Student Stations**
HIGH	17	**units X 0.08 High School Multiplier**	1	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.09 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click 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 for 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 School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Karl Spain
Mailing Address: 13700 NW 441
Alachua, FL 32615
Phone: 352-660-5019
Email: Karl.igf@gmail.com

PROPERTY OWNER

Name: Edmund Johnston
Mailing Address: P.O. Box 1922
Phone: ~~352 474-9491~~
~~Email:~~ → 352 474-9491



Legal: COM NE COR OF SE1/4 SEC S 01 DEG E 420 FT W 709.99 FT N 420 FT W 400.78 FT S 210 FT POB W 208 FT S 449.76 FT N 33 DEG E 175.70 FT S 53 DEG E 159.58 FT N 56 DEG E 193.98 FT NLY ALG CURVE 148.20 FT N 155.26 FT W 160.93 FT S 10 FT POB LESS COM NE COR OF SE1/4 SEC S 01 DEG E 420 FT W 709.99 FT N 420 FT W 400.78 FT S 210 FT W 208 FT S 250.94 FT POB S 62 DEG E 115.13 FT S 33 DEG W 175.70 FT N 198.82 FT POB OR 4637/2108

Parcel: 03210-008-000

D11

2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03210 008 000 | Parcel details | **Latest bill** | **View/Print full bill history**

2019	2018	2017	2016	...	2002
PAID	**PAID**	**PAID**	**PAID**		**PAID**

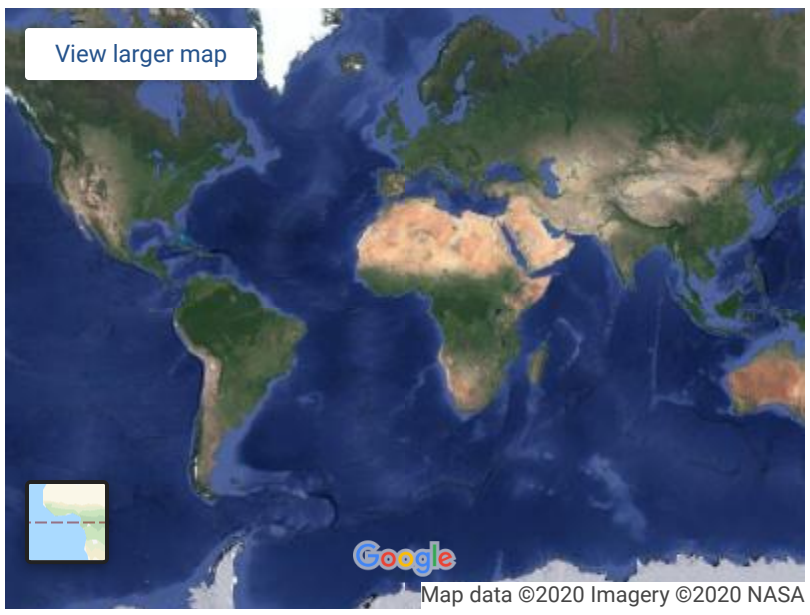
Get Bills by Email

PAID 2018-11-29 $1,223.63
Receipt #18-0038333

Owner: ALACHUA COUNTY FARM BUREAU
14435 NW US HIGHWAY 441
ALACHUA, FL 32615
Situs: Unassigned Location RE

Account number: **03210 008 000**
Alternate Key: 1012424
Millage code: 1700
Millage rate: 22.5620

Assessed value: 52,800
School assessed value: 52,800
Unimproved land value: 52,800



Location is not guaranteed to be accurate.

Property Appraiser
View

2018 Annual bill

Ad valorem: $1,191.27
Non-ad valorem: $83.34
Total Discountable: 1274.61
No Discount NAVA: 0.00
Total tax: $1,274.61

Legal description

COM NW COR OF NE1/4 OF SE1/4 SEC S 210 FT POB S 490.94 FT N 30 DEG E 180 FT M/L S 54 DEG E 128 FT M/L N 36 DEG E 15 FT N 56 DEG E 209.43 FT NWLY ALG CURVE 148.70 FT N 155.26 FT M/L W 368.70 FT M/L TO POB OR 2184/2986

Location

Book, page, item: 2184-2986-
Geo number: 14-08-18-03210008000
Range: 18
Township: 08
Section: 14
Neighborhood: 233215.02
Use code: 00000
Total acres: 3.300

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D10(a)

Vacant Land Contract

1. Sale and Purchase: Edmund Johnston ("**Seller**") and Dae Jung Kim LLC ("**Buyer**") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property") described as:

Address: NW 125th St Alachua, FL 32615

Legal Description: COM NE COR OF SE1/4 SEC S 01 DEG E 420 FT W 709.99 FT N 420 FT W 400.78 FT S 210 FT POB W 208 FT S 449.76 FT N 33 DEG E 175.70 FT S 53 DEG E 159.58 FT N 56 DEG E 193.98 FT NLY ALG CURVE 148.20 FT N 155.26 FT W 160.93 FT S 10 FT POB LESS COM NE COR OF SE1/4 SEC S 01 DEG E 420 FT W 709.99 FT N 420 FT W 400.78 FT S 210 FT W 208 FT S 250.94 FT POB S 62 DEG E 115.13 FT S 33 DEG W 175.70 FT N 198.82 FT POB OR 4637/2108

SEC 14 /TWP /08 /RNG 18 of Alachua County, Florida. Real Property ID No.: 03210-008-000 including all improvements existing on the Property and the following additional property: _____

2. Purchase Price: (U.S. currency) ..... $ 110,000

All deposits will be made payable to "Escrow Agent" named below and held in escrow by:

Escrow Agent's Name: Jose Moreno, P.A.

Escrow Agent's Contact Person: Jose Moreno

Escrow Agent's Address: 240 NW 76 Dr D, Gainesville, FL 32607

Escrow Agent's Phone: 352-332-4422

Escrow Agent's Email: _____

(a) Initial deposit ($0 if left blank) (**Check if applicable**)
- ☐ accompanies offer
- ☑ will be delivered to Escrow Agent within 3 days (3 days if left blank) after Effective Date ..... $ 10,000

(b) Additional deposit will be delivered to Escrow Agent (**Check if applicable**)
- ☐ within _____ days (10 days if left blank) after Effective Date
- ☐ within _____ days (3 days if left blank) after expiration of Feasibility Study Period..... $ _____

(c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage)..... $ _____

(d) Other: _____ ..... $ _____

(e) Balance to close (not including **Buyer's** closing costs, prepaid items, and prorations) to be paid at closing by wire transfer or other Collected funds..... $ $100,000

(f) ☐ (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify): _____ prorating areas of less than a full unit. The purchase price will be $_____ per unit based on a calculation of total area of the Property as certified to **Seller** and **Buyer** by a Florida licensed surveyor in accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the calculation: _____

3. Time for Acceptance; Effective Date: Unless this offer is signed by **Seller** and **Buyer** and an executed copy delivered to all parties on or before 07/28/2020, this offer will be withdrawn and **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is delivered. **The "Effective Date" of this contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter-offer.**

4. Closing Date: This transaction will close on see additional terms ("Closing Date"), unless specifically extended by other provisions of this contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Feasibility Study periods. However, if the Closing Date occurs on a Saturday, Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business day. In the event insurance underwriting is suspended on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If this transaction does not close for any reason, **Buyer** will immediately return all **Seller** provided documents and other items.

5. Extension of Closing Date: If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

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("CFPB Requirements), if applicable, then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such period shall not exceed 10 days.

6. Financing: (**Check as applicable**)

(a) ☑ **Buyer** will pay cash for the Property with no financing contingency.

(b) ☐ This contract is contingent on **Buyer** qualifying for and obtaining the commitment(s) or approval(s) specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective Date, whichever occurs first, if left blank) ("Financing Period"). **Buyer** will apply for Financing within _____ days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial, and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may terminate this contract and **Buyer's** deposit(s) will be returned.

(1) ☐ **New Financing: Buyer** will secure a commitment for new third party financing for $ _____ or _____% of the purchase price at (**Check one**) ☐ a fixed rate not exceeding _____% ☐ an adjustable interest rate not exceeding _____% at origination (a fixed rate at the prevailing interest rate based on **Buyer's** creditworthiness if neither choice is selected). **Buyer** will keep **Seller** and Broker fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to **Seller** and Broker.

(2) ☐ **Seller Financing: Buyer** will execute a ☐ first ☐ second purchase money note and mortgage to **Seller** in the amount of $_____, bearing annual interest at _____% and payable as follows: _____

The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow forms generally accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's option if **Buyer** defaults; will give **Buyer** the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller** to obtain credit, employment, and other necessary information to determine creditworthiness for the financing. **Seller** will, within 10 days after Effective Date, give **Buyer** written notice of whether or not **Seller** will make the loan.

(3) ☐ **Mortgage Assumption: Buyer** will take title subject to and assume and pay existing first mortgage to _____ LN#_____ in the approximate amount of $_____ currently payable at $_____ per month, including principal, interest, ☐ taxes and insurance, and having a ☐ fixed ☐ other (describe) _____ interest rate of _____% which ☐ will ☐ will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase **Seller's** escrow account dollar for dollar. If the interest rate upon transfer exceeds _____% or the assumption/transfer fee exceeds $_____, either party may elect to pay the excess, failing which this contract will terminate; and **Buyer's** deposit(s) will be returned. If the lender disapproves **Buyer**, this contract will terminate; and **Buyer's** deposit(s) will be returned.

7. Assignability: (**Check one**) **Buyer** ☐ may assign and thereby be released from any further liability under this contract, ☑ may assign but not be released from liability under this contract, or ☐ may not assign this contract.

8. Title: Seller has the legal capacity to and will convey marketable title to the Property by ☑ statutory warranty deed ☐ special warranty deed ☐ other (specify) _____, free of liens, easements, and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____, provided there exists at closing no violation of the foregoing.

(a) Title Evidence: The party who pays for the owner's title insurance policy will select the closing agent and pay for the title search, including tax and lien search (including municipal lien search) if performed, and all other fees charged by closing agent. **Seller** will deliver to **Buyer**, at (**Check one**) ☑ **Seller's** ☐ **Buyer's** expense and (**Check one**) ☑ within _____ days after Effective Date ☑ at least 15 days before Closing Date, (**Check one**)

(1) ☑ a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the

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amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.

(2) ☐ an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**, then (1) above will be the title evidence.

(b) Title Examination: After receipt of the title evidence, **Buyer** will, within 10 days (10 days if left blank) but no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller** cures the defects within 30 days (30 days if left blank) ("Cure Period") after receipt of the notice. If the defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) Survey: **Buyer** may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any encroachments on the Property, encroachments by the Property's improvements on other lands, or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 8(b).

(d) Ingress and Egress: **Seller** warrants that the Property presently has ingress and egress.

9. Property Condition: **Seller** will deliver the Property to **Buyer** at closing in its present "as is" condition, with conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

(a) Inspections: (**Check (1) or (2)**)

(1) ☑ **Feasibility Study:** **Buyer** will, at **Buyer's** expense and within 180 days (30 days if left blank) ("Feasibility Study Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine whether the Property is suitable for **Buyer's** intended use. During the Feasibility Study Period, **Buyer** may conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state, and regional growth management plans; availability of permits, government approvals, and licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents, contractors, and assigns, the right to enter the Property at any time during the Feasibility Study Period for the purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees, expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien being filed against the Property without **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (i) repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a result of the Inspections.

Before expiration of the Feasibility Study Period, **Buyer** must deliver written notice to **Seller** of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is" condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to **Seller**, this contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

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(2) ☐ **No Feasibility Study:** **Buyer** is satisfied that the Property is suitable for **Buyer's** purposes, including being satisfied that either public sewerage and water are available to the Property or the Property will be approved for the installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency, growth management, and environmental conditions, are acceptable to **Buyer**. This contract is not contingent on **Buyer** conducting any further investigations.

(b) Government Regulations: Changes in government regulations and levels of service which affect **Buyer's** intended use of the Property will not be grounds for terminating this contract if the Feasibility Study Period has expired or if Paragraph 9(a)(2) is selected.

(c) Flood Zone: **Buyer** is advised to verify by survey, with the lender, and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required, and what restrictions apply to improving the Property and rebuilding in the event of casualty.

(d) Coastal Construction Control Line ("CCCL"): If any part of the Property lies seaward of the CCCL as defined in Section 161.053, Florida Statutes, **Seller** will provide **Buyer** with an affidavit or survey as required by law delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shore line of the Property being purchased.

☐ **Buyer** waives the right to receive a CCCL affidavit or survey.

10. Closing Procedure; Costs: Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to **Seller** (in local cashier's check if **Seller** requests in writing at least 5 days before closing) and brokerage fees to Broker as per Paragraph 21. In addition to other expenses provided in this contract, **Seller** and **Buyer** will pay the costs indicated below.

(a) Seller Costs:

Taxes on deed
Recording fees for documents needed to cure title
Title evidence (if applicable under Paragraph 8)
Estoppel Fee(s)
Other: _____

(b) Buyer Costs:

Taxes and recording fees on notes and mortgages
Recording fees on the deed and financing statements
Loan expenses
Title evidence (if applicable under Paragraph 8)
Lender's title policy at the simultaneous issue rate
Inspections
Survey
Insurance
Other: _____

(c) Prorations: The following items will be made current and prorated as of the day before Closing Date: real estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions.

(d) Special Assessment by Public Body: Regarding special assessments imposed by a public body, **Seller** will pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing; and **Buyer** will pay all other amounts. If special assessments may be paid in installments, ☐ **Seller** ☑ **Buyer** (**Buyer** if left blank) will pay installments due after closing. If **Seller** is checked, **Seller** will pay the assessment in full before or at the time of closing. Public body does not include a Homeowners' or Condominium Association.

(e) PROPERTY TAX DISCLOSURE SUMMARY: **BUYER** SHOULD NOT RELY ON THE **SELLER'S** CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT **BUYER** MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY

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IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

(f) Foreign Investment in Real Property Tax Act ("FIRPTA"): If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** will comply with FIRPTA, which may require **Seller** to provide additional cash at closing.

(g) 1031 Exchange: If either **Seller** or **Buyer** wish to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be contingent upon, extended, or delayed by the Exchange.

11. Computation of Time: Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays specified in 5 U.S.C. 6103(a). Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103) shall extend until 5:00 p.m. (where the Property is located) of the next business day. **Time is of the essence in this contract.**

12. Risk of Loss; Eminent Domain: If any portion of the Property is materially damaged by casualty before closing or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings or an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may terminate this contract by written notice to the other within 10 days after **Buyer's** receipt of **Seller's** notification, and **Buyer's** deposit(s) will be returned, failing which **Buyer** will close in accordance with this contract and receive all payments made by the governmental authority or insurance company, if any.

13. Force Majeure: Seller or **Buyer** will not be required to perform any obligation under this contract or be liable to each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or prevented by an act of God or force majeure. An "act of God or "force majeure" is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably within the control of **Seller** or **Buyer** and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event continues beyond 30 days, either party may terminate this contract by delivering written notice to the other; and **Buyer's** deposit(s) will be returned.

14. Notices: All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or electronic means. **Buyer's failure to timely deliver written notice to Seller, when such notice is required by this contract, regarding any contingency will render that contingency null and void, and this contract will be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by an attorney or licensee (including a transactions broker) representing a party will be as effective as if delivered to or received by that party.**

15. Complete Agreement; Persons Bound: This contract is the entire agreement between **Seller** and **Buyer**. **Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless incorporated into this contract.** Modifications of this contract will not be binding unless in writing, signed or initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This contract, signatures, initials, documents referenced in this contract, counterparts, and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this contract prevail over preprinted terms. If any provision of this contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. **Seller** and **Buyer** will use diligence and good faith in performing all obligations under this contract. This contract will not be recorded in any public record. The terms "**Seller**," "**Buyer**," and "Broker" may be singular or plural. This contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if permitted, of **Seller**, **Buyer**, and Broker.

16. Default and Dispute Resolution: This contract will be construed under Florida law. This Paragraph will survive closing or termination of this contract.

(a) Seller Default: If **Seller** fails, neglects, or refuses to perform **Seller's** obligations under this contract, **Buyer** may elect to receive a return of **Buyer's** deposit(s) without thereby waiving any action for damages resulting

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from **Seller's** breach and may seek to recover such damages or seek specific performance. **Seller** will also be liable for the full amount of the brokerage fee.

(b) Buyer Default: If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this contract, including payment of deposit(s), within the time(s) specified, **Seller** may elect to recover and retain the deposit(s), paid and agreed to be paid, for the account of **Seller** as agreed upon liquidated damages, consideration for execution of this contract, and in full settlement of any claims, whereupon **Seller** and **Buyer** will be relieved from all further obligations under this contract; or **Seller**, at **Seller's** option, may proceed in equity to enforce **Seller's** rights under this contract.

17. Attorney's Fees; Costs: In any litigation permitted by this Contract, the prevailing party shall be entitled to recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.

18. Escrow Agent; Closing Agent: **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them upon proper authorization and in accordance with Florida law and the terms of this contract, including disbursing brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

19. Professional Advice; Broker Liability: Broker advises **Seller** and **Buyer** to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax, property condition, environmental, and other specialized advice. **Buyer** acknowledges that Broker does not reside in the Property and that all representations (oral, written, or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to rely solely on Seller, professional inspectors, and government agencies for verification of the Property condition and facts that materially affect Property value. Seller** and **Buyer** respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents, and employees in connection with or arising from **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations. **Seller** and **Buyer** hold harmless and release Broker and Broker's officers, directors, agents, and employees from all liability for loss or damage based on (i) **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to, photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related to the Property; (iii) Broker's performance, at **Seller's** or **Buyer's** request, of any task beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any vendor. **Seller** and **Buyer** each assume full responsibility for selecting and compensating their respective vendors. This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be treated as a party to this contract. This Paragraph will survive closing.

20. Commercial Real Estate Sales Commission Lien Act: If the Property is commercial real estate as defined by Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales Commission Lien Act provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.

21. Brokers: The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to closing agent:** **Seller** and **Buyer** direct Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be used to modify any MLS or other offer of compensation made by **Seller** or listing broker to cooperating brokers.

Stephen Silberman — **Seller's** Sales Associate/License No.

Brian Oen BK3372787 — **Buyer's** Sales Associate/License No.

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dotloop signature verification: dtlp.us/vbnU-0TA3-huSC

srs8@hotmail.com	brian@thomasgrouprealty.com
Seller's Sales Associate Email Address	**Buyer's** Sales Associate Email Address
352-275-6391	352-494-2100
Seller's Sales Associate Phone Number	**Buyer's** Sales Associate Phone Number
Florida Homes Realty & Mortgage	Thomas Group Realty, LLC
Listing Brokerage	**Buyer's Brokerage**
	5346 SW 91st Ter, Gainesville, FL 32608
Listing Brokerage Address	**Buyer's Brokerage Address**

22. Addenda: The following additional terms are included in the attached addenda and incorporated into this Contract (**Check if applicable**):

☐ A. Back-up Contract

☐ B. Other _____

23. Additional Terms: Closing date to be 15 days after the conclusion of the Feasibility Study Period.

COUNTER-OFFER/REJECTION

☐ Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and deliver a copy of the acceptance to Seller).

☐ Seller rejects Buyer's offer

This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney before signing.

Buyer: Karl Spain dotloop verified 07/27/20 10:55 AM EDT Date: _____

Print name: Karl Spain

Buyer: _____ Date: _____

Print name: _____

Buyer's address for purpose of notice:

Address: _____

Phone: _____ Fax: _____ Email: karl.igf@gmail.com

DocuSigned by:

Seller: Edmund Johnston Date: 7/27/2020

Print name: Edmund Johnston

Seller: _____ Date: _____

Print name: _____

DS

Buyer (KS) (07/27/20 10:55 EDT dotloop verified) (____) and Seller (EJ) (____) acknowledge receipt of a copy of this page, which is 7 of 8 pages.

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dotloop signature verification: dtlp.us/vbnU-0TA3-huSC

383 **Seller's** address for purpose of notice:

384* Address: _____

385* Phone: _____ Fax: _____ Email: _____

386* **Effective Date:** _____ **(The date on which the last party signed or initialed and delivered the**
387 **final offer or counter-offer.)**

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35 50

D10(b)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3154174 4 PG(S)
October 18, 2018 10:51:35 AM
Book 4637 Page 2108
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $490.00

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 #18-173

Sale Price: 70,000.00
Recording: 35.50
Doc. Stamp: 490.00

Tax Parcel #: 03210 008 000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11th day of October, 2018 between **Alachua County Farm Bureau, Inc., a Florida not for profit corporation, formerly Alachua County Farm Bureau, a Florida corporation**, whose post office address is 14435 N.W. US Highway 441, Suite 20, Alachua, FL 32615, grantor, and **Edmund Johnston**, whose address is P.O. Box 1922, Alachua, FL 32615, grantee:

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

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

A PORTION OF THE SE 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SE 1/4 AND RUN S.01°15'54"E., ALONG THE EAST BOUNDARY OF SAID SE 1/4, 420.00 FEET, THENCE N.89°51'56"W. 709.99 FEET, THENCE N.01°15'54"W., PARALLEL TO SAID EAST BOUNDARY, 420.00 FEET, THENCE N.89°51'56"W. 240.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°51'56"W. 160.78 FEET, THENCE S.01°10'42"E. 210.00 FEET, THENCE N.89°51'56"W. 208.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SE 1/4, THENCE S.01°10'42"E., ALONG SAID WEST LINE, 490.94 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (U.S. HIGHWAY NO. 441) SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2391.86 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S.50°53'30"E. 449.76 FEET, AN ARC DISTANCE OF 450.43 FEET, THENCE N.45°27'42"E. 68.63 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 193.90 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'44", AN ARC DISTANCE OF 52.16 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 247.02 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°51'31", AN ARC DISTANCE OF 167.53 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 680.90 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°26'21", AN ARC DISTANCE OF 183.48 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 520.67 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°59'00", AN ARC DISTANCE OF 208.86 FEET, THENCE N.01°15'54"W., PARALLEL TO THE EAST BOUNDARY SAID SE 1/4, 355.26 FEET TO THE POINT OF BEGINNING.

LESS THE NORTH 200 FEET OF THE ABOVE DESCRIBED PROPERTY.
ALSO LESS PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1574, PAGE 921, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO LESS PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1587, PAGE 2761, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO LESS PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1769, PAGE 1863, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO LESS THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SE 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SE 1/4 AND RUN THENCE S.01°15'54"E., ALONG THE EAST BOUNDARY OF SAID SE 1/4, 420.00 FEET, THENCE N.89°51'56"W. 709.99 FEET, THENCE N.01°15'54"W., PARALLEL TO SAID EAST BOUNDARY, 420.00 FEET, THENCE N.89°51'56"W. 240.00 FEET TO THE WEST RIGHT OF WAY LINE OF SE 13TH STREET, THENCE S.01°15'28"E., ALONG SAID WEST RIGHT OF WAY LINE, 355.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 520.67 FEET, THENCE SOUTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE, AND ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 16°21'57", AN ARC DISTANCE OF 148.70 FEET TO THE POINT OF BEGINNNING; THENCE CONTINUE SOUTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 06°37'03" AN ARC DISTANCE OF 60.10 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 680.90 FEET, THENCE SOUTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 15°26'21" AN ARC DISTANCE OF 183.48 FEET TO A POINT OF COMPOUND CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 247.02 FEET, THENCE CONTINUE SOUTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 06°34'29" AN ARC DISTANCE OF 28.35 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1574, PAGE 921, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE N.50°53'30"W. 99.82 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 1574, PAGE 921, THENCE S.56°24'00"W., ALONG THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 1574, PAGE 921, A DISTANCE OF 56.13 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1587, PAGE 2761, OF SAID PUBLIC RECORDS, THENCE N.53°35'15"W. 168.18 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 1587, PAGE 2761, THENCE N.36°24'45"E. 15.00 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1769, PAGE 1863, OF SAID PUBLIC RECORDS, THENCE N.56°24'00"E. 209.43 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPT:
A PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 2184, PAGE 2986, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST 1/4 AND RUN SOUTH 01°15'54" EAST, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 709.99 FEET; THENCE RUN NORTH 01°15'54" WEST, PARALLEL TO SAID EAST BOUNDARY, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 400.78 FEET; THENCE RUN SOUTH 01°10'42" EAST, 210.00 FEET; THENCE RUN NORTH 89°51'56" WEST 208.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4; THENCE RUN SOUTH 01°10'42" EAST, ALONG SAID WEST LINE, 250.94 FEET; THENCE RUN SOUTH 62°34'52" EAST, 115.13 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 53°06'56" EAST, 159.58 FEET; THENCE RUN SOUTH 56°24'00" WEST, 15.45 FEET; THENCE RUN SOUTH 36°24'45" WEST, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 2184, PAGE 2986, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 53°35'15" WEST, ON THE NORTHERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 113.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 36°24'45" WEST, ON THE WESTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 176.98 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF S.R. 25 (U.S. HIGHWAY 441), SAID POINT LYING ON CURVE, THENCE RUN ALONG SAID RIGHT OF WAY LINE WITH A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 00°12'20", A RADIUS OF 2391.86 FEET, AN ARC OF 8.59 FEET AND A CHORD OF NORTH 56°15'41" WEST, 8.59 FEET, SAID POINT LYING AND

BEING ON THE AFOREMENTIONED WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 01°10'42" WEST, ON SAID WEST LINE, A DISTANCE OF 41.18 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 33°56'39" EAST, A DISTANCE OF 175.70 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPT:

A PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 2184, PAGE 2986, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST 1/4 AND RUN SOUTH 01°15'54" EAST, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 709.99 FEET; THENCE RUN NORTH 01°15'54" WEST, PARALLEL TO SAID EAST BOUNDARY, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 400.78 FEET; THENCE RUN SOUTH 01°10'42" EAST, 210.00 FEET; THENCE RUN NORTH 89°51'56" WEST 208.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4; THENCE RUN SOUTH 01°10'42" EAST, ALONG SAID WEST LINE, 250.94 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 62°34'52" EAST, 115.13 FEET; THENCE RUN SOUTH 33°56'39" WEST, A DISTANCE OF 175.70 FEET TO A POINT LYING AND BEING ON THE AFOREMENTIONED WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE RUN NORTH 01°10'42" WEST ALONG SAID WEST LINE, A DISTANCE OF 198.82 FEET TO THE POINT OF BEGINNING.

SAID ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS (BY SURVEYOR):

A PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 2184, PAGE 2986, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST 1/4 AND RUN SOUTH 01°15'54" EAST, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 709.99 FEET; THENCE RUN NORTH 01°15'54" WEST, PARALLEL TO SAID EAST BOUNDARY, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 400.78 FEET; THENCE RUN SOUTH 01°10'42" EAST, 210.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°51'56" WEST 208.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4; THENCE RUN SOUTH 01°10'42" EAST, ALONG SAID WEST LINE, 449.76 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 33°56'39" EAST, A DISTANCE OF 175.70 FEET; THENCE RUN SOUTH 53°06'56" EAST, A DISTANCE OF 159.58 FEET; THENCE RUN NORTH 56°24'00" EAST, A DISTANCE OF 193.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N.W. 125TH STREET, SAID POINT LYING ON CURVE, THENCE RUN ALONG SAID RIGHT OF WAY LINE WITH A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 16°21'48", A RADIUS OF 520.67 FEET, AN ARC OF 148.70 FEET AND A CHORD OF NORTH 09°26'22" WEST, 148.20 FEET; THENCE CONTINUE ON SAID WESTERLY RIGHT OF WAY LINE, NORTH 01°15'28" WEST, A DISTANCE OF 155.26 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN NORTH 89°51'43" WEST, A DISTANCE OF 160.93 FEET; THENCE RUN SOUTH 01°10'42"EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
A PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 2184, PAGE 2986, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST 1/4 AND RUN SOUTH 01°15'54" EAST, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 709.99 FEET; THENCE RUN NORTH 01°15'54" WEST, PARALLEL TO SAID EAST BOUNDARY, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 400.78 FEET; THENCE RUN SOUTH 01°10'42" EAST, 210.00 FEET; THENCE RUN NORTH 89°51'56" WEST 208.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4; THENCE RUN SOUTH 01°10'42" EAST, ALONG SAID WEST LINE, 250.94 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 62°34'52" EAST, 115.13 FEET; THENCE RUN SOUTH 33°56'39" WEST, A DISTANCE OF 175.70 FEET TO A POINT LYING AND BEING ON THE AFOREMENTIONED WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE RUN NORTH 01°10'42" WEST ALONG SAID WEST LINE, A DISTANCE OF 198.82 FEET TO THE POINT OF BEGINNING.

Subject to and together with covenants, easements, reservations and restrictions of record, and taxes for the year 2018 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 grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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: Marvin W. Bingham, Jr.

Witness Name: Callie B. Worthington

Alachua County Farm Bureau, Inc., a Florida not for profit corporation

By: _____

Winston Rushing, President

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me this 11th day of October, 2018 by Winston Rushiing, as President of Alachua County Farm Bureau, Inc., a Florida not for profit corporation, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

CALLIE B. WORTHINGTON
Commission # GG 005418
Expires June 23, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

Printed Name: Callie B. Worthington

My Commission Expires: June 23, 2020

D10

PROPERTY OWNER AFFIDAVIT

Owner Name: Edmund Johnston			
Address: 14519 NW 146 Ter	Phone: 352-474-9491		
Agent Name: Karl Spain of Dae Jung Kim, LLC			
Address: NW 125th St, Alachua, FL 32615	Phone: 352-660-5019		
Parcel No.: 03210-008-000			
Acreage: 2.88 acres	S: 14	T: 08	R: 18
Requested Action: This authorization includes permitting with the city of Alachua, Alachua County, and any other local, state, and federal agencies having jurisdiction in this land use application.			

I hereby certify that:

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

Property owner signature: E. [signature]

Printed name: Edmund Johnston

Date: 9/11/2020

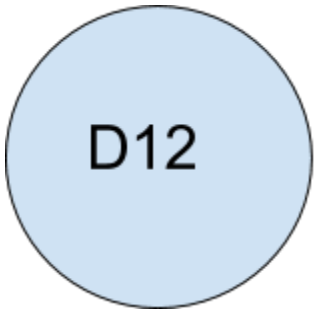
The foregoing affidavit is acknowledged before me this 11th day of September, 2020 by Edmund Johnston, who is/are personally known to me, or who has/have produced J523-216-65-133-0 as identification.

NOTARY SEAL

Christina M. Dore'

Signature of Notary Public, State of FL

Christina M. Dore'
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG034337
Expires 10/15/2020



$7500 Payment has already been given to Adam Hall.

Kimley»Horn

October 6, 2020

Mr. Adam Hall, AICP
Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

RE: ***Traffic Concurrency Analysis for Progress Village Land Use/Zoning Changes***
City of Alachua, Florida

Dear Mr. Hall:

The purpose of this letter is to summarize the traffic concurrency analysis prepared for the land use and zoning changes for the Progress Village project on the west side of NW 125th Street north of US 441/M.L. King Jr. Boulevard in the City of Alachua, Florida.

BACKGROUND

A residential development is proposed on parcel 03210-008-000 located within the City of Alachua, Florida. The project proposes to amend the City of Alachua Future Land Use Map designation for the subject property from Agriculture to Medium Density Residential and rezone the subject property from Agricultural (A) to Residential Single Family – 6 (RSF-6). The project is anticipated to include the development of approximately 17 single family dwelling units. The project location is depicted in **Figure 1** in **Attachment A**.

TRIP GENERATION

Trip generation was performed using Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10th Edition. The trip generation for the proposed residential development was determined using ITE Land Use Code (LUC) 210 (Single-Family Detached Housing). Detailed trip generation calculations are contained in **Attachment B**.

TRIP DISTRIBUTION

The proposed project trip distribution was developed based on the Gainesville Urbanized Area Transportation Study (GUATS) model, which is built on the Florida Standard Urban Transportation Model Structure (FSUTMS) and published by the Gainesville Metropolitan Transportation Planning Organization (MTPO). The GUATS model plot is provided in **Attachment C**.

SEGMENT ANALYSIS

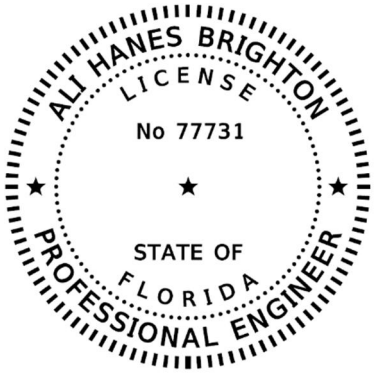
Per the City of Alachua's requirements, the study area includes roadway segments where project traffic is anticipated to be 5% or greater of the roadway's maximum service volume in addition to all segments wholly or partially within one-half mile of the development's ingress/egress. Project traffic is not anticipated to exceed 1% of the maximum service volume on the listed segments within one-half mile of the development's ingress/egress. Additionally, the segments within one-half mile are anticipated to have sufficient remaining capacity with the addition of the project trips from the proposed development. Detailed segment impact calculations are included in **Attachment D**.

Please contact us if you have any questions or need additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ali H. Brighton, P.E.



This document has been digitally signed and sealed by Ali Hanes Brighton, P.E. on the date adjacent to the seal.

Ali H Brighton
2020.10.06 09:34:54
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Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Ali H. Brighton, P.E.
Florida Registration Number 77731
Kimley-Horn and Associates, Inc.
747 SW 2nd Avenue, Suite 171
Gainesville, Florida 32601
Registry 696

Attachments: Attachment A – Location Map
Attachment B – Trip Generation
Attachment C – Trip Distribution
Attachment D – Roadway Segment Traffic Impacts

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ATTACHMENT A:

LOCATION MAP



Kimley»Horn

Figure 1
Site Location Map
Progress Village
City of Alachua, Florida

ATTACHMENT B:

TRIP GENERATION

TRIP GENERATION

DAILY TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE		EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
1	Single-Family Detached Housing	10	210	17	du	50%	50%	80	80	160	0.0%	0	80	80	160	0.0%	0	80	80	160
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
10																				
11																				
12																				
13																				
14																				
15																				
							Total:	80	80	160	0.0%	0	80	80	160	0.0%	0	80	80	160

LUC: 210

RATE/EQUATION: Y=9.44(X)

PM PEAK HOUR TRIP GENERATION

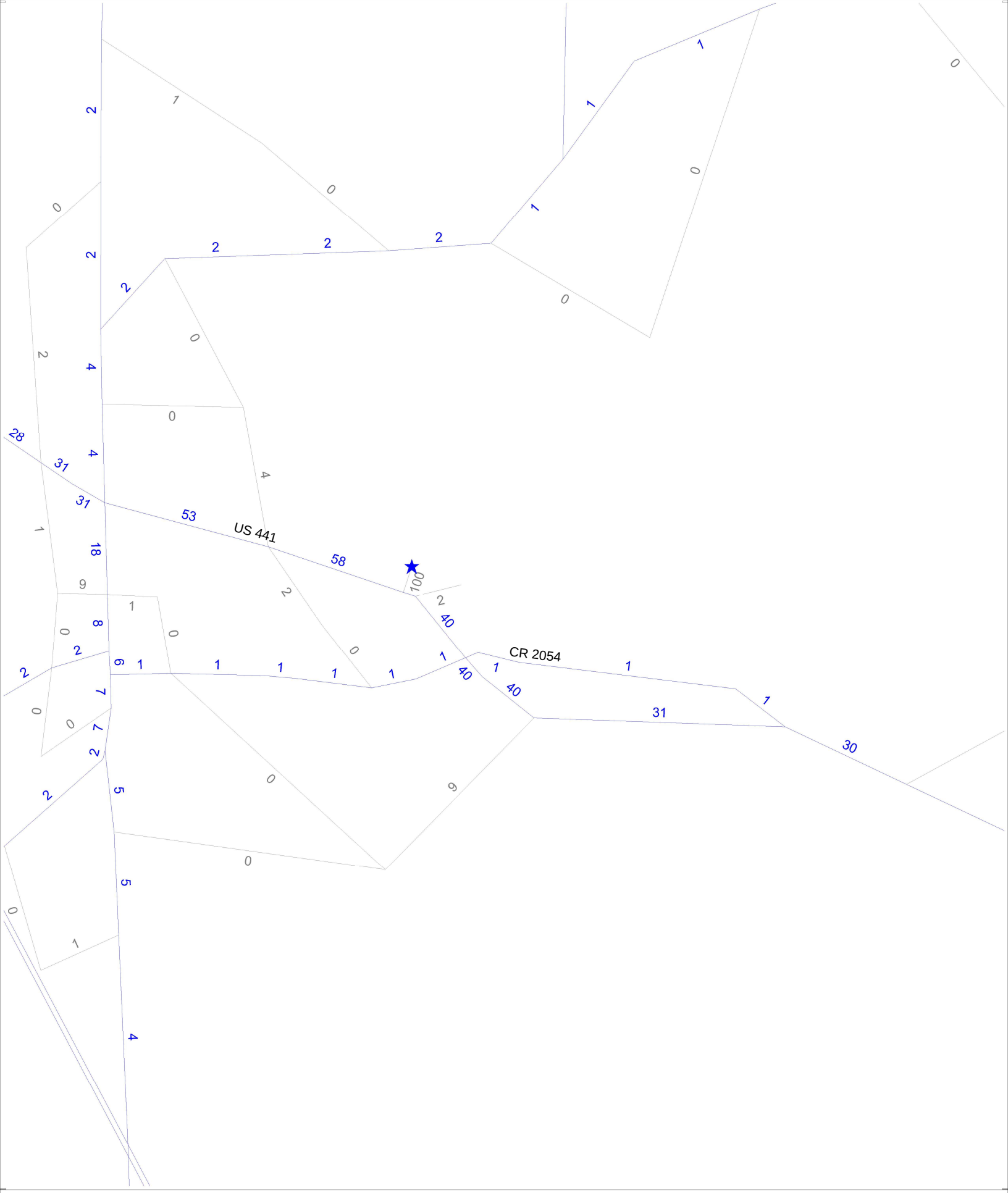
	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE		EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
1	Single-Family Detached Housing	10	210	17	du	63%	37%	11	6	17	0.0%	0	11	6	17	0.0%	0	11	6	17
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
10																				
11																				
12																				
13																				
14																				
15																				
							Total:	11	6	17	0.0%	0	11	6	17	0.0%	0	11	6	17

LUC: 210

RATE/EQUATION: Y=0.99(X)

ATTACHMENT C:

TRIP DISTRIBUTION



PROGRESS VILLAGE
17 Single-Family Dwelling Units
Alachua County - Gainesville MTPO Model
September 24, 2020

cube
Licensed to Kimley-Horn and Associates, Inc.

ATTACHMENT D:

ROADWAY SEGMENT TRAFFIC IMPACTS

Roadway Segment Traffic Impact Calculations

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV[1]	Existing Traffic[1]	Reserved Trips[1]	Available Capacity[1]	Project Trip Max. Distribution[2]	Project Trip Assignment[3]	Percent Impact[4]	Greater than 5% of Capacity?[5]	Within 1/2 Mile?[5]	Remaining Capacity
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,011	6,161	19,528	58%	93	0.2%	No	**Yes**	19,435
		Peak Hour	4,110	1,901	616	1,593	58%	10	0.2%	No	**Yes**	1,583
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,007	701	11,412	1%	2	0.0%	No	**Yes**	11,410
		Peak Hour	1,359	354	73	932	1%	0	0.0%	No	**Yes**	932

Notes: (1)Values from the City of Alachua's September 2020 Development Monitoring Report.

(2)Maximum distribution across the segment from the Gainesville Urbanized Area Transportation Study (GUATS) model.

(3)Project trip assignment based on the maximum distribution across the segment and the calculated trip generation.

(4)Percent impact calculated as the maximum assignment across the segment divided by the Maximum Service Volume (MSV).

(5)In accordance with City of Alachua guidelines, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway and/or roadway segments located wholly or partially within one-half mile of the development's ingress/egress.

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 12/8/2020
SUBJECT: 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).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by Dae Jung Kim LLC on behalf of Edmund Johnston to the City Commission with a recommendation to approve 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 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.

Summary

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Karl Spain of Dae Jung Kim LLC, for the consideration of the rezoning of the subject property from Agricultural (A) to Single Family Residential- 6 (RSF-6).

The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Medium Density Residential.

The subject property is located north of US HWY 441 and west of NW 125th Street and the Alachua Hills Subdivision. The property is currently a vacant wooded tract.

The property is generally surrounded by single-family residential uses to the north and east, commercial uses (Brown's Country Buffet, Celebrate Primary Care) to the south, and vacant commercial to the west. See Map 5, Vicinity Map, and Table 2, Surrounding Land Uses, below.

The general purposes of the Residential zone districts are established and described in Section 3.4.1 of the City's Land Development Regulations (LDRs):

> 3.4.1 General purposes. The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:

(A) Provide appropriately located lands for residential development. Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;
(B) Protect from harmful effects. Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and
(C) Provide lands with varying degrees of density. Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the Single Family Residential- 6 (RSF-6) zone district is established and described in Section 3.4.2(D) of the City's Land Development Regulations (LDRs):

(D) RSF-6, Residential Single-Family-6. The RSF-6 district is established as a district in which the principal use of land is single-family residential development at a medium density in areas served by water and sewer systems. The district also allows single-family attached and two- to four-family dwellings as permitted uses. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The minimum lot area is 6,000 square feet and the maximum residential density allowed is six dwelling

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ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Draft Ordinance
- Application and Supporting Materials

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: December 8, 2020
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural (A) to Residential Single Family – 6 (RSF-6)
APPLICANT/AGENT:	Karl Spain Dae Jung Kim LLC
PROPERTY OWNER:	Edmund Johnston
LOCATION:	North of US HWY 441 and west of NW 125th Street and the Alachua Hills Subdivision
PARCEL ID NUMBER:	03210-008-000
ACREAGE:	±2.88 acres
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by Dae Jung Kim LLC on behalf of Edmund Johnston to the City Commission with a recommendation to approve.
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 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.*

SUMMARY

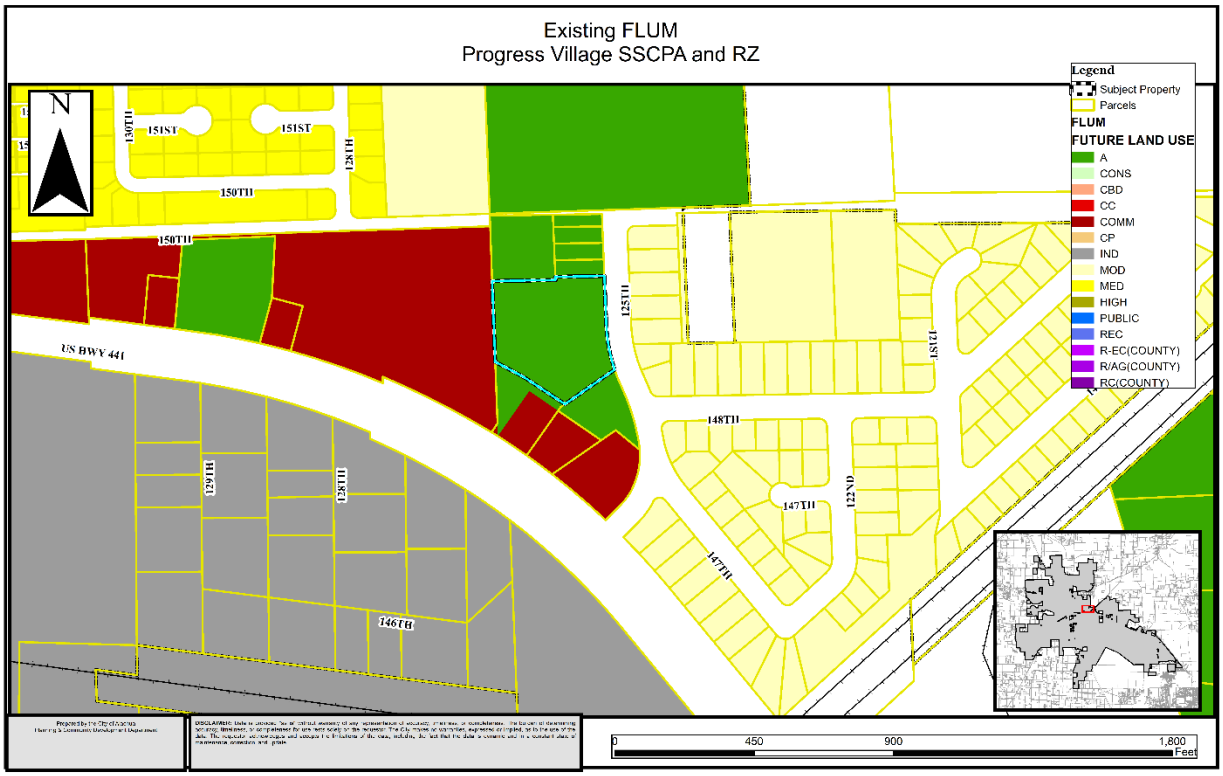
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The applicant has submitted a companion Small Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Agriculture to Medium Density Residential.

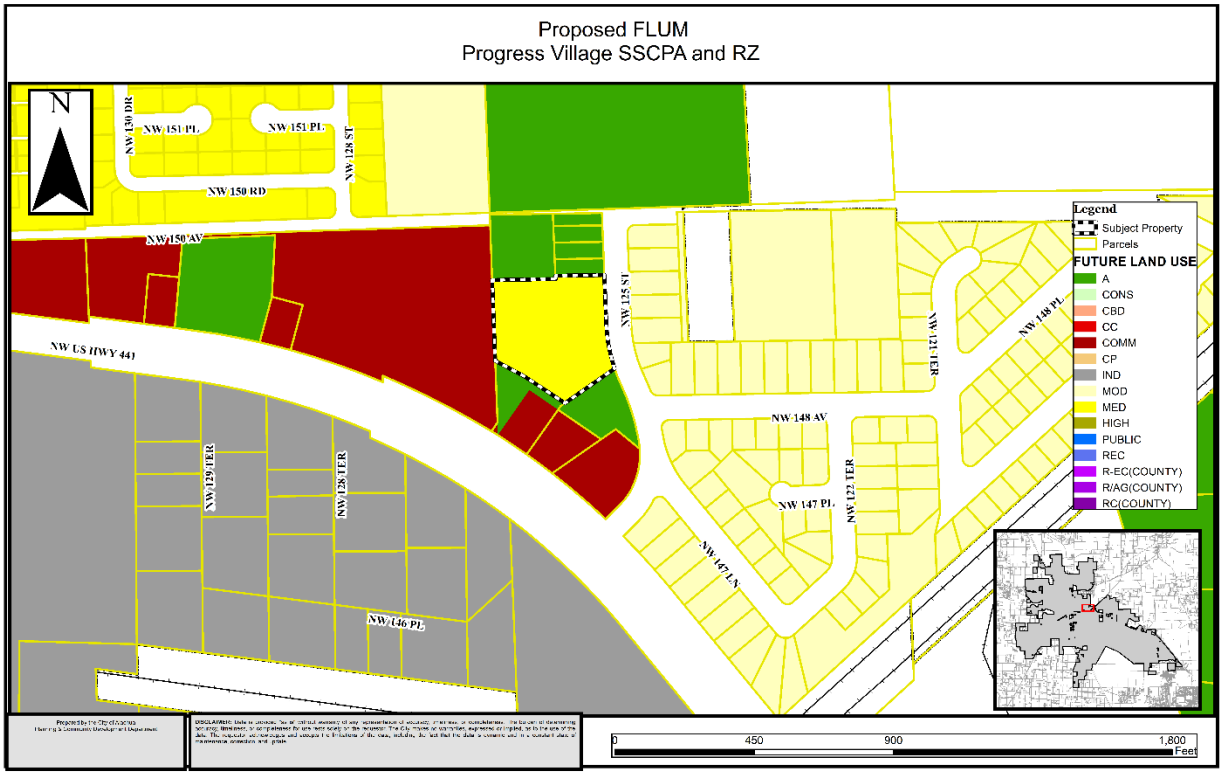
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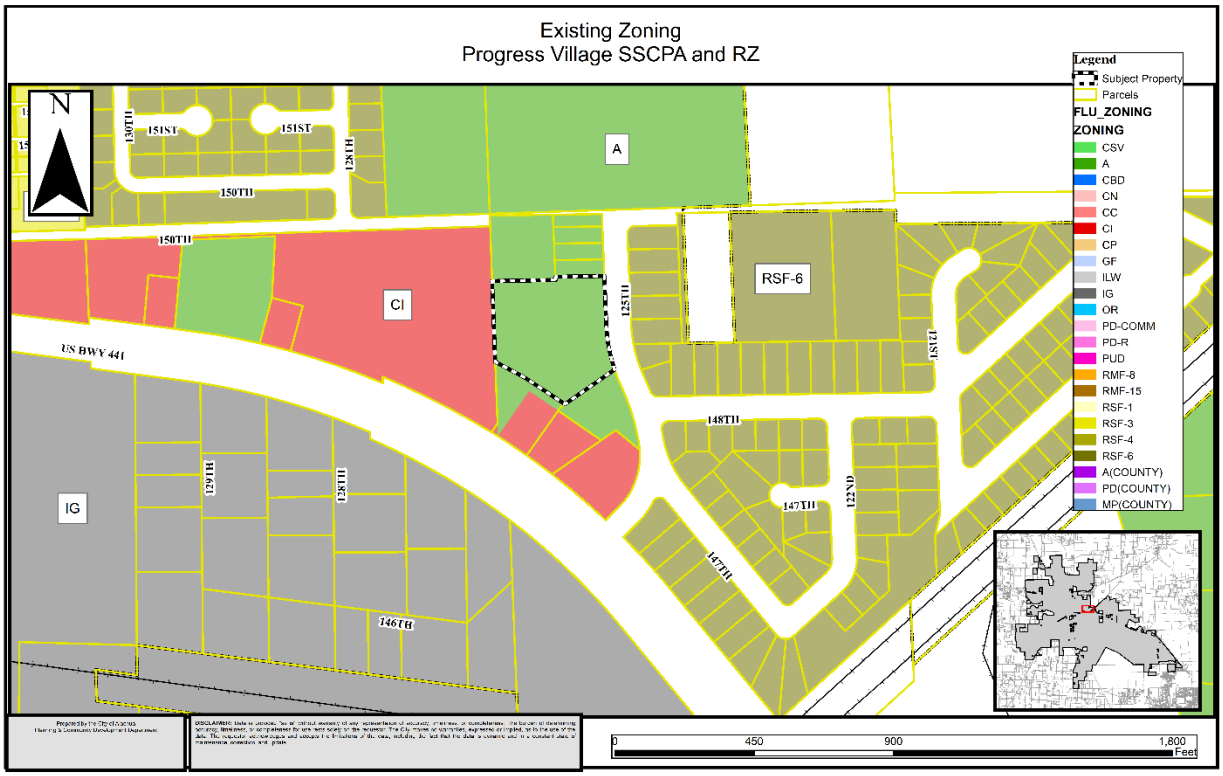
Map 1. Existing Future Land Use Map with Subject Property



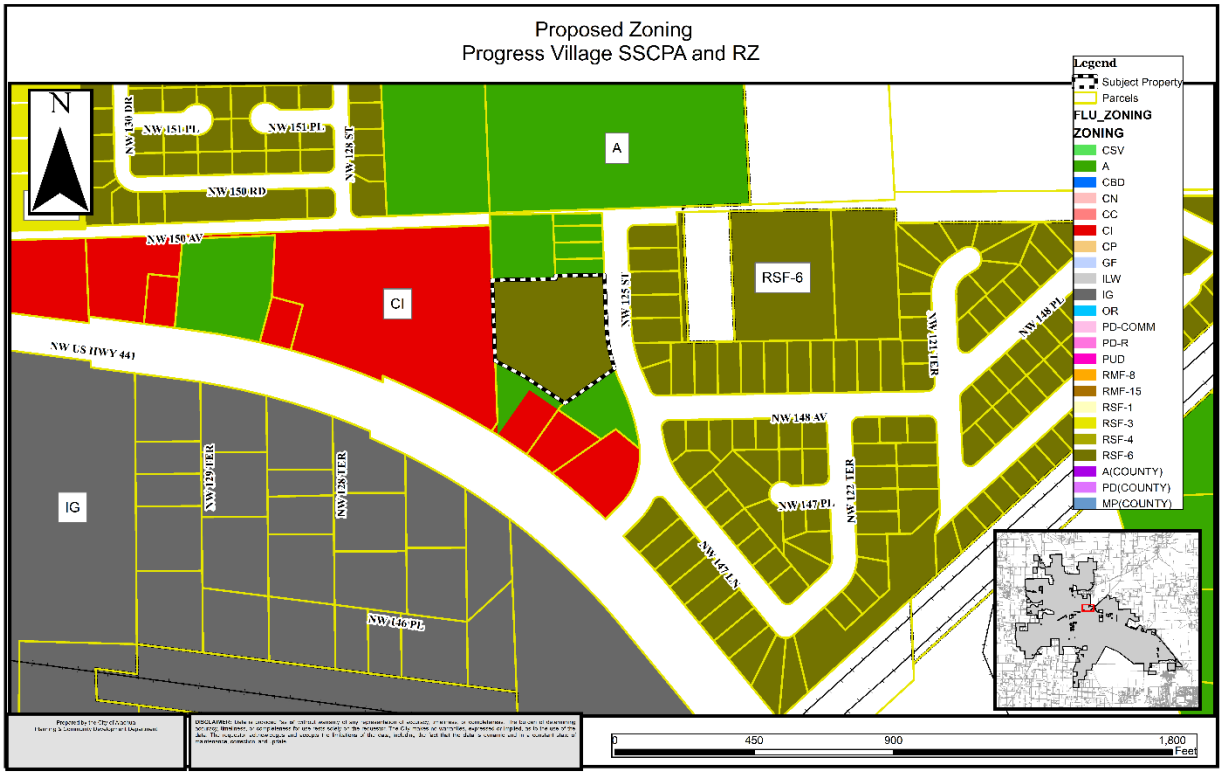
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



The general purposes of the Residential zone districts are established and described in Section 3.4.1 of the City's Land Development Regulations (LDRs):

> 3.4.1 General purposes. The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:
>
> (A) Provide appropriately located lands for residential development. Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;
>
> (B) Protect from harmful effects. Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and
>
> (C) Provide lands with varying degrees of density. Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the Single Family Residential- 6 (RSF-6) zone district is established and described in Section 3.4.2(D) of the City's Land Development Regulations (LDRs):

> (D) RSF-6, Residential Single-Family-6. The RSF-6 district is established as a district in which the principal use of land is single-family residential development at a medium density in areas served by water and sewer systems. The district also allows single-family attached and two- to four-family dwellings as permitted uses. The regulations of this district are intended to discourage any use that would substantially

interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The minimum lot area is 6,000 square feet and the maximum residential density allowed is six dwelling units an acre.

EXISTING USES

The property historically has consisted of natural vegetation, however, a large portion of the site was recently cleared.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Agricultural (A)	Residential Single Family -6 (RSF-6)
Max. Gross Density/ *Maximum number of Dwelling Units*:	0.2 dwellings/acre *Maximum 1dwelling unit on the subject property*	6 units / acre
Permitted Uses:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units	Manufactured homes, multi-family (by special exception), single family attached, single family detached, townhouse (by special exception), two to four family

SURROUNDING USES

The subject property is located in an area primarily consisting single family residential uses to the east and north and commercial uses (Brown's Country Buffet and vacant commercial) to the south and west.

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 5 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Map 5. Vicinity Map

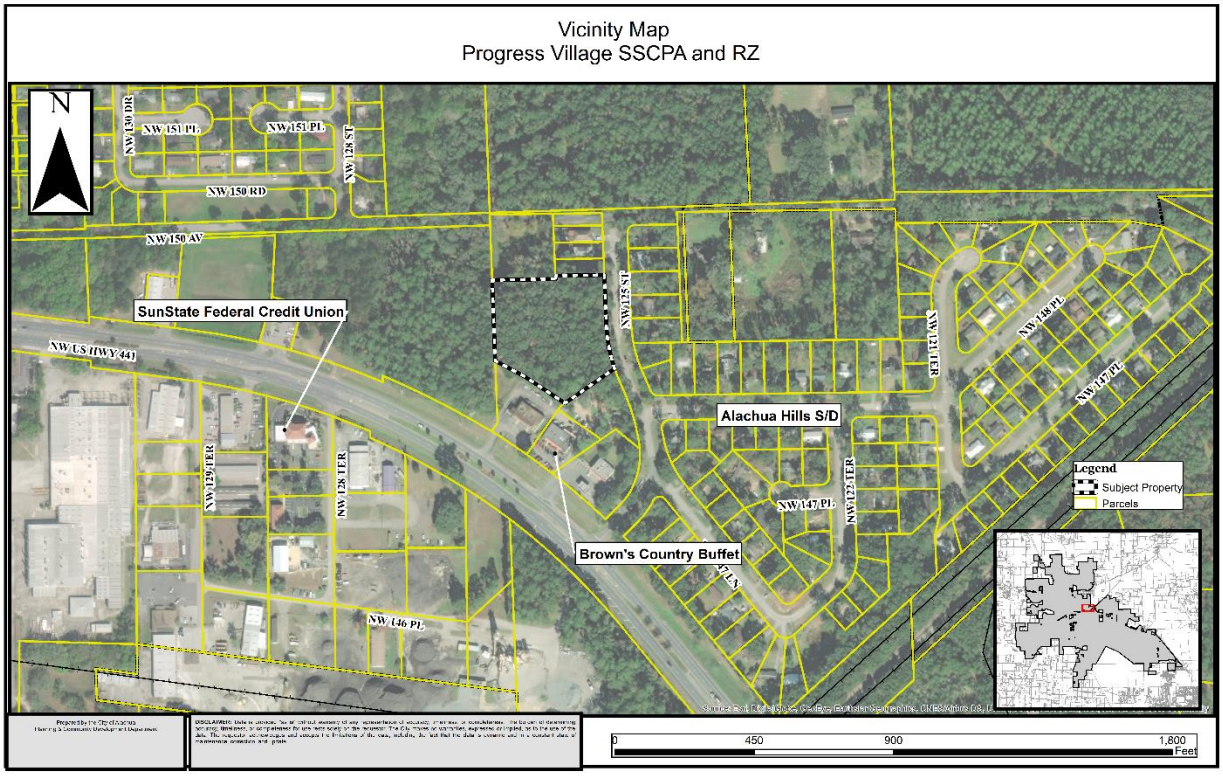


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residential	Agriculture	Agricultural (A)
South	Commercial; Vacant Agricultural Land	Agriculture; Commercial	Agricultural (A); Commercial Intensive (CI)
East	Single Family Residential (Alachua Hills subdivision)	Moderate Density Residential	Residential Single Family – 6 (RSF-6)
West	Vacant Commercial	Commercial	Commercial Intensive (CI)

NEIGHBORHOOD MEETING

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

The Neighborhood Meeting was held on August 25, 2020 at the 13700 US NW HWY 441. The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, three (3) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from an Agricultural (A) to Single Family Residential -6 (RSF-6). Table 3 shows the proposed FLUM Designation and the proposed corresponding zoning designation. The proposed zoning designation is consistent with the existing FLUM Designation for the properties subject to this application.

Table 3. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent
03210-008-000	±2.88	Medium Density Residential	Residential Single Family – 6 (RSF-6)	☑

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.2: *Residential*

The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Policy 1.2.c: *Medium Density Residential (4 to 8 dwelling units per acre):* The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and 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. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Objective 1.2 and Policies 1.2.c: The proposed amendment would apply the Medium Density Residential FLUM Designation to the subject property. The lands contiguous to the east of the subject property presently have a Moderate Density Residential Designation and the properties proximate to the south and west have Commercial designations. The City's central core of lands with the medium density residential FLUM designation begins 400' to the west, therefore, an existing pattern of residential uses within the surrounding area is present.

Goal 4: *Infill and Redevelopment Standards*

The City shall encourage new development and redevelopment to occur within developed areas of the City, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 4.1: *Infill Development*

Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Policy 4.1.a: Infill within existing neighborhoods may occur at a higher density. Design standards will be adopted in the Land Development Regulations to protect the traditional character of existing neighborhoods and development. Design standards may include, but are not limited to, utilizing similar architectural design features, enhanced landscaping, and placement of the building on the lot in a manner consistent with surrounding buildings.

Policy 4.1.b: The City shall establish flexible standards related to landscaping, buffering, stormwater (to the extent allowable), and parking requirements to encourage infill development.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Analysis of Consistency with Goal 4, Objective 4.1: The proposed amendment would encourage residential infill development, which is supported by this Goal, Objective, and Policies.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property is not known to contain any environmental features which would significantly affect future development.

Objective 5.2: Availability of facilities and services: All new development shall be

planned and constructed concurrently with the availability of facilities and services necessary for the development.

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

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, the development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

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

Analysis of Consistency with Goal 9 and Policy 9.1: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

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.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

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

Analysis of Consistency with Policy 1.2.a: The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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

1. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e: An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Housing Element

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.

Analysis of Consistency with Policy 1.1.a: The proposed amendment would promote the provision of a variety of housing types including conventional single family homes, and multi-family units.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands identified on the subject property.

Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Creeks and Streams

There are no known creeks or streams located on the subject property.

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

Map 3. Environmental Features

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas

were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: The subject property contains FNAI Strategic Habitat Conservation Area Priority 3 lands. The FNAI PNA 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 any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are 3 soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not Limited	76.3
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not Limited	4.4
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not Limited	19.4

Evaluation: All of the soil types present pose minimal limitations to urban development and therefore should present little to no impacts to any future development of the property.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (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.

Evaluation: There are no known geologic features that would pose an issue related to potential development.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around 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 Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

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

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

FINDINGS OF FACT:
COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan is provided within this report.

(b) ***Consistent with Ordinances*** – The amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation and Findings: An analysis of the application's compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City's Code of Ordinances.

(c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The property is contiguous to lands zoned Residential Single Family – 6 (RSF-6) to the east. The properties to the south and west are zoned Commercial Intensive (CI). Proposed development may serve as a buffer between the existing and future commercial uses along US HWY 441 and existing single family residential uses. While the lands to the east are zoned RSF-6, they appear to have been developed at a gross density of 4-5 units per acre. Generally, the development pattern along US Hwy 441 consists of non-residential (industrial or commercial uses) along the arterial highway, with uses of lower intensity and densities as one moves away from 441. This proposed rezoning would support that pattern.

(d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation and Findings: The subject property is located in an area with existing residential and commercial development. Future development of the property would not create premature development in an undeveloped or rural area.

(e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation and Findings: The lands to the east are zoned Residential Single Family – 6 (RSF-6) . Areas to the south contain existing commercial uses (Brown's Country Buffet).

(f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation and Findings: Given the size of the subject property and the maximum development scenario of 17 units, the proposed amendment will not adversely effect the general area by creating excessive traffic, density, or intensities of use.

(g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The development pattern includes residential to the east and north of the subject property. The proposed amendment will allow the expansion of these residential uses at a slightly higher density than the existing residential development.

(h) ***Encourage Sprawl*** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation and Findings: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." Staff finds that the proposed amendment does not constitute urban sprawl.

(i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The lands to the east of the subject property are zoned Residential Single Family -6 (RSF-6). Other residential areas located within 400' of the subject property are also zoned Residential Single Family -6 (RSF-6).

(j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Any future development will be required to connect to public water and wastewater infrastructure. As demonstrated in the public facilities analysis provided in this report, based upon current facility capacity, the proposed amendment would not result in any adverse impacts to roads, parks, potable water, sanitary sewer, or solid waste facilities.

(k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix.

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Medium Density Residential
Max. Gross Density:	0.2 dwelling units/acre	8 units per acre
Maximum Density:	1 dwelling unit	16 dwelling units

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

At the maximum development potential, the proposed amendment would not degrade the Level of Service (LOS) standard of any public facilities to an unacceptable level. This analysis is preliminary and based upon the maximum development potential of the proposed amendment. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4 (106)	US HWY 441 (From CR25A to SR 235)	4/D	Arterial	Urban	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single Family Detached[2] (ITE Code 210)	160 (80/ 80)	13 (3 / 10)	17 (11 / 6)

1 Source: ITE Trip Generation, 10th Edition.
2 Formula: ITE Code 210: AADT –9.44 trips per dwelling unit x 17 units (50% entering/50% exiting); AM Peak Hour –0.76 trips per dwelling unit x 17 units (26% entering/74% exiting); PM Peak Hour – 0.99 trips per dwelling unit x 17 units (13% entering/87% exiting).

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	US HWY 441 (From CR25A to SR 235)
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	20,11
Reserved Trips[4]	6,161
Available Capacity[4]	19,528
Maximum AADT Generated by Amendment	160
Residual Capacity After Potential Development's Impacts[5]	19,368

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020.
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.

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	US HWY 441 (From CR25A to SR 235)
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,901
Reserved Trips[4]	616
Available Capacity[4]	1,593
Maximum PM Peak Hour Trips Generated by Amendment	17
Residual Capacity After Potential Development's Impacts[5]	1,576

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020.
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.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of any affected roadway segments and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's transportation system will be reevaluated at the site plan or preliminary plat review stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,000
Reserved Capacity[2]	121,059
Available Capacity	883,941
Projected Potable Water Demand from Application[3]	4,675
Residual Capacity	**879,266**
Percentage of Permitted Design Capacity Utilized	**61.77%**

Sources:
1 City of Alachua Public Services Department, April 2020.
2 City of Alachua October 2020 Development Monitoring Report.
3 275 gpd/ unit per City of Alachua Comprehensive Plan

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's potable water system will be reevaluated at the site plan or preliminary plat review stage.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	675,000
Reserved Capacity[2]	115,933
Available Capacity	709,067
Projected Sanitary Sewer Demand from Application[3]	4,250
Residual Capacity	**704,817**
Percentage of Permitted Design Capacity Utilized	**53.01%**

Sources:
1 City of Alachua Public Services Department, April 2020.
2 City of Alachua October 2020 Development Monitoring Report.
3 250 gpd/ unit per City of Alachua Comprehensive Plan

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's wastewater system will be reevaluated at the site plan or preliminary plat review stage.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,192.00	7,517.54
Reserved Capacity[2]	8,251.19	1,505.84
Demand Generated by Application[3]	1,824.29	100.7
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).*
2 *City of Alachua October 2020 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2020.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	50.78
Reserved Capacity[1]	1.64
Potential Demand Generated by Development[3]	0.21
Residual Recreational Capacity After Impacts	**82.85**

Sources:
1 *City of Alachua October 2020 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2018; Policy 1.2.b, Recreation Element (Formula: 10, 155 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.5 persons per dwelling x 17 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.48 acres
Acreage Required to Serve Demand Generated by Development[2]	0.04acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.52 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**30.21 %**

1 *Source: City of Alachua October 2020 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (.21 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property acres by 0.21 acres, and for passive park space by 0.04 acres.. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review was submitted to the School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element on November 18, 2020. On November 20, 2020 SBAC issued a preliminary certification of capacity indicating that the students generated by the proposed development can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT "A"

TO

PROGRESS VILLAGE
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited

Use Category/Use Type	CSV	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)

Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A		
Roominghouse				S	S	S			P	P														

PUBLIC AND INSTITUTIONAL USES																								
Community services																								
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Day care																								
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)
Educational facilities																								
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)

Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S						S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic										P	S	P	P	P	P				A		A	A		
Medical and dental lab												P		P	P	P	P		A			A		
Medical marijuana dispensing																								
Outpatient facility								S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																								

Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																									
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P					P					

Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)

Passenger terminal, surface transportation													S		P	P	P	P	P	A				
Utilities																										
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																										
Agriculture																										
General use category		P																								
Medical marijuana cultivation																										
Non-medical marijuana cultivation																										

Animal husbandry																									
General use category		P																							
Horticulture																									
General use category		P																							
Agriculture support and services (directly related)																									
Agricultural processing		P																							4.3.3(A)(1), (2)
Agri-education		P																							4.3.3(A)(1)
Agri-entertainment		P																							4.3.3(A)(1)
Custom operator		P																							4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																							4.3.3(A)(1), (3)
Equestrian facility		P													S		S								4.3.3(A)(1)
Farm co-op		P																							4.3.3(A)(1)
Farm machinery repair		S																							4.3.3(A)(1)

Farm market		P																		A				4.3.3(A)(1)
Farm produce stand		P																		A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																						4.3.3(A)(1)
Nursery, commercial		S																		A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S								P									4.3.3(A)(1), (4)
Pet farm		P																						4.3.3(A)(1)
Sawmill		S																						4.3.3(A)(1), (5)
Stable		P																						4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																								
Agricultural research facility		P														P	P	P						4.3.3(B)(1)
Animal care business		P															P							
Auction arena for livestock		S															S	S						

Central farm distribution hub for agricultural products		P															P	P						4.3.3(B)(1)
Equestrian facility		P																						4.3.3(B)(2)
Fair grounds		S																		A				
Farm machinery repair		P													P		P							
Farm machinery sales, rental, and service		P													P		P			A				
Stable		P																						4.3.3(B)(3)
Animal sales, service and care																								
Animal hospital		P											P		S					A				4.3.3(C)(1)
Animal shelter		S											S							A				4.3.3(C)(2)
Animal grooming		P											P	P	P			P		A				
Kennel, indoor		P							S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P											P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P											P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																								

Eating establishments																									
Ice cream shop									S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only									S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service													P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																								
Conference center		S							S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																						4.3.4(B)(2)
Industrial services																								
Building, heating, plumbing, or electrical contractors																P	P	P		A				
Electric motor repair																		P						4.3.4(C)(1)
Fuel oil distributor																		P						
General industrial service													P	P	P	P	P	P					A	

Heavy equipment sales, rental, or repair															P			P						4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities													P	P	P								A	4.3.4(C)(3)
Machine shop															S			P						4.3.4(C)(1)
Repair of scientific or professional instruments													S		S	P	P	P		A			A	
Tool repair															S	P	P	P						4.3.4(C)(1)
Manufacturing and production																								
Asphalt/concrete batch plant																		S						4.3.4(D)(1)
Manufacturing, heavy [1]																		P						4.3.4(D)(1)
Manufacturing, light																P	P	P		A			A	
Medical marijuana processing																								
Medical radioisotope laboratory																P								
Non-medical marijuana processing																								
Offices																								

Business services											P	P	P	P	P	P				A		A	A	
Financial services											P	P	P	P	P	P				A		A	A	
Professional services										S	P	P	P	P	P	P				A		A	A	
Radio and television broadcasting studio													P	P	P	P	P	P		A			A	
Sales													P	P	P	P				A		A	A	
Parking, commercial																								
Parking lot													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																								
Banquet hall													P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A	
Internet Café/simulated gaming establishment																								
Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	

Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)

Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)

Large-scale retail establishments ≥ 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								
All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)
Automobile service station												S	S	P	P		P	P		A				

Automobile service station with wash and detail															P					A				
Boat and marine rental and sales													P		P					A				4.3.4(J)(4)
Carwash or auto detailing															P					A				4.3.4(J)(5)
Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)
Taxicab service													P	P	P					A				
Tire sales and mounting													P		P					A				4.3.4(J)(7)
Towing service															P					A				4.3.4(J)(8)
Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								

Cold storage plant																		P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)
Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																		P						
Incinerator		S																S						
Landfill		S																S	S					
Landspreading of wastes		S																S						
Recycling dropoff center															S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P						4.3.4(M)(2)
Salvage and junkyard																		P						4.3.4(M)(3)

Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						
Wholesale sales																								
All uses															S	P	P	P						

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

EXHIBIT "B"

TO

PROGRESS VILLAGE

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

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

November 17, 2020

Also sent by electronic mail to karl.lgf@gmail.com

Karl Spain, Manager
Dae Jung Kim, LLC
13700 NW US HWY 441
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for:

- **Progress Village Small Scale Comprehensive Plan Amendment (SSCPA)**
- **Progress Village Site-Specific Amendment to the Official Zoning Atlas (Rezoning)**

Dear Mr Spain:

On November 5, 2020 the City of Alachua received your updated application for the above referenced applications.

Based on review of the materials submitted, the City has determined that these applications 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 EACH **complete** application package, 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 later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The PDF should be a single file for each application. The applications have been scheduled for the **December 8, 2020** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, November 23, 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 ***Monday, November 23, 2020***. The signs will be ready for pick at the Building Department counter at City Hall by 12 PM on Thursday, November 19, 2020.

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, December 7, 2020). 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, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 4, 2020

Also sent by electronic mail to karl.lgf@gmail.com

Karl Spain, Manager
Dae Jung Kim, LLC
13700 NW US HWY 441
Alachua, FL 32615

RE: Development Review Team (DRT) Comments for:
- **Progress Village Small Scale Comprehensive Plan Amendment (SSCPA)**
- **Progress Village Site-Specific Amendment to the Official Zoning Atlas (Rezoning)**

Dear Mr. Spain:

On October 22, 2020 the City of Alachua received your revised application for a Comprehensive Plan Amendment to the Future Land Use Map for the Progress Village project, which proposes amending the City of Alachua Future Land Use Map designation from Agriculture to Medium Density Residential on a ±2.88 acre subject property (Parcel No. 03210-008-000). The City also received your revised Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) to Residential Single Family – 6 ("RSF-6") on a ±2.88 acre subject property (Parcel No. 03210-008-000).

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). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Thursday, November 12, 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. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

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

Deficiencies to be Addressed

SSCPA Application

4. *Needs Analysis*
    a. Please provide additional information regarding need for proposed land use. Please see Page 11 of the Report entitled "Identifying Growth Trends and Population Statistics for the City's Strategic Initiative to Develop a Long-Range Plan of Alachua's Future" available upon request.

NEW COMMENT: Needs Analysis not identified in submission. Please submit response that addresses the comment above.

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 12, 2020

Also sent by electronic mail to karl.lgf@gmail.com

Karl Spain, Manager
Dae Jung Kim, LLC
13700 NW US HWY 441
Alachua, FL 32615

RE: Development Review Team (DRT) Comments for:
- **Progress Village Small Scale Comprehensive Plan Amendment (SSCPA)**
- **Progress Village Site-Specific Amendment to the Official Zoning Atlas (Rezoning)**

Dear Mr. Spain:

On September 17, 2020 the City of Alachua received your revised application for a Comprehensive Plan Amendment to the Future Land Use Map for the Progress Village project, which proposes amending the City of Alachua Future Land Use Map designation from Agriculture to Medium Density Residential on a ±2.88 acre subject property (Parcel No. 03210-008-000). The City also received your revised Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) to Residential Single Family – 6 ("RSF-6") on a ±2.88 acre subject property (Parcel No. 03210-008-000).

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). 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, October 27, 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. f all comments are addressed by the resubmission date above, the application may be scheduled for the December 8, 2020 PZB Meeting. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

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

Deficiencies to be Addressed

SSCPA & Rezoning Applications

1. *General Comments*
   a. Standards analyses provided by the applicant tended to rely on the potential design elements of a development planned at a later date. To be clear, the Future Land Use Map and Rezoning applications are not evaluated on any specific development proposal. Responses to the required standards should be generalized or abstracted.
   b. SSCPA and RZ Application Section C. Additional Information. Previous submittals indicated that there is or was a contract for sale. The application appears to include a potential contract for sale. Please revise application Section C with the pertinent information.
   c. Please review minimum dimensional requirements (Article 5) and use-specific standards (Article 4) that will be applicable to any development proposed at a later date. Also, please note requirements for platting (Articles 6, 7 and Section 2.4.10) and for site plans (Article 6 and Section 2.4.9).
   d. This review is the first of two reviews included with the application fees submitted. If more than two reviews are required for these applications a resubmittal fee equal to 25% of the original application fee shall be assessed for each additional review.

SSCPA Application

2. *Statement of Proposed Change and Maps Illustrating Proposed Change*
   a. Provided map and statement of proposed change indicates that property to east of subject property is zoned RMF-4. This district does not exist. The property to the east of the subject property is zoned RSF-6 (Residential Single Family – 6).
   b. Existing zoning of property is Agricultur**al** (A).
   c. Please note that the map illustrating the change includes a site sketch of potential development. This is not under review at this time and cannot be considered as a factor in the comprehensive plan amendment or rezoning applications.

3. *Urban Sprawl Analysis*
   a. Response (i) includes potential aspects of intended development. The future land use designation is not based on a specific development proposal, but rather the overall impact development of the particular property will have. This section should address any environmental conditions that would preclude or limit development such as protected species of plants or animals, for example.
   b. Response (iii) indicates proposal would permit 23 units on 2.88 acres. Please clarify that while the Future Land Use designation would permit 23 units, the proposed zoning designation of RSF-6 would limit any development to 6 dwelling units per acre.
   c. Response (iii) includes potential aspects of intended development. The future land use designation is not based on a specific development proposal, but rather the overall impact development of the particular property will have. This section should include a discussion of how the proposed future land use designation promotes compact development.
   d. Response (iv) includes potential aspects of intended development. The future land use designation is not based on a specific development proposal, but rather the overall impact development of the particular property will have. This section should include a discussion of how the proposed future land use designation promotes conservation of water and energy.
   e. Response (v) includes potential aspects of intended development. The future land use designation is not based on a specific development proposal, but rather the overall impact

development of the particular property will have. This section should include a discussion of how the proposed development will preserve agricultural activities and areas.

f. Response (vi) includes potential aspects of intended development. The future land use designation is not based on a specific development proposal, but rather the overall impact development of the particular property will have. This section should include a discussion of how the proposed future land use designation will preserve open space and natural lands.

g. Response (vii) includes potential aspects of intended development. The future land use designation is not based on a specific development proposal, but rather the overall impact development of the particular property will have. This section should include a discussion of how the proposed future land use designation will create a balance of land uses.

4. *Needs Analysis*
   a. Please provide additional information regarding need for proposed land use. Please see Page 11 of the Report entitled "Identifying Growth Trends and Population Statistics for the City's Strategic Initiative to Develop a Long-Range Plan of Alachua's Future" available upon request.

5. *Comprehensive Plan Consistency Analysis*
   a. Response to Goal 4 of the Vision Element (page 3 of Comprehensive Plan Consistency analysis document) includes potential aspects of the intended development. The future land use designation is not based on a specific development proposal for the property.
   b. Please respond to Policy 1.1.a of the Housing Element of the Comprehensive Plan.

6. *Concurrency Impact Analysis*
   a. Concurrency Impact Analysis states that there will be no net impact to solid waste generated by the proposed future land use map amendment. Please explain or amend.
   b. Please review recreation impact calculation. Potential population from proposed FLUM/Rezoning is 40 persons. At a rate of 5 acres of recreation area per 1,000 this would equate to .2 acre (40/1000 * 5 = 0.20)
   c. Concurrency Impact Analysis states that the use will generate 162 trips/day, but submitted traffic impact analysis from Kimley Horn states that the use will generate 160 trips per day.

Rezoning Application

7. *Standards for Rezonings*
   a. Response to 2.4.2(E)(1):
      i. "Consistent with Comprehensive Plan". Response cites potential aspects of the intended development. The zoning designation is not based on a specific development proposal for the property. The response also indicates that the proposed amendment would permit 23 units, which is more than the 17 that would be permitted under the proposed RSF-6 zoning designation requested.
      ii. "Logical Development Pattern". Response cites potential aspects of the intended development. The zoning designation is not based on a specific development proposal for the property. However, a discussion of permitted residential uses and their compatibility with adjacent development should be included.
      iii. "Pre-mature development". Response cites potential aspects of the intended development. The zoning designation is not based on a specific development proposal for the property.
      iv. "Incompatible with adjacent lands". Response cites input from surrounding property owners. While this information is useful, the response should be based on the existing and permitted uses in the surrounding zoning designations. Please provide a discussion of net

density of surrounding residential areas, including Alachua Hills. Further, a discussion of permitted residential uses and their compatibility with adjacent development should be included.

v. "Adverse Effect on local character". Response cites input from surrounding property owners. While this information is useful, the response should be based on the possible effects that all uses within the proposed zoning designation would have on the surrounding properties.

vi. "Public Facilities". Application states that the City intends the serve the area with adequate public facilities. To clarify, the subject property is located within the potable water and wastewater service areas and that at time of development, the applicant would be responsible for making any connections and/or extensions needed to serve the development.

vii. "No adverse impact on environment". Response cites potential aspects of the intended development. The zoning designation is not based on a specific development proposal for the property.

8. *Comprehensive Plan Consistency Analysis*
   a. Response to Goal 4 of the Vision Element (page 3 of Comprehensive Plan Consistency analysis document) includes potential aspects of the intended development. The future land use designation is not based on a specific development proposal for the property.
   b. Please respond to Policy 1.1.a of the Housing Element of the Comprehensive Plan.

9. *Concurrency Impact Analysis*
   a. Concurrency Impact Analysis states that there will be no net impact to solid waste generated by the proposed future land use map amendment. Please explain or amend.
   b. Please review recreation impact calculation. Potential population from proposed FLUM/Rezoning is 40 persons. At a rate of 5 acres of recreation area per 1,000 this would equate to .2 acre (40/1000 * 5 = 0.20)
   c. Concurrency Impact Analysis states that the use will generate 162 trips/day, but submitted traffic impact analysis from Kimley Horn states that the use will generate 160 trips per day.

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 22, 2020

Also sent by electronic mail to karl.lgf@gmail.com

Karl Spain, Manager
Dae Jung Kim, LLC
13700 NW US HWY 441
Alachua, FL 32615

RE: Completeness Review for:
- **Progress Village Small Scale Comprehensive Plan Amendment (SSCPA)**
- **Progress Village Site-Specific Amendment to the Official Zoning Atlas (Rezoning)**

Dear Mr. Spain:

On September 17, 2020 the City of Alachua received your revised application for a Comprehensive Plan Amendment to the Future Land Use Map for the Progress Village project, which proposes amending the City of Alachua Future Land Use Map designation from Agriculture to Medium Density Residential on a ±2.88 acre subject property (Parcel No. 03210-008-000). The City also received your revised Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) to Residential Single Family – 6 ("RSF-6") on a ±2.88 acre subject property (Parcel No. 03210-008-000).

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 applications for completeness and finds that the applications are complete, conditional upon submission of certain materials. 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. Please provide the following by **Tuesday, September 29, 2020:**

1. Submission Format/ General Comments
    a. Electronic/ digital submission not included. Please provide PDF version of each application on a CD or via an emailed link to a cloudshare application.
2. Comprehensive Plan Amendment Application
    f. Attachment D.10- Proof of ownership not provided. Draft contract does not show ownership. Additionally, response to Section C of the application

indicates that there is no contract for sale. **Please provide deed or title opinion showing current ownership of property.**

3. Rezoning Application:
    c. Attachment D.7- Neighborhood meeting workshop mailing list not provided. **Please provide a list of all people who received mailed notice for the neighborhood workshop**. All property owners within 400' as well as those registered with the City to receive notice were required to be notified via mail.
    e. Attachment D.10- Proof of ownership not provided. Draft contract does not show ownership. Additionally, response to Section C of the application indicates that there is no contract for sale. **Please provide deed or title opinion showing current ownership of property.**

Failure to respond to the identified deficiencies above within 45 days of this letter shall result in withdrawal of the applications. 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 & Community Development Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Project File

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 9, 2020

Also sent by electronic mail to karl.lgf@gmail.com

Karl Spain, Manager
Dae Jung Kim, LLC
13700 NW US HWY 441
Alachua, FL 32615

RE: Completeness Review for:
- **Progress Village Small Scale Comprehensive Plan Amendment (SSCPA)**
- **Progress Village Site-Specific Amendment to the Official Zoning Atlas (Rezoning)**

Dear Mr. Spain:

On September 8, 2020 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the Progress Village project, which proposes amending the City of Alachua Future Land Use Map designation from Agriculture to Medium Density Residential on a ±2.88 acre subject property (Parcel No. 03210-008-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) to Residential Single Family – 6 ("RSF-6") on a ±2.88 acre subject property (Parcel No. 03210-008-000).

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 applications for completeness and finds that the applications are incomplete.

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 after the applications are deemed complete and any further issues with content will be provided to you at the Development Review Team meeting. Please address the following comments (begins next page):

1. Submission Format/ General Comments
    a. Electronic/ digital submission not included. Please provide PDF version of application on a CD or via an emailed link to a cloudshare application.
    b. Property owner affidavit not provided. Please provide an executed property owners authorization affidavit permitting the agent (Karl Spain) to submit these applications on behalf of the property owner. Form attached.
    c. Applications not collated. Please provide 4 complete collated application packages for both Comprehensive Plan Amendment and Rezoning application.
2. Comprehensive Plan Amendment Application
    a. Attachment D.3 – Concurrency impact analysis states that the proposed amendment is de minimus. The City's Land Development Regulations define de minimums impacts as those developments which generate 10 or fewer trips per day. Seventeen dwelling units would generate approximately 170 trips per day. Included with this letter is the latest Development Monitoring Report and a sample concurrency impact analysis for reference only. A revised concurrency impact analysis must be provided.
    b. Attachment D.4 – Needs analysis requires more detail. Please provide analysis indicating that the proposed future land use designation (medium density residential) is needed within the City.
    c. Attachment D.5 – Analysis of consistency with the City's Comprehensive Plan must cite specific Goals, Objectives, and Policies from the City's Comprehensive Plan. A sample comprehensive plan consistency analysis has been provided for reference only.
    d. Attachment D.6- No aerial map provided. The aerial map should show actual imagery of property as taken from above.
    e. Attachment D.8- Revised Public School student generation form required.
    f. Attachment D.10- Proof of ownership not provided. Draft contract does not show ownership. Additionally, response to Section C of the application indicates that there is no contract for sale. Please provide deed or title opinion showing current ownership of property.
3. Rezoning Application:
    a. Attachment D.2- No aerial map provided. The aerial map should show actual imagery of property as taken from above.
    b. Attachment D.3 – Concurrency impact analysis states that the proposed amendment is de minimus. The City's Land Development Regulations define de minimums impacts as those developments which generate 10 or fewer trips per day. Seventeen dwelling units would generate approximately 170 trips per day. Included with this letter is the latest Development Monitoring Report and a sample concurrency impact analysis for reference only. A revised concurrency impact analysis must be provided.
    c. Attachment D.7- Neighborhood meeting workshop mailing list not provided. Please provide a list of all people who received mailed notice for the neighborhood workshop. All property owners within 400' as well as those registered with the City to receive notice were required to be notified via mail.

d. Attachment D.8- Revised Public School student generation form required
e. Attachment D.10- Proof of ownership not provided. Draft contract does not show ownership. Additionally, response to Section C of the application indicates that there is no contract for sale. Please provide deed or title opinion showing current ownership of property.

Failure to respond to the identified deficiencies above within 45 days of this letter shall result in withdrawal of the applications. 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 & Community Development Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Project File

PROPERTY OWNER AFFIDAVIT

Owner Name:			
Address:	Phone:		
Agent Name:			
Address:	Phone:		
Parcel No.:			
Acreage:	S:	T:	R:
Requested Action:			

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

Property owner signature:_____
Printed name:_____
Date:_____

The foregoing affidavit is acknowledged before me this _____ day of _____, 20__, by _____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

_____
Signature of Notary Public, State of _____

Table 1. Development Orders with Certificate of Level of Service Standard (Preliminary DOs) or Certificate of Concurrency Compliance (Final DOs)

Current Through: January 14, 2020 Planning & Zoning Board Meeting

Project	Development Order Granted	Project Status	Building Permit Issuance Date	CO Issued?	CO Issuance Date	Water (GPD)	Sewer (GDP)	Traffic (AADT)*	Solid Waste (lbs/day)	Drainage	Parks (acres)
All Preliminary Development Orders						**738,514**	**706,764**		**34,271.19**		**16.03**
All Final Development Orders						**135,767**	**127,878**		**9,324.03**		**2.22**
All Development Orders (Preliminary & Final)						**874,281**	**834,642**		**43,595.22**		**18.25**
Preliminary Development Orders - Certificates of Level of Service Standard - NO CAPACITY RESERVED											
HighPoint Crossing Rezoning	January 14, 2019	-	-	-	-	256,102	241,727	** See Table 8**	2,881.49	OK	6.81
Savannah Station Phase II PD-R Preliminary Plat / Final PD Pla	February 11, 2019	*Phase 2A-1 Final Plat Submitted*	-	-	-	49,500	45,000	1,714 (CR 235); 857 (CR 235A S); 86 (CR 2054 W)	1,874.00	OK	2.34
Alachua West PD-R Preliminary Plat / Final PD Plan	February 11, 2019	*Construction Plans Submitted*	-	-	-	34,650	31,500	1,189 (CR 235A S); 951 (5)	1,193.67	OK	1.49
Florida Homes Certificate of Appropriateness	April 16, 2019	*Building Permit Issued*	-	-	-	0	0	*No Impact*	0.00	OK	*No impact*
Tolosa Rezoning	June 24, 2019	-	-	-	-	47,900	43,900	360 (3/4); 180 (5); 1,261 (8); 1,801 (9)	1,750.00	OK	2.06
Hodor Farms Rezoning	June 24, 2019	-	-	-	-	0	0	368 (CR 241)	369.72	OK	0.46
San Felasco Tech City Rezoning	June 24, 2019	*Phase 3 Approved*	-	-	-	268,874	268,874	15,207 (3/4); 9,421 (5); 1,256 (8); 1,256 (9)	21,509.93	OK	*No impact*
Crane Certificate of Appropriateness	August 13, 2019	*Building Permit Issued*	-	-	-	0	0	*No Impact*	0.00	OK	*No impact*
Landscapes Unlimited Special Exception Permit	August 13, 2019	-	-	-	-	0	0	*No Impact*	0.00	OK	*No impact*
Briarwood Preliminary Plat	November 4, 2019	-	-	-	-	62,975	57,250	2,162 (CR 235A N); 1,367 (5)	2,473.20	OK	2.87
Property 441, LLC Rezoning	November 18, 2019	-	-	-	-	18,513	18,513	2,096 (3/4); 6,989 (6); 4,892 (7)	2,219.18	OK	*No impact*
Final Development Orders - Certificates of Concurrency Compliance - CAPACITY RESERVED											
Heritage Oaks Phase II Final Plat	June 13, 2016	*Final Plat Recorded, Infrastructure Completed*	*N/A*	*N/A*	*N/A*	12,100	11,000	109 (1); 133 (2); 419 (5); 102 (CR 235A S); 75 (CR235A N)	417	OK	0.52
Sanctuary Oaks Minor S/D (Final Plat)	September 26, 2016	*Final Plat Recorded*	*N/A*	*N/A*	*N/A*	0	0	23 (6); 5 (7)	62.4	OK	0.08
Holiday Inn Express SP	January 10, 2017	*Certificate of Occupancy Issued*	*2/10/2017*	*Yes*	*4/17/2018*	9,200	9,200	752 (5)	706	OK	*No impact*
Farm Bureau Insurance SP	March 14, 2017	*Certificate of Occupancy Issued*	*4/17/2018*	*Yes*	*10/25/2018*	834	834	61 (5); 19 (2); 26 (CR 235A S); 16 (CR 235A N)	33.3	OK	*No impact*
Transmission Doctor & Auto Care SP	July 11, 2017	*Certificate of Occupancy Issued*	*4/17/2018*	*Yes*	*1/14/2019*	75	0	107 (3/4)	38.4	OK	*No impact*
VyStar Credit Union SP	August 8, 2017	*Certificate of Occupancy Issued*	*7/9/2018*	*Yes*	*3/4/2019*	660	600	237 (1); 593 (5); 89 (CR 235A S); 89 CR 235A N)	40	OK	*No impact*
Vemo Auto Auctions SP	March 13, 2018	*Certificate of Occupancy Issued*	*6/19/2018*	*Yes*	*4/18/2019*	1,728	0	80 (3/4)	69.12	OK	*No impact*
Syer Minor Subdivision (Final Plat)	March 26, 2018	*Final Plat Recorded*	*N/A*	*N/A*	*N/A*	825	750	29 (9)	28.42	OK	0.02
San Felasco Tech City SP	July 10, 2018	*Building Permit Issued*	*10/15/2018*	*Temporary*	*8/8/2019*	7,250	7,250	611 (3/4)	720	OK	*No impact*
Elliano's SP	August 14, 2018	*Certificate of Occupancy Issued*	*1/16/2019*	*Yes*	*7/3/2019*	440	440	542 (5); 16 (CR 235A N); 16 (CR 235A S)	3.5	OK	*No impact*
Legacy Park, Phase 2A SP	August 14, 2018	*Building Permit Issued*	*12/12/2018*	*Temporary*	*10/17/2019*	510	510	143 (CR 2054 W)	21.92	OK	*No impact*
Hampton Inn SP	October 9, 2018	*No Action*	*N/A*	*N/A*	*N/A*	10,100	10,100	413 (1); 413 (2); 845 (5)	1463	OK	*No impact*
Copeland Park SP	January 8, 2019	*Building Permit Issued*	*10/24/2019*	*N/A*	*N/A*	3,758	3,758	181 (CR 2054 E)	300.6	OK	*No impact*
San Felasco Hammock State Park Shop Building SP	February 12, 2019	*No Action*	*N/A*	*N/A*	*N/A*	*De Minimis Impacts*					
Upland Industrial Park Lots 2 - 5 SP	February 12, 2019	*No Action*	*N/A*	*N/A*	*N/A*	3,758	3,758	321 (3/4)	602	OK	*No impact*
Alachua Towne Centre Parcel D-2 SP	March 12, 2019	*No Action*	*N/A*	*N/A*	*N/A*	677	677	18 (3/4); 73 (5); 18 (8); 18 (9)	54.13	OK	*No impact*
Foundation Park Phase 2 SP	April 16, 2019	*No Action*	*N/A*	*N/A*	*N/A*	19,110	19,110	1,076 (3/4); 359 (CR 2054 E)	1,528.80	OK	*No impact*
San Felasco Tech City Phase 2 SP	April 16, 2019	*No Action*	*N/A*	*N/A*	*N/A*	8,750	8,750	412 (3/4)	794.4	OK	*No impact*
Hague Fire Station #25 SP	June 11, 2019	*No Action*	*N/A*	*N/A*	*N/A*	162	162	1 (3/4)	13.15	OK	*No impact*
Alchem Building 3 SP	July 9, 2019	*Building Permit Issued*	*8/28/2019*	*N/A*	*N/A*	1,980	1,800	60 (CR 2054 E)	144	OK	*No impact*
Innovation One SP	July 9, 2019	*No Action*	*N/A*	*N/A*	*N/A*	5,061	4,061	346 (3/4)	368	OK	*No impact*
Pilot Forest Lot 29 Replat	November 12, 2019	*No Action*	*N/A*	*N/A*	*N/A*	0	0	*No Impact*	0	OK	*No impact*
Kolomyiko SP	November 12, 2019	*No Action*	*N/A*	*N/A*	*N/A*	75	60	29 (9)	71	OK	*No impact*
Alachua Retail Center SP	November 12, 2019	*No Action*	*N/A*	*N/A*	*N/A*	2,535	2,535	743 (3/4); 372 (5); 149 (8); 74 (9)	54.13	OK	*No impact*
San Felasco Tech City Phase 3 Special Exception Permit & SP	November 12, 2019	*No Action*	*N/A*	*N/A*	*N/A*	26,350	24,500	1,386 (3/4)	847.4	OK	*0.88*
Savannah Station Phase II-A 1 Final Plat	December 9, 2019	*Final Plat Recorded*	*N/A*	*N/A*	*N/A*	10,175	9,250	352 (CR 235); 175 (CR 235A); 18 (CR 2054 W)	383.56	OK	*0.48*
Tara Village Final Plat	December 9, 2019	*Final Plat Recorded*	*N/A*	*N/A*	*N/A*	5,500	5,000	190 (CR 235)	188.8	OK	*0.24*
Golf Plaza SP	December 10, 2019	*No Action*	*N/A*	*N/A*	*N/A*	4,125	3,750	3,248 (6); 2,274 (7)	300	OK	*No impact*
Sheth SP	January 14, 2020	*No Action*	*N/A*	*N/A*	*N/A*	29	23	15 (9)	71	OK	*No impact*
Dreyer's DKI SP	January 14, 2020	*No Action*	*N/A*	*N/A*	*N/A*	*De Minimis*	*De Minimis*	*De Minimis Impact*	*De Minimis*	OK	*No impact*

Source: City of Alachua Final Development Orders (Project Staff Reports)

*City Comp Plan Segments and other roads shown in parenthesis (see Tables 6a and 6b for aggregate impacts by segment)

This table does not automatically update all other tables - figures for traffic must be updated manually on separate sheets as new DOs are granted

Table 2a. Traffic Impacts - Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From NCL of Alachua to US 441	AADT	91,600	36,000	759	54,841	40.13%
		Peak Hour	8,250	3,780	86	4,384	46.86%
I-75 (31, 2)	From US 441 to SCL of Alachua	AADT	91,600	59,457	565	31,578	65.53%
		Peak Hour	8,250	6,243	48	1,959	76.25%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (106, 3/4)	From NW 126th to SR 235	AADT	45,700	18,579	5,728	21,393	53.19%
		Peak Hour	4,110	1,765	668	1,677	59.20%
U.S. Hwy 441 (107/4107, 5)	From SR 235 to NCL of Alachua	AADT	39,000	25,926	3,637	9,437	75.80%
		Peak Hour	3,510	2,463	383	664	81.08%
U.S. Hwy 441 (106, 6)	From CR 25A to NW 126th Ave	AADT	45,700	18,579	3,271	23,850	47.81%
		Peak Hour	4,110	1,765	249	2,096	49.00%
U.S. Hwy 441 (4127, 7)	From MPO Boundary to CR 25A	AADT	43,000	21,000	2,279	19,721	54.14%
		Peak Hour	3,870	1,890	192	1,788	53.80%
SR 235 (108, 8)	From 235/241 Intersection to US 441	AADT	14,400	10,305	152	3,943	72.62%
		Peak Hour	1,290	979	40	271	78.99%
SR 235 (109/4109, 9)	From US 441 to NCL of Alachua	AADT	14,400	7,537	150	6,713	53.38%
		Peak Hour	1,290	716	20	554	57.05%
County Facilities		Min LOS Std: D					
CR 2054 West	West of SR 235	AADT	15,120	1,914	1,499	11,707	22.57%
		Peak Hour	1,359	182	168	1,009	25.74%
CR 2054 East	East of SR 235	AADT	15,120	3,008	714	11,398	24.62%
		Peak Hour	1,359	286	76	997	26.62%
CR 235A South	South of US 441	AADT	15,120	4,960	408	9,752	35.50%
		Peak Hour	1,359	471	50	838	38.35%
CR 235A North	North of US 441	AADT	15,120	1,507	196	13,417	11.26%
		Peak Hour	1,359	143	27	1,189	12.52%
CR 235	SCL to CR 241	AADT	15,120	6,341	542	8,237	45.52%
		Peak Hour	1,359	602	58	699	48.59%
CR 241	SCL to CR 235	AADT	20,880	10,231	9	10,640	49.04%
		Peak Hour	1,881	972	1	908	51.72%

* Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017.)
*** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*
^ County Facility AADT counts provided by Alachua County Public Works, April 2019. Existing Peak Hour has been calculated using a Standard K value of 0.095.
^^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.
Reserved Trips are automatically updated from Table 8 data.

Table 2b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Project Impact (Projected & Reserved)	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From NCL of Alachua to US 441	AADT	91,600	36,000	1,798	53,802	41.26%
		Peak Hour	8,250	3,780	203	4,267	48.28%
I-75 (31, 2)	From US 441 to SCL of Alachua	AADT	91,600	59,457	5,761	26,382	71.20%
		Peak Hour	8,250	6,243	634	1,373	83.36%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (106, 3/4)	From NW 126th to SR 235	AADT	45,700	18,579	23,886	3,235	92.92%
		Peak Hour	4,110	1,765	3,254	(909)	122.12%
U.S. Hwy 441 (107/4107, 5)	From SR 235 to NCL of Alachua	AADT	39,000	25,926	26,263	(13,189)	133.82%
		Peak Hour	3,510	2,463	2,667	(1,620)	146.15%
U.S. Hwy 441 (106, 6)	From CR 25A to NW 126th Ave	AADT	45,700	18,579	10,260	16,861	63.11%
		Peak Hour	4,110	1,765	954	1,391	66.16%
U.S. Hwy 441 (4127, 7)	From MPO Boundary to CR 25A	AADT	43,000	21,000	7,171	14,829	65.51%
		Peak Hour	3,870	1,890	404	1,576	59.28%
SR 235 (108, 8)	From 235/241 Intersection to US 441	AADT	14,400	10,305	3,708	387	97.31%
		Peak Hour	1,290	979	474	(163)	112.64%
SR 235 (109/4109, 9)	From US 441 to NCL of Alachua	AADT	14,400	7,537	3,207	3,656	74.61%
		Peak Hour	1,290	716	404	170	86.82%
County Facilities		Min LOS Std: D					
CR 2054 West	West of SR 235	AADT	15,120	1,914	1,585	11,621	23.14%
		Peak Hour	1,359	182	177	1,000	26.40%
CR 2054 East	East of SR 235	AADT	15,120	3,008	714	11,398	24.62%
		Peak Hour	1,359	286	76	997	26.62%
CR 235A South	South of US 441	AADT	15,120	4,960	3,493	6,667	55.91%
		Peak Hour	1,359	471	385	503	63.00%
CR 235A North	North of US 441	AADT	15,120	1,507	2,358	11,255	25.56%
		Peak Hour	1,359	143	254	962	29.22%
CR 235	SCL to CR 241	AADT	15,120	6,341	2,256	6,523	56.86%
		Peak Hour	1,359	602	242	515	62.13%
CR 241	SCL to CR 235	AADT	20,880	10,231	377	10,272	50.80%
		Peak Hour	1,881	972	40	869	53.80%

* Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017.)
*** Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation + Reserved*
^ County Facility AADT counts provided by Alachua County Public Works, April 2019. Existing Peak Hour has been calculated using a Standard K value of 0.095.
^^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.
Reserved Trips are automatically updated from Table 8 data.

Table 3a. Potable Water Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,603
Reserved Capacity[2]	**135,767**
Residual Capacity	**868,630**
Percentage of Permitted Design Capacity Utilized	**62.23%**
Sources:	
1. City of Alachua Public Services Department, April 2019	
2. Table 1	
Tan cell is automatically updated from Table 1 data; reserved flows are subject to change	

Table 3b. Potable Water Impacts - Preliminary & Final Development Orders	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,603
Projected Reservations & Reserved Capacity[2]	**874,281**
Residual Capacity	**130,116**
Percentage of Permitted Design Capacity Utilized	**94.34%**
Sources:	
1. City of Alachua Public Services Department, April 2019	
2. Table 1	
Tan cell is automatically updated from Table 1 data; reserved flows are subject to change	

Table 4a. Sanitary Sewer Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	729,000
Reserved Capacity[2]	**127,878**
Residual Capacity	**643,122**
Percentage of Permitted Design Capacity Utilized	**57.13%**

Sources:
1. City of Alachua Public Services Department, April 2019
2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

Table 4b. Sanitary Sewer Impacts - Preliminary & Final Development Orders	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	729,000
Projected Reservations & Reserved Capacity[2]	**834,642**
Residual Capacity	**(63,642)**
Percentage of Permitted Design Capacity Utilized	**104.24%**

Sources:
1. City of Alachua Public Services Department, April 2019
2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

Table 5a. Recreational Impacts - Final Development Orders

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Populatio[2]	50.78
Reserved Capacity[3]	2.22
Available Recreation Acreage	**82.49**

1. Table 5c. Recreational Facilities
2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 1.2.b, Recreation Element
Formula: 10,155 persons / (5 acres / 1,000 persons)
3. Table 1
Tan cell is automatically updated from Table 1 data

Table 5b. Improved Passive Park Space Analysis - Final Development Orders

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.60
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	**30.44%**

1. Policy 1.2.b, Recreation Element, Table 5a. Recreational Impacts
2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legac Park (3.18 acres, and Theater Park (0.07 acres)
3. Formula: Total Improved, Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders

Table 5c. Recreational Facilities

Facility Name	Acreage
City of Alachua Hal Brady Recreation Cente	24.60
Cleather Hathcock Community Center	0.84
Swick House	5.04
Alan Hitchcock Park (Theatre Park)	0.07
Criswell Park	0.39
F.E. Welch Park	1.37
Maude Lewis Park	0.99
Hitchcock Baseball Park at Skinner Field & Downtown City Parl	4.28
Mebane Middle Schoo	7.49
Alachua Elementary Schoo	11.65
San Felasco Conservation Corridor	31.23
Legacy Park (Phases 1 and 2A)	47.53
Total	**135.48**

Table 5d. Recreational Impacts - Preliminary & Final Development Orders

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Populatio[2]	50.78
Reserved Capacity[3]	18.25
Available Recreation Acreage	**66.46**

1. Table 5c. Recreational Facilities
2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 1.2.b, Recreation Element
Formula: 10,155 persons / (5 acres / 1,000 persons)
3. Table 1
Tan cell is automatically updated from Table 1 data

Table 5e. Improved Passive Park Space Analysis - Preliminary & Final Development Orders

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	13.81
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	**39.65%**

1. Policy 1.2.b, Recreation Element, Table 5a. Recreational Impacts
2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legacy Park (3.1 acres, and Theater Park (0.07 acres)
3. Formula: Total Improved, Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	40,620.00	7,413.15
Reserved Capacity[2]	9,324.03	1,701.64
New River Solid Waste Facility Capacity[3]	**50 years**	

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

Formula: 10,155 persons x 0.73 tons per year

2. Table 1

3. New River Solid Waste Association, April 2019

Tan cell is automatically updated from Table 1 data

Table 6b. Solid Waste Impacts - Preliminary & Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	40,620.00	7,413.15
Preojected Reservations & Reserved Capacity[2]	43,595.22	7,956.13
New River Solid Waste Facility Capacity[3]	**50 years**	

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

Formula: 10,155 persons x 0.73 tons per year

2. Table 1

3. New River Solid Waste Association, April 2019

Tan cell is automatically updated from Table 1 data

Table 7a. Projects with Valid Public School Capacity Reservations			
Project Name	**Elementary Student Stations**	**Middle Student Stations**	**High Student Stations**
Heritage Oaks Phase II Final Plat	7	3	4
Sanctuary Oaks Minor S/D (Final Plat)	1	1	1
Syer Minor Subdivision Final Plat	1	1	1
San Felasco Tech City Phase 3 SP	10	4	7
Savannah Station Phase II-A 1 Final Plat	5	2	3
Tara Village Final Plat	3	1	2
Total	**27**	**12**	**18**

Table 7b. Elementary School CSAs: Available Capacity & Level of Service

Elementary School CSA	**2018-2019**		**2020-2021 (3rd Year)**		**2022-2023 (5th Year)**		**2027-2028 (10th Year)**	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Northwest Alachua	239	85%	251	85%	243	85%	231	86%
Southwest Alachua	85	98%	124	97%	912	83%	874	84%
Gainesville East Alachua	1,130	86%	1,190	85%	1,197	85%	1,138	86%
ELEMENTARY TOTAL	1,453	90%	1,565	89%	2,352	85%	2,243	85%

Source: 2018-2019 Alachua County Public Schools Five Year District Facilities Plan

Table 7c. Middle School CSAs: Available Capacity & Level of Service

Middle School CSA	**2018-2019**		**2020-2021 (3rd Year)**		**2022-2023 (5th Year)**		**2027-2028 (10th Year)**	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Bishop	377	65%	343	698	299	72%	303	71%
Fort Clarke	-142	116%	-196	121%	-177	117%	-170	116%
Kanapaha	143	88%	92	92%	137	89%	142	88%
Hawthorne	22	88%	14	92%	68	62%	69	62%
High Springs	106	75%	91	79%	100	76%	102	76%
Lincoln	416	61%	384	64%	301	72%	306	71%
Mebane	424	46%	406	48%	376	52%	378	52%
Oak View	**-89**	113%	**-126**	118%	**-74**	111%	**-70**	110%
Westwood	73	94%	21	98%	96	92%	102	91%
MIDDLE TOTAL	1,330	82%	1,034	86%	1,154	85%	1,185	84%

Source: 2018-2019 Alachua County Public Schools Five Year District Facilities Plan

Table 7d. High School CSAs: Available Capacity & Level of Service

Comprehensive Plan Consistency

This rezoning application as a whole, along with the following summary of the applicable elements, demonstrates that the application is internally consistent with the City of Alachua Comprehensive Plan and the underlying Community Commercial and Moderate Density Residential future land use designations.

Vision Element:

I. INTRODUCTION

The City of Alachua has adopted a vision statement and goals to achieve the vision. The City of Alachua held a Visioning Charrette on May 14, 2011 in order to update the Vision Element. The goals, objectives and policies of the Comprehensive Plan are constructed in an effort to help achieve the long-term vision of the City.

II. VISION STATEMENT

The City of Alachua will be a vibrant, growing, economically and culturally diverse community, which takes great pride in the fact that it has maintained its strong sense of community, its small-town atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment. It is proud of the state of the art educational facilities, which work hand-in-hand with Alachua's employers to make certain that its young people have challenging career opportunities at home. Alachua will become a leader in innovative techniques to ensure quality, well-planned growth and provide for a safe and convenient transportation environment. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will strive to be continually recognized by its peers as an example of what can happen when citizens, business communities, schools, and government work together for the common good.

III. GOALS TO IMPLEMENT THE VISION

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.

Consistency: **As indicated throughout this report, the Vision Element and goals to implement this vision embodies the intent of this zoning change application. The development of the subject property with commercial uses along US 441 within the area proposed as CC zoning will directly support the City's vision of encouraging business development along US 441. The proposed RSF-4 zoning on the portion of property furthest from US-441 will allow for residential development near this commercial area allowing future residents to live near they**

work along the US 441 corridor. The US 441 corridor within the City of Alachua has increased in significance over the years. This urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact and numerous high-tech and industrial related businesses. The City's Vision Statement includes Goal 1 which targets this area as the Corporate Corridor. This corridor has attracted businesses that serve the City as well as a larger regional market. The proposed rezoning will enhance the opportunity for a local business to grow at its existing location.

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

Consistency: **As indicated throughout this report, the Vision Element and goals to implement this vision embodies the intent of this zoning change application. The development of the subject property with commercial uses along US 441 within the area proposed as CC zoning will directly support the City's vision of encouraging business development along US 441. The proposed RSF-4 zoning on the portion of property furthest from US-441 will allow for residential development near this commercial area allowing future residents to live near they work along the US 441 corridor.**

Future Land Use Element:

Consistency: **As illustrated throughout this report, the proposed zoning change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map.**

The following Goals, Objectives and Policies are also applicable to the proposed land use change application:

Goal 1: Future Land Use Map: The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Consistency: **The intent of this application is to demonstrate that the proposed zoning change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and Comprehensive Plan, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities. The eventual development of this property will attract more business and employment opportunities to the City of Alachua and will therefore support local economic prosperity. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the 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.

Consistency: The proposed RSF-4 residential zoning designation on the southern portion of the property will provide additional acreage for urban residential infill development activity.

Policy 1.2.a: *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, conventional 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;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Consistency: The proposed RSF-4 residential zoning designation on the southern portion of the property will provide additional acreage for urban residential infill development activity.

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

Consistency: As described in the Objective listed above, the proposed CC zoning district is consistent with the existing Community Commercial land use category. The City of Alachua provides a set of allowable uses in the CC zoning district that are compatible with the mix of uses in the surrounding area and the overall theme of the 441 Corporate Corridor as identified within the Comprehensive Plan. Specifically, Commercial uses are designed to provide for general commercial uses, as well as more intense commercial and highway commercial uses. These commercial activities are appropriate in this urbanized area and along the US 441 corridor.

Policy 1.3.d *Design and performance standards*

The following criteria shall apply when evaluating commercial development proposals:

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

Consistency: **Any future development on the subject property within the proposed Community Commercial zoning district area will comply with these design standards that help ensure that quality designed development will occur.**

Policy 1.3.e *The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established strip commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of strip commercial development activities shall be based upon the following minimum criteria:*

1. *Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for strip commercial complexes shall seek to minimize points of conflict by utilizing frontage roads, providing cross access between parcels or installing shared use curb cuts for access driveways to the maximum extent feasible.*

2. *Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of strip commercial development.*

3. *A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.*

Consistency: **The subject property lies within the core of the 441 Corporate Corridor. The proposed CC zoning along the north side of the property should be considered to be infill in nature within an established commercial area along 441.**

In addition, all proposed development within the portion of the property with a Community Commercial future land use designation and CC zoning will comply with the listed design standards, including setbacks, buffers, pedestrian and vehicular connectivity.

Policy 1.3.f *The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.*

1. *The City of Alachua shall establish a Gateway Activity Center at the interchange of US 441 and Interstate 75. The City shall establish the boundaries of the activity center based on the conceptual map provided herein and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.*

2. *The City of Alachua shall establish the US 441 corridor as a Corporate Corridor Activity Center. The City shall establish the boundaries of the activity center and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to implement the economic development objectives of the Vision 2010 Plan and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.*

Consistency: **This Corporate Corridor has attracted businesses that serve the City as well as a larger regional market. The development of the northern portion of the subject property as a commercial project will directly support the City's vision of the US 441 'Corporate Corridor' activity center. The US 441 corridor within the City of Alachua has increased in significance over the years. Overall, this urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact (Progress Center and Turkey Creek) and numerous high-tech and industrial related businesses, including San Felasco Tech City, Sabine, Progress Corporate Park and McGinley Industrial Park.**

The subject property will provide an area prime for commercial development along the US 441 activity center and therefore, this vision for the subject property is consistent with the 441 Corporate Corridor Activity Center concept.

Goal 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Consistency: **The development of the subject property shall be consistent with this goal. The site shall discourage urban sprawl due to its immediate proximity to several existing non-residential developments along the US 441 Corporate Corridor and residential developments**

recessed somewhat from the roadway. Appropriate buffering shall be provided as part of any future development.

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

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

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

Consistency: **Any future development on site shall adhere to the policies stated above that relate to tree protection. Development proposals must include a tree survey that identifies all regulated trees and a site design focused on the preservation of heritage and champion trees. Any proposed tree removal shall adhere to the mitigation and banking standards administered by the City.**

Goal 4: *Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area (known as the Downtown Redevelopment Area) and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.*

Objective 4.1 *Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.*

Consistency: The potential future development of this site as both a commercial site and a residential development is infill in nature based on the existing business on the patterns indicated on the existing City of Alachua future land use map. In addition, this property lies within the center of the 441 Corporate Corridor, which encourages non-residential development on the northern portion of this property.

Objective 5.1: *Natural features:*

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Consistency: Any future development shall be conducted in a manner that ensures soil protection and provides sound engineering practices that work with the existing characteristics of the site. The entire parcel has Arredondo Sand: 0-5 Percent Slopes, Kanapaha Sand: 0-5 Percent Slopes and Tavares Sand: 0-5 Percent Slopes. According to the *Soil Survey of Alachua County Florida*, all are level and/or gently sloping with Tavares and Arredondo fairly well drained and Kanapaha more poorly drained. As a majority of the site along US 441 to be developed has Arredondo and/or Tavares sand, soil conditions do not pose any impediments to development in these areas due to existing site conditions. The portions of Kanapaha sand that may be within future development area will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

Objective 5.2 Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: As described in the 'Public Facilities Analysis' portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus demonstrating compliance with this policy.

Transportation Element:

The proposed zoning change and the subsequent list of potential allowable uses will not result in an increase in traffic impacts (based on land use maximum development scenarios) that will exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Consistency with this element is demonstrated in the 'Public Facilities Analysis' and the 'Suitability Analysis' sections of the report, which includes consistency with the following key provisions:

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

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

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

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Conservation & Open Space Element:

The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.1: Conservation Designations

Consistency: There are no existing or proposed conservation areas within the subject property.

Objective 1.2: Native Communities and Ecosystems

Consistency: Based on available information, no significant native communities and ecosystems have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental resources.

Objective 1.3: Listed Species

Consistency: Based on available information, no listed species have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental resources.

Objective 1.4: Air Quality

Consistency: The subject property is proposed as a commercial development and will not create any detriment to the air quality.

Objective 1.5: Soils

Consistency: As described in the 'Suitability Analysis' section of this application, the entire parcel has Arredondo Sand: 0-5 Percent Slopes, Kanapaha Sand: 0-5 Percent Slopes and Tavares Sand: 0-5 Percent Slopes. According to the *Soil Survey of Alachua County Florida*, all are level and/or gently sloping with Tavares and Arredondo fairly well drained and Kanapaha more poorly drained. As a majority of the site along US 441 to be developed has Arredondo and/or Tavares sand, soil conditions do not pose any impediments to development in these areas due to existing site conditions. The portions of Kanapaha sand that may be within future

development area will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

Objective 1.6: Mineral Resources

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources

Consistency: There are no known geological resources within the subject property.

Objective 1.8: Hazardous Materials

Consistency: There shall be no hazardous materials within the subject property.

Objective 1.9: Agriculture and Silviculture

Consistency: There is an orchard on the property and would be removed when/if that portion of the property is developed.

Objective 1.10: Wetlands

Consistency: According to the U.S. Fish and Wildlife Service National Wetlands Inventory map (see Figure 6), there is a wetland area associated with the branch of Turkey Creek that passes throughout the property. At the time of development review, the specific limits of these areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

Objective 1.11: Open and Green Space

Consistency: The required open and green space requirements shall be met upon development of the site.

Objective 1.12: Water Resources

Consistency: A portion of Turkey Creek with an associated wetland does cross through the southern portion of the property and at the time of development, shall be specifically delineated and any required protective creek buffers shall be applied to the property. Future development on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources.

At the time of development review, the specific limits of the surface water areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan. At a minimum, any development proposed on the property in the future shall adhere to the surface water buffer requirements found in Policy 1.12.d of the

Conservation and Open Space Element of the Comprehensive Plan. These buffers are indicated below:

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water .	100' average 75' minimum

Intergovernmental Coordination Element:

The subject property is located within the City of Alachua and its jurisdiction and no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed. However, notice of the application shall be given to all applicable agencies throughout the land use change application process.

Capital Improvements Element:

Public facilities are available to serve the project site and are currently operating within the acceptable level of service standards outlined within the Comprehensive Plan. However, during the development plan review process, any necessary required capital improvements agreed upon by the City and developer shall be provided.

Economic Element:

As listed in the following applicable sections of the Economic Element, the provision of adequate land for commercial development in the City of Alachua is a high priority. The development of a portion of the subject property as a commercial development is consistent with the existing development patterns in the City and will support these policies.

Mission Statement: The economic mission of the City of Alachua is to ensure that its citizens, business communities, schools, government, and area stakeholders work together for the common good to provide well-planned growth and an excellent quality of life for the community.

Goal 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

Objective 1.8 Real Estate Analysis

The City of Alachua should proactively identify real estate market needs and encourage appropriate real estate uses in target areas.

Consistency: The subject property is located in the center of the 441 Corporate Corridor and is in close proximity of properties containing commercial land use designations. Further, this zoning change of the northern portion of the property from Alachua County Agriculture to Community Commercial will allow for the growth and/or expansion of new businesses in the City of Alachua. Therefore, this parcel appears to be a prime location of commercial development, in accordance with the intent of this policy. In addition, the proposed RSF-4 residential zoning designation on the southern portion of the property will provide additional acreage for urban residential infill development activity.

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning land use categories.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.1*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any proposed development allowed in the proposed Community Commercial and RSF-4 zoning districts will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Project Impact: The maximum trip generation estimate based on the proposed zoning designations are described below:

Zoning Designation	Acreage	Max. Density/Intensity	Max Development Scenario
CC	18 (MOL)	0.5 FAR	392,040 Square Feet
RSF-4	10.2 (MOL)	4 UPA	40 Units

Traffic:

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
820	392,040 SF	Shopping Center	37.75 / 1,000 SF	14,799

210	40	Single Family	9.52/Unit	381
Total Daily Trips (ADT)				15,180

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
820	392,040 SF	Shopping Center	3.81 / 1,000 SF	1,493
210	40	Single Family	0.99/Unit	40
Total Daily Trips (PM PEAK)				1,533

Increase in Daily Trips

- ADT: 15,180 ADT
- PM PEAK: 1,533 ADT

Affected Roadway Segments

- US 441 Segment 3/4
- US 441 Segment 6
- US 441 Segment 7

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 6 (15,180 ADT, 1,533 PM Peak)
- 70% Distribution on US 441 Segment 7 (10,626 ADT, 1,073 PM Peak)
- 30% Distribution on US 441 Segment ¾ (4,554 ADT, 460 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6	US 441 Segment 7	US 441 Segment 3/4
Maximum Service Volume	45,700	43,000	45,700
Existing Traffic and Reserved Trips	21,850	23,279	24,307
Project Trips (Net ADT)	15,180	10,626	4,554
Available Capacity	8,670	9,095	16,839

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 6	US 441 Segment 7	US 441 Segment 3/4
Maximum Service Volume	4,110	3,870	4,110
Existing Traffic and Reserved Trips	2,014	2,082	2,433
Project Trips (Net PM Peak)	1,533	1,073	460
Available Capacity	563	715	1,217

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

The table above indicates that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity on the project site.

Sanitary Sewer:

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

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

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 18,755 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Proposed Zoning[1]	49,204 GPD

1. *Per 64E-6.008, F.A.C. (Shopping Center): (18 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 39,204 GPD*
2. *Formula for Single Family: 250 Gal/Unit per day: 250 x 40 =10,000 GPD*

Sanitary Sewer Impacts

System Category	**GPD**
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	729,000
Reserved Capacity	127,878
Project Demand	49,204
Residual Capacity	593,918

Source:
City of Alachua Public Services Department, January 2020

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 18,755 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact – Proposed Zoning[1]	50,204 GPD

1. *Per 64E-6.008, F.A.C. (Shopping Center): (18 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 39,204 GPD*
2. *Formula for Single Family: 275 Gal/Unit per day: 275 x 40 =11,000 GPD*

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,295,603
Reserved Capacity[2]	135,767
Project Demand	50,204
Residual Capacity	818,426

Source:
City of Alachua Public Services Department, January 2020

Solid Waste:

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

Maximum Development Scenario Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). As shown in the following table, based on generic non-residential calculations, no net increase will occur for potential solid waste impact and adequate capacity is available to support this development.

Solid Waste Impact per Net Decrease

Solid Waste Impact – Proposed Zoning[1]	931 Tons

1. Formula: ((12 lbs per 1,000 SF/day x 392,040 SF) x 365 days/year) / 2,000 = 858 Tons/Year*
**Source: Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*
2. Formula: 0.73 tons/per capita per year (40 units x 2.5/unit x 0.73 = 73 Tons/Year

Recreation:

The proposed rezoning to RSF-4 will provide allow up to 40 residential units with a maximum potential impact of 40 DU * 2.37 persons/DU x 5 acres/1,000 persons = 0.47 acres. As shown in the following table, there is adequate available recreation acreage available to support this development.

Table 5a. Recreational Impacts - Final Development Orders

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	50.78
Reserved Capacity[3]	2.22
Available Recreation Acreage	**82.49**

1. Table 5c. Recreational Facilities
2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 1.2.b, Recreation Element
Formula: 10,155 persons / (5 acres / 1,000 persons)
3. Table 1

Drainage:

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Consistency: The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any development on this site will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed CC and RSF-4 zoning districts are the implementing districts for the CC on Moderate Density Residential land use designations. In addition, this property is located along the US 441 Corporate Corridor which the Comprehensive Plan promotes the northern portion of the property as a commercial area.

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with the all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and neighborhood meeting with the public.

If the property is rezoned from Alachua County Agriculture to Community Commercial and RSF-4, the owner will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future expansion or development of the subject property shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

(c) Logical Development Pattern

ORDINANCE 21-XX

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.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City; and

WHEREAS, on November 26, 2020 the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"); and

WHEREAS, on December 8, 2020 the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on _____, 2021 and on _____, 2021 the City advertised public hearings to be held before the City Commission; and

WHEREAS, on _____, 2021 and on _____, 2020 the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) to Residential Family -6 (RSF-6) for Tax Parcel Number 03210-008-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

PASSED on First Reading the ____ day of _____ 2021.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____ 2021.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Adam Boukari, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

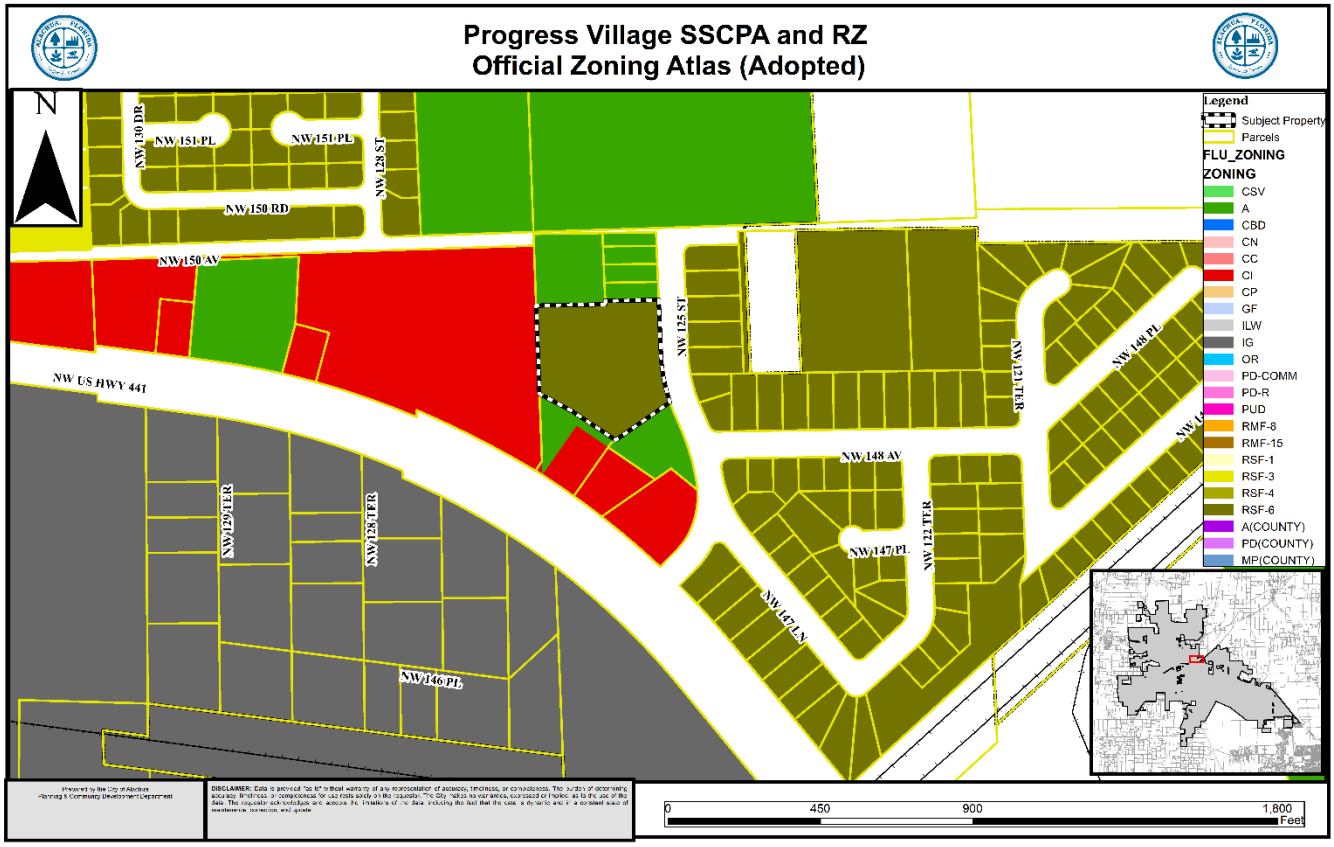
EXHIBIT "A"

LEGAL DESCRIPTION:

Legal: COM NE COR OF SE1/4 SEC S 01 DEG E 420 FT W 709.99 FT N 420 FT W 400.78 FT S 210 FT POB W 208 FT S 449.76 FT N 33 DEG E 175.70 FT S 53 DEG E 159.58 FT N 56 DEG E 193.98 FT NLY ALG CURVE 148.20 FT N 155.26 FT W 160.93 FT S 10 FT POB LESS COM NE COR OF SE1/4 SEC S 01 DEG E 420 FT W 709.99 FT N 420 FT W 400.78 FT S 210 FT W 208 FT S 250.94 FT POB S 62 DEG E 115.13 FT S 33 DEG W 175.70 FT N 198.82 FT POB OR 4637/2108

Parcel: 03210-008-000

EXHIBIT "B"


Progress Village SSCPA and RZ
Official Zoning Atlas (Adopted)
N
NW 130 DR
NW 151 PL
NW 151 PL
NW 128 ST
NW 150 RD
NW 150 AV
NW US HWY 441
NW 125 ST
NW 121 TER
NW 148 PL
NW 148 AV
NW 147 PL
NW 122 TER
NW 147 LN
NW 129 TER
NW 128 TER
NW 146 PL
Legend
Subject Property
Parcels
FLU_ZONING
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
0
450
900
1,800
Feet

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Progress Village
2. Address of Subject Property: 03210-008-000
3. Parcel ID Number(s): 03210-008-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Medium
6. Existing Zoning Designation: Agricultural (A)
7. Proposed Zoning Designation: RSF-6
8. Acreage: 2.88

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Karl Spain Title: Manager
   Company (if applicable): Dae Jung Kim LLC
   Mailing address: 13700 NW US HWY 441
   City: Alachua State: Florida ZIP: 32615
   Telephone: ( ) 352-660-5019 FAX: ( ) e-mail: karl.igf@gmail.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Edmund Johnston
   Mailing Address: P.O. Box 1922
   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: Dae Jung Kim, 100% Buyer; Edmund Johnston, 100% Seller
   If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
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. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. Adverse Effect on Local Character
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. Encourage Sprawl
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. Spot Zoning
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. Public Facilities
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) 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).

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and 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. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **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 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

Karl Spain

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 23 day of SEPT., 2020, by KARL SPAIN

, who is/are personally known to me, or who has/have produced DL S150 508 600680

as identification.

NOTARY SEAL

STEPHEN ROLAND MARCH
Notary Public - State of Florida
Commission # GG 062207
My Comm. Expires Jan 12, 2021
Bonded through National Notary Assn

Signature of Notary Public, State of FLORIDA

D1

A/A

A/A

PARCEL 3210-8
AREA 2.88 ACRES

EXISTING ZONING
AGRICULTURE (A)

PROPOSED ZONING
RESIDENTIAL (RSF6)

EXISTING FUTURE LAND USE
AGRICULTURE (A)

PROPOSED FUTURE LAND USE
MEDIUM DENSITY RESIDENTIAL

CI/CC

214.0'

70.0'

70.0'

NW 125TH STREET

RSF-6
MOD

RSF-6
MOD

A/A

A/A

A/A

90

92

94

96

98

100

LEGEND

ZONING
FUTURE LAND USE

EXISTING ELEV CONTOUR

N

1"=50'



LOCATION MAP

STATEMENT OF PROPOSED CHANGES:
REZONE FROM AGRICULTURE (A) TO RESIDENTIAL SINGLE FAMILY DISTRICT (RSF-6) 6 UNITS PER ACRE.
AMEND FUTURE LAND USE FROM AGRUCULTURE TO MEDIUM DENSITY RESIDENTIAL ALLOWING
A MAXIMUM OF 6 UNITS PER ACRES.

SITE DATA:
PARCEL NO.: 03210-008-000
AREA: 2.88 ACRES
PROPOSED DEVELOPMENT: 17 UNITS
AREA PER UNIT: VARIES 1050, 2100 AND 4500 SF
PROPOSED DENSITY: 5.9 UNITS PER ACRE (17 UNITS/2.88 AC = 5.9)
PROPOSED PARKING: 62 SPACES
NUMBER OF STORIES: 3 STORIES OFFSET DESIGN

DATE 6/31/20
REVISION

RADIANT DEVELOPMENT, LLC
13700 NW US HWY 441
ALACHUA, FLORIDA
352-660-5019

PROGRESS VILLAGE
NW 125TH STREET
ALACHUA, FLORIDA
CONCEPTUAL PLAN

C1

PROGRESSVILLAGE.DWG



Urban Sprawl Analysis (D2 for Future Land Use Amendment)

(D2 for rezoning, Aerial map, provided separately)

Concurrency Impact Analysis (D3 Rezoning)

Needs Analysis (D4)

Analysis of Consistency w/City of Alachua Comprehensive Plan (D4 Rezoning)

(D5 for Future Land Use Amendment)

This rezoning application as a whole, along with the following summary of the applicable elements, along with the Future Land Use Amendment, both demonstrate that the application and proposed development -- is internally consistent with the City of Alachua Comprehensive Plan and that the proposed RSF-6 zoning and Medium Density Residential future land use designations. It will encourage residential development along US 441, allowing future residents to live near where they work and recreate in a well planned, safe, and convenient transportation environment, where housing choices are available within walking distance of a thriving business community, quality schools, and a booming high tech economy.

Vision Element:

I. INTRODUCTION

The City of Alachua has adopted a vision statement and goals to achieve the vision. The City of Alachua held a Visioning Charrette on May 14, 2011 in order to update the Vision Element. The goals, objectives and policies of the Comprehensive Plan are constructed in an effort to help achieve the long-term vision of the City.

II. VISION STATEMENT

The City of Alachua will be a vibrant, growing, economically and culturally diverse community, which takes great pride in the fact that it has maintained its strong sense of community, its small-town atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment. It is proud of the state of the art educational facilities, which work hand-in-hand with Alachua's employers to make certain that its

young people have challenging career opportunities at home. Alachua will become a leader in innovative techniques to ensure quality, well planned growth and provide for a safe and convenient transportation environment. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will strive to be continually recognized by its peers as an example of what can happen when citizens, business communities, schools, and government work together for the common good.

III. GOALS TO IMPLEMENT THE VISION

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.

Progress Village Consistency: As indicated throughout this report, the Vision Element and goals to implement this vision embodies the intent of this rezoning application and future land use map amendment application. The development of the subject property with residential uses near US 441 within the area proposed as RSF-6 zoning will directly support the City's vision of encouraging residential development along US 441 allowing future residents to live near where they work and recreate.

The US 441 corridor within the City of Alachua has increased in significance over the years. This urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact and numerous high-tech and industrial related businesses, many within a ½ mile of the proposed subject property.

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled, and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

Progress Village Consistency: As indicated throughout this report, the Vision Element and Goals to implement this vision embodies the intent of this zoning change application. The development of the subject property will allow for residential development near a commercial area allowing future residents to live near where they work along the US 441 corridor just east of Progress Park.

The proposed amendment contains enhancements that strengthen and upgrade neighborhoods by being compatible with the surrounding area, consistent with the City of Alachua land use patterns and Comprehensive Plan, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities.

Future Land Use Element:

Progress Village Consistency: As illustrated throughout this report, the proposed zoning change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map.

The following Goals, Objectives and Policies are also applicable to the proposed land use change application:

Goal 1: Future Land Use Map: The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Progress Village Consistency: The intent of this application is to demonstrate that the proposed zoning change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and Comprehensive Plan, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities.

The eventual development of this property will attract more business, living, and employment opportunities to the City of Alachua and will therefore support local economic prosperity. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the 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.

Progress Village Consistency: The proposed RSF-6 residential zoning designation on the subject property will provide 2.88 acres for urban residential infill development activity.

Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre): The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments.

The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and 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. Apartments and townhomes;

7. Live/work units;

8. Residential Planned Unit Developments;

9. Traditional Mixed-use Neighborhood Planned Developments; and,

10.Supporting community services such as schools, houses of worship, parks, and community centers

<u>Progress Village Consistency:</u> The proposed RSF-6 residential zoning designation on the subject property will provide 2.88 acres for urban residential infill development activity and any future development on the subject property within the proposed RSF-6 zoning district area will comply with these design standards that help ensure that quality designed development will occur.

<u>Progress Village Consistency:</u> All proposed development within the subject property will comply with the City of Alachua G.O.P. and design standards, including setbacks, buffers, pedestrian and vehicular connectivity.

<u>Progress Village Consistency:</u> The US 441 corridor within the City of Alachua has increased in significance over the years. Overall, this urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact (Progress Center and Turkey Creek) and numerous high-tech and industrial related businesses, including San Felasco Tech City, Sabine, Progress Corporate Park and McGinley Industrial Park.

The subject property will provide an area prime for residential development just a 1/4 of a mile from Progress Corporate Park, and some of the others listed, along the US 441 activity corridor and therefore, this vision for the subject property is consistent with the 441 Corporate Corridor Activity Center concept.

Goal 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

<u>Progress Village Consistency:</u> The development of the subject property shall be consistent with this goal. The proposed use as residential RSF-6 shall discourage urban sprawl due to its immediate proximity to several existing non-residential

developments along the southern and western edge of the subject property and residential developments to the east and north of the subject property. This allows the subject property to act as a transition between these uses, eliminating an existing island of agriculture "spot zoning" sandwiched between residential and commercial uses.

The development will be recessed somewhat from the 441 roadway. Appropriate buffering shall be provided as part of any future development.

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

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

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

Progress Village Consistency: Any future development on site shall adhere to the policies stated above that relate to tree protection. Development proposals will include a tree survey that identifies all regulated trees and a site design focused on the preservation of heritage and champion trees.

Any proposed tree removal shall adhere to the mitigation and banking standards administered by the City.

Goal 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area (known as the Downtown Redevelopment Area) and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 4.1 Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

<u>Progress Village Consistency</u>: The potential future development of this site as a residential development is infill in nature based on the existing patterns indicated on the existing City of Alachua future land use map.

Objective 5.1: Natural features:

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

<u>Progress Village Consistency</u>: Any future development shall be conducted in a manner that ensures soil protection and provides sound engineering practices that work with the existing characteristics of the site.

The parcel has: Arredondo (84.4%) Fine Sand: 0-5 Percent Slopes , Fort Meade (3.5%) Fine: 0-5 Percent slopes, Gainesville Sand (12.2%) 0-5 slopes. According to the *Soil Survey of Alachua County Florida*, all are level and/or gently sloping with all fairly well drained.

As a majority of the site along US 441 to be developed has Arredondo Fine Sand, soil conditions do not pose any impediments to development in these areas due to existing site conditions.

All development areas will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

Objective 5.2 Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Policy 5.2.1 All new development shall meet the level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

<u>Progress Village Consistency:</u> As described in the 'Public Facilities Analysis' portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus, demonstrating compliance with this policy. Specifically a 6" water main is available at the site, and a 8" Gravity sewer main is available directly adjacent to the site (across the street) according to City of Alachua planning engineers.

<u>Transportation Element:</u>

The proposed zoning change and the subsequent list of potential allowable uses will not result in an increase in traffic impacts (based on land use maximum development scenarios) that will exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Consistency with this element is demonstrated in the 'Public Facilities Analysis' and the 'Suitability Analysis' sections of the report, which includes consistency with the following key provisions:

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

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

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

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Conservation & Open Space Element:

The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the objectives listed within the element.

Objective 1.1: Conservation Designations

Progress Village Consistency: There are no existing or proposed conservation areas within the subject property.

Objective 1.2: Native Communities and Ecosystems

Progress Village Consistency: **Based on available information, no significant native communities and ecosystems have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental and native artifact resources.**

Objective 1.3: Listed Species

Progress Village Consistency: **Based on available information, no listed species have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental resources.**

Objective 1.4: Air Quality

Progress Village Consistency: **The subject property is proposed as a residential development and will not create any detriment to the air quality.**

Objective 1.5: Soils

Progress Village Consistency: **As described in the 'Suitability Analysis' section of this application, the parcel has: Arredondo (84.4%) Fine Sand: 0-5 Percent Slopes, Fort Meade (3.5%) Fine: 0-5 Percent slopes, Gainesville Sand (12.2%) 0-5 slopes. According to the *Soil Survey of Alachua County Florida*, all are level and/or gently sloping with all fairly well drained. As a majority of the site along US 441 to be developed has Arredondo Fine Sand, soil conditions do not pose any impediments to development in these areas due to existing site conditions. All development areas will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.**

Objective 1.6: Mineral Resources

Progress Village Consistency: **There are no known mineral resources within the subject property.**

Objective 1.7: Geological Resources

Progress Village Consistency: **There are no known geological resources within the subject property.**

Objective 1.8: Hazardous Materials

Progress Village Consistency: **There shall be no hazardous materials used or allowed within the subject property.**

Objective 1.9: Agriculture and Silviculture

<u>Progress Village Consistency:</u> There is a mature stand of trees on the property.

Objective 1.10: Wetlands

<u>Progress Village Consistency:</u> There are no wetlands on the property.

Objective 1.11: Open and Green Space

<u>Progress Village Consistency:</u> The required open and green space requirements shall be met upon development of the site.

Objective 1.12: Water Resources

<u>Progress Village Consistency:</u> There are no wetlands, flood zones and/or wet areas on the subject property. Future development on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources.

At the time of development review, the specific limits of the surface water areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan. At a minimum, any development proposed on the property in the future shall adhere to the surface water buffer requirements found in Policy 1.12.d of the Conservation and Open Space Element of the Comprehensive Plan. These buffers are indicated below:

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water	100' average 75' minimum

<u>Intergovernmental Coordination Element:</u>

The subject property is located within the City of Alachua and its jurisdiction and

no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed. However, notice of the application shall be given to all applicable agencies throughout the land use change application process.

Capital Improvements Element:

Public facilities are available to serve the project site and are currently operating within the acceptable level of service standards outlined within the Comprehensive Plan. However, during the development plan review process, any necessary required capital improvements agreed upon by the City and developer shall be provided.

Economic Element:

The development of a portion of the subject property as a residential development is consistent with the existing development patterns in the City and will support these policies.

Mission Statement: The economic mission of the City of Alachua is to ensure that its citizens, business communities, schools, government, and area stakeholders work together for the common good to provide well-planned growth and an excellent quality of life for the community.

Goal 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

Objective 1.8 Real Estate Analysis

The City of Alachua should proactively identify real estate market needs and encourage appropriate real estate uses in target areas.

Progress Village Consistency: The subject property is located on the eastern edge of the 441 Corporate Corridor and is in close proximity of properties containing commercial land use designations. Further, this zoning change of the property from Alachua County Agriculture to RSF-6 will provide 2.88 acres for urban residential infill development activity.

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning land use categories.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future*

Land Use Element Policy 5.2.1, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any proposed development allowed in the proposed Community Commercial and RSF-4 zoning districts will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Project Impact: The maximum trip generation estimate based on the proposed zoning designations are described below:

Zoning Designation Acreage Max. Density/Intensity Max Development Scenario RSF-6 2.88 (MOL) 6 UPA 17 Units

Traffic:

Maximum Development Scenario – Proposed Zoning

17 Single Family 9.52/Unit 160 Total Daily Trips (ADT) **160**

ITE CODE UNITS DESCRIPTION RATE DAILY TRIPS (PM PEAK)
17 Single Family 0.99/Unit 17 Total Daily Trips (PM PEAK) **17**

Increase in Daily Trips

- ADT: **160 ADT**
- PM PEAK: **17 ADT**

Affected Roadway Segments

- US 441 Segment 6

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 6

(160 ADT, 17 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category US 441 Segment 6 -- 45,700
Existing Traffic -- 18,579
Available Cap. -- 27,121
Project Trips -- 160

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Segment 6 -- **17**
Category US 441

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

The table above indicates that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity on the project site.

The proposed zoning change and the subsequent list of potential allowable uses will not result in an increase in traffic impacts (based on land use maximum development scenarios) that will exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element according to a traffic study provided below by Kimley Horn.

ITE TRIP GENERATION CHARACTERISTICS

TRIP GENERATION

DAILY TRIP GENERATION

DIRECTIONAL GROSS INTERNAL PASS-BY NET NEW DISTRIBUTION VOLUMES CAPTURE EXTERNAL TRIPS CAPTURE EXTERNAL TRIPS
ITE ITE ITE Percent IC PB
Land Use Edition Code Scale Units In Out In Out Total Percent Trips In Out Total Percent Trips In Out Total 1 Single-Family Detached Housing 10 210 17 du 50% 50% 80 80 160 0.0% 0 80 80 160 0.0% 0 80 80 160 2
3
4
5
6
7
8
9
10
11
12
13
14
15
Total: 80 80 160 0.0% 0 80 80 160 0.0% 0 80 80 160
LUC
210

PM PEAK HOUR TRIP GENERATION

DIRECTIONAL GROSS INTERNAL PASS-BY NET NEW
RATE/EQUATION Y=9.44(X)

ITE TRIP GENERATION CHARACTERISTICS
DISTRIBUTION VOLUMES CAPTURE EXTERNAL TRIPS CAPTURE EXTERNAL TRIPS
ITE ITE ITE Percent IC PB
Land Use Edition Code Scale Units In Out In Out Total Percent Trips In Out Total Percent Trips In Out Total 1 Single-Family Detached Housing 10 210 17 du 63% 37% 11 6 17 0.0% 0 11 6 17 0.0% 0 11 6 17 2

3
4
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7
8
9
10
11
12
13
14
15
Total: 11 6 17 0.0% 0 11 6 17 0.0% 0 11 6 17
LUC 210
RATE/EQUATION Y=0.99(X)

Sanitary Sewer:

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

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

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of **4,250 GPD** may occur. Adequate capacity is available to support this development, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Proposed Zoning[1] **4,250 GPD**

1. Formula for Single Family: 250 Gal/Unit per day: 250 x 17 = ***4,250 GPD***

Sanitary Sewer Impacts

System Category GPD
Treatment Plan Current Permitted Capacity 1,500,000
Less Actual Treatment Plant Flows 729,000
Reserved Capacity 127,878
Project Demand 4,250
Residual Capacity 123,628

Source:
City of Alachua Public Services Department, January 2020

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic residential calculations using a maximum development scenario, a net increase of **4,675 GPD** may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact – Proposed Zoning[1] **4,675 GPD**

1. Formula for Single Family: 275 Gal/Unit per day: 275 x 17 = ***4,675 GPD***

Potable Water Impacts

System Category	**GPD**
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,295,603
Reserved Capacity[2]	135,767
Project Demand	**4,675**
Residual Capacity	131,092

Source:

City of Alachua Public Services Department, January 2020

Solid Waste:

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

Maximum Development Scenario Project Impact: Residential uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). As shown in the following table, based on generic non residential calculations, no net increase will occur for potential solid waste impact and adequate capacity is available to support this development.

Solid Waste Impact per Net Decrease

Solid Waste Impact – Proposed Zoning[1] **100.7 Tons**

1. Formula: ((17 lbs per 1,000 SF/day x 32,400 SF) x 365 days/year) / 2,000 =* ***100.7*** *Tons/Year *Source*: *Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

2. Formula: 2.5 tons/per capita per year (17 units x 2.37/unit x 2.5 = ***100.7*** *Tons/Year*

Recreation:

The proposed rezoning to RSF-6 will provide allow up to 17 residential units with a maximum potential impact of 17 DU * 2.37 persons/DU x 2.88 acres/1,000 persons = **0.116 acres**. As shown in the following table, there is adequate available recreation acreage available to support this development.

Table 5a. Recreational Impacts - Final Development Orders

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	50.78
Reserved Capacity[3]	2.22
Available Recreation Acreage	**82.49**

1. Table 5c: Recreational Facilities

2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018), Policy 1.2.b, Recreation Element

Formula: 10,155 persons / (5 acres / 1,000 persons)

3. Table 1

Drainage:

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Progress Village Consistency: The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any development on this site will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas (1)

Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan

Progress Village Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed

RSF-6 zoning districts are the implementing districts for Medium Density Residential land use designations.

(b) Consistent with Ordinances

Progress Village Consistency: As demonstrated in this application, the rezoning request is consistent with the all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and neighborhood meeting with the public.

If the property is rezoned from Alachua County Agriculture to RSF-6, the owner will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future expansion or development of the subject property shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

(c) Logical Development Pattern

Progress Village Consistency: The proposed use as residential RSF-6 follows a logical development pattern because it discourages urban sprawl due to its immediate proximity to several existing non-residential developments along the southern and western edge of the subject property and residential developments to the east and north of the subject property.

This allows the subject property to act as a transition between these uses, eliminating an existing island of agriculture "spot zoning" sandwiched between residential and commercial uses.

The development will be recessed somewhat from the 441 roadway.

Appropriate buffering shall be provided as part of any future development.

(d) Premature Development

The proposed amendment will not create premature development in undeveloped or rural areas, it is an infill development, between developed property..

(e) Incompatible with Adjacent Lands

The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands, the change from Agricultural to Residential is compatible with the adjacent residential zoning.

(f) Adverse Effect on Local Character

The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

(g) Not Deviate from Pattern of Development

The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located, in fact the amendment does the opposite, eliminating a zoning island.

(h) Encourage Sprawl

The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development, this amendment is for an infill zoning change, discouraging sprawl.

(i) Spot Zoning

The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning), and in fact eliminates one such zone.

(j) Public Facilities

The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes). and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate Development. On the contrary the development is served by adequate water, sewer, recreation, trash, school, and transportation facilities.

.

(k) No Adverse Effect on the Environment

The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development patem or urban form that achieves four or more of the following eight criteria:

(a) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources,

<u>Progress Village Consistency:</u> Any future development on site shall adhere to the policies stated above that relate to tree protection. Development proposals will include a tree survey that identifies all regulated trees and a site design focused on the preservation of heritage and champion trees.

Any proposed tree removal shall adhere to the mitigation and banking standards administered by the City.

The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

(b) Promotes the efficient and cost effective provision or extension of public infrastructure and services;

<u>Progress Village Consistency:</u> As described in the 'Public Facilities Analysis' portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus, demonstrating compliance with this policy. Specifically a 6" water main is available at the site, and a 8" Gravity sewer main is available directly adjacent to the site (across the street) according to City of Alachua planning engineers.

(c) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;

<u>Progress Village Consistency</u>: It will encourage residential development along US 441, allowing future residents to live near where they work and recreate in a well planned, safe, and convenient transportation environment, where housing choices are available within walking distance of a thriving business community, quality schools, and a booming high tech economy.

(d) Promotes conservation of water and energy:

Progress Village Consistency: There are no wetlands, flood zones and/or wet areas on the subject property. Future development on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources.

At the time of development review, the specific limits of the surface water areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan. At a minimum, any development proposed on the property in the future shall adhere to the surface water buffer requirements found in Policy 1.12.d of the Conservation and Open Space Element of the Comprehensive Plan.

(e) Preserves agricultural areas and activities;

Progress Village Consistency: The development of the subject property is consistent with this as it will not affect the agricultural areas in proximity to it as the subject property is surrounded by residential homes.

(f) Preserves open space and natural lands and provides for public open space and recreation needs;

Progress Village Consistency: The required open and green space requirements shall be met upon development of the site.

(g) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area;

Progress Village Consistency: the application is for a piece of agricultural land that will be converted to residential use which will support non-residential uses adjacent to the property to the west.

(h) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

Progress Village Consistency: The development of the subject property shall be consistent with this goal. The proposed use as residential RSF-6 shall discourage urban sprawl due to its immediate proximity to several existing non-residential developments along the southern and western edge of the subject property and residential developments to the east and north of the subject property. This allows the subject property to act as a transition between these uses, eliminating an existing island of agriculture "spot zoning" sandwiched between residential

and commercial uses.

The development will be recessed somewhat from the 441 roadway. Appropriate buffering shall be provided as part of any future development.

Soil Map—Alachua County, Florida
(Progress Village Soil Data)



Map Scale: 1:1,200 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Kimley»Horn

D4(a)

September 10, 2020

Radiant Life Ecoville, LLC
Attn: Karl Spain
13700 US Hwy 441
Alachua, Florida 32615

Re: *Progress Village; City of Alachua, Florida*
Proposal for Transportation Consulting Services

Dear Mr. Spain:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this letter agreement (the "Agreement") to Radiant Life Ecoville, LLC ("Client") to provide transportation consulting services for the above referenced project.

Project Understanding

1. A residential development is proposed on parcel 03210-008-000 located within the City of Alachua, Florida.
2. The project proposes to amend the City of Alachua Future Land Use Map designation for the subject property from Agriculture to Medium Density Residential and rezone the subject property from Agricultural (A) to Residential Single Family – 6 (RSF-6).
3. The project is anticipated to include the development of approximately 17 single family dwelling units.
4. The project is located on the west side of NW 125th Street north of US Hwy 441/M.L. King Jr. Boulevard.
5. The Client has requested Kimley-Horn to prepare a traffic concurrency impact analysis to support the land use amendment and rezoning applications through the City of Alachua.

Based on our understanding of the project, the following is our Scope of Services.

Scope of Services

Task 1 – Traffic Concurrency Impact Analysis

Kimley-Horn will prepare a traffic concurrency impact analysis to support the land use amendment and rezoning applications to the City of Alachua for the project. As part of this task, Kimley-Horn will undertake the following:

A. Calculate the daily and PM peak hour trip generation of the project based on the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition.
B. Determine the project traffic distribution and assignment using transportation modeling software and engineering judgement.
C. Develop future buildout (with reserved trips and project trips) traffic volume projections for impacted roadway segments from Table 2a of the City of Alachua's Development Monitoring Report. Analysis will be performed for daily and PM peak hour traffic conditions.
D. Perform a level of service analysis for study area roadway segments for future buildout conditions. Analysis will be performed for daily and PM peak hour traffic conditions.

KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS

(1) **Consultant's Scope of Services and Additional Services.** The Consultant will perform only the services specifically described in this Agreement. If requested by the Client and agreed to by the Consultant, the Consultant will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay the Consultant for any Additional Services an amount based upon the Consultant's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

(2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:
(a) Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
(b) Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
(c) Provide the Consultant all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which the Consultant may rely upon.
(d) Arrange for access to the site and other property as required for the Consultant to provide its services.
(e) Review all documents or reports presented by the Consultant and communicate decisions pertaining thereto within a reasonable time so as not to delay the Consultant.
(f) Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
(g) Obtain any independent accounting, legal, insurance, cost estimating and feasibility services required by Client.
(h) Give prompt written notice to the Consultant whenever the Client becomes aware of any development that affects the Consultant's services or any defect or noncompliance in any aspect of the project.

(3) **Period of Services.** Unless otherwise stated herein, the Consultant will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that the Consultant does not control. If such delay or suspension extends for more than six months, Consultant's compensation shall be renegotiated.

(4) **Method of Payment.** Client shall pay Consultant as follows:
(a) Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by the Consultant and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after the Consultant's transmittal of its invoice, the Consultant may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
(b) If the Client relies on payment or proceeds from a third party to pay Consultant and Client does not pay Consultant's invoice within 60 days of receipt, Consultant may communicate directly with such third party to secure payment.
(c) If the Client objects to an invoice, it must advise the Consultant in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due within 25 days of receipt.
(d) If the Consultant initiates legal proceedings to collect payment, it may recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at the Consultant's normal hourly billing rates, of the time devoted to such proceedings by its employees.
(e) The Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts from the Client.

(5) **Use of Documents.** All documents and data prepared by the Consultant are related exclusively to the services described in this Agreement, and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of the Consultant's documents, or any reuse of the documents without written authorization by the Consultant will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. The Consultant's electronic files and source code remain the property of the Consultant and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the

Request for Information

Please return this information with your signed contract; failure to provide this information could result in delay in starting your project

Client Identification

Full, Legal Name of Client	Dae Jung Kim LLC					
Mailing Address for Invoices	13700 N.W. 441, Alachua, FL, 32615					
Contact for Billing Inquiries	Karl Spain					
Contact's Phone and e-mail	352-660-5019 Karl.igf@gmail.com					
Client is (check one) Contract Purchaser	Owner		✓ Agent for Owner		Unrelated to Owner	

2 we have agent authorization from contract seller, Edmund Johnston.

Property Identification

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Street Address	3210-8			
County in which Property is Located	Alachua			
Tax Assessor's Number(s)				

Property Owner Identification

	Owner 1	Owner 2	Owner 3	Owner 4
Owner(s) Name	Edmund Johnston			
Owner(s) Mailing Address	P.O. Box 1922 Alachua, FL 32616			
Owner's Phone No.	N/A			
Owner of Which Parcel #?	3210-8			

Project Funding Identification – List Funding Sources for the Project

Self Funded

Attach additional sheets if there are more than 4 parcels or more than 4 owners

E. Submit a technical memorandum to the Client documenting the analysis and findings, suitable for submittal to the City of Alachua.

Task 2 – Sufficiency Responses

Kimley-Horn will revise the submittal prepared in Task 1 and/or prepare a response letter to be submitted to the City of Alachua if clarification or supplemental information is needed. Concurrent with any revisions, Kimley-Horn will conduct follow up analysis and negotiations with the reviewers to the extent appropriate.

Task 3 – Team and Review Agency Meetings

Kimley-Horn will attend team meetings, conference calls, agency meetings, and/or public meetings when requested by the Client.

Additional Services

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Additional services we can provide include, but are not limited to, the following:

- Additional data collection beyond what is included in Task 1
- Additional operational analyses beyond what is included in Task 1
- Analysis of additional land use and access scenarios
- Design and permitting of transportation improvements

Information Provided by Client

The following information, upon which Kimley-Horn can rely, shall be provided by the Client:

- A finalized development program describing intensities of land uses within the project to assume for the traffic impact analysis

Schedule

Kimley-Horn will provide our services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule.

Fee and Expenses

Kimley-Horn will perform the services in Task 1 for the total lump sum fee of $3,500, inclusive of direct expenses. All permitting, application, and similar project fees will be paid directly by the Client. Kimley-Horn will conduct services identified in Task 2 and Task 3 based upon our then current hourly rates, as requested by the Client.

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

For hourly services, direct reimbursable expenses such as express mail, fees, air travel, out-of-town mileage, and other direct expenses will be billed at 1.15 times cost. A percentage of labor fee will be added to each invoice to cover certain other expenses such as telecommunications, in-house

reproduction, postage, supplies, project related computer time, and local mileage. Administrative time related to the project will be billed hourly.

Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Consultant" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to **Radiant Life Ecoville, LLC.**

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in an Adobe PDF format. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn project number with all payments. Please provide the following information:

____Please email all invoices to 13700 NW 441, Alachua, FL, 32615

____ Please copy Karl.igf@gmail.com

[THIS SPACE INTENTIONALLY BLANK]

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute this Agreement in the spaces provided below and return to us. We will commence services only after we have received a fully-executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

To ensure proper set up of your project, please complete and return the attached Request for Information along with the signed copy of this Agreement. Failure to supply this information could result in delay in starting work on your project.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ali H. Brighton, P.E.
Assistant Secretary

Agreed to this 14 day of September, 2020.

Attachment – Request for Information
Attachment – Standard Provisions

Radiant Life Ecoville, LLC
A Limited Liability Company

By: _____

9/14/2020
(Date)

Karl Spain
(Print or Type Name)

Title: Manager
(Member or Manager, as authorized)

Karl.igf@gmail.com
(Email Address)

Anna J. Carter, Witness
(Print or Type Name)

Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by the Consultant, the hardcopy shall govern.

(6) **Opinions of Cost.** Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(7) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. The Consultant shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by the Consultant as a result of such termination.

(8) **Standard of Care.** The standard of care applicable to Consultant's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by the Consultant's performance of services, and it is agreed that the Consultant is not a fiduciary with respect to the Client.

(9) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and the Consultant, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of the Consultant and the Consultant's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of the Consultant or the Consultant's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by the Consultant under this Agreement or $50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. This Section 9 is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section 9 shall require the Client to indemnify the Consultant.

(10) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

(11) **Construction Costs.** Under no circumstances shall the Consultant be liable for extra costs or other consequences due to unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Consultant shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before the Consultant has issued final, fully-approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.

(12) **Certifications.** The Consultant shall not be required to execute certifications or third-party reliance letters that are inaccurate, that relate to facts of which the Consultant does not have actual knowledge, or that would cause the Consultant to violate applicable rules of professional responsibility.

(13) **Dispute Resolution.** All claims by the Client arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation.

(14) **Hazardous Substances and Conditions.** Consultant shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Consultant's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. The Consultant will notify the Client of unanticipated hazardous substances or conditions of which the Consultant actually becomes aware. The Consultant may stop affected portions of its services until the hazardous substance or condition is eliminated.

(15) **Construction Phase Services.**
(a) If the Consultant prepares construction documents and the Consultant is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against the Consultant in any way connected thereto.

(b) The Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
(c) The Consultant is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.

(16) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of the Consultant. The Consultant reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If the Consultant exercises this right, the Consultant will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

(17) **Confidentiality.** The Client consents to the use and dissemination by the Consultant of photographs of the project and to the use by the Consultant of facts, data and information obtained by the Consultant in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, the Consultant shall use reasonable care to maintain the confidentiality of that material.

(18) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Florida. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by the Consultant. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

(19) PURSUANT TO FS 558.0035, EMPLOYEES OF CONSULTANT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE UNDER THIS AGREEMENT.

Needs Analysis:

According to City of Alachua's Strategic Plan Fiscal Year 2020

The City of Alachua's long term strategic initiative 4.1 is to develop and implement a strategy to increase residential development opportunities.

This was assigned the HIGHEST priority by the city which specifically identified the planning community department as its champion to achieve this goal and then identified city residents, businesses, and home builders as critical stakeholders with the desired outcome "of attracting a wide variety of residential development to the city, while ensuring an orderly urban growth pattern that makes the best use of available lands."

Response: The proposed rezoning support's the city of Alachua's long term strategic initiative 4.1 as it increases residential development opportunities on the proposed parcel, furthermore, the proposed rezoning is consistent, compatible, and supportive of an orderly growth pattern that makes the best use of this land; specifically eliminating a spot zone; and allowing formerly agriculturally zoned land to support residential housing inside the city of Alachua's core, where walkability, and concurrency of adequate public facilities is available. A market analysis by an area Broker shows only a 30 day housing inventory in the $200,000 to $300,000 price range, against a normal 180 day inventory. This is indicative of pent up demand.

Response: Area and Neighborhood Overview

Data published by the US Census Bureau, US Department of Labor, Bureau of Economic and Business Research, the University of Florida, and other sources.

As of August 1, 2020, the population of the United States was 330M.

Florida is the most populous state in the south and became the third largest state in the US in total population in early 2015 behind California and Texas, with a population estimated by the US Census Bureau at 21.6M and very importantly -- has 900 to 1,000 new residents moving into the state each day and grew by 1.77% between April 1, 2018 and April 1, 2019 adding 368,021 residents. It is estimated that almost all of Florida's population growth through 2030 will be from net migration. All of this data is suggestive of residential housing pressure throughout Florida, and specifically in the City of Alachua, for affordability reasons.

Response: **Overview of the State's Economy**

The state has the highest growth rate in the nation and at the end of February 2020 had a 195,000 year-over-year job increase with an annual job growth rate outpacing the nation for 74 of the past 75 months. Florida's economy remains the fourth largest among all states, is the largest in the southeast -- and the 17th largest in the world. State GDP reached $1.036

trillion in July 2018 and is adding $2.84 billion each day. Personal income in Florida was $1B ranking it fourth in the US and first in the southeast. Per capita personal income in 2018 was $49,417, a 5.5% increase over the $46,858 in 2017 and 7.7% over 2016's per capita personal income of $45,819.

These numbers closely conform with the experience in the City of Alachua, suggesting sustained pent up demand for residential housing for the short, and intermediate future.

Florida enjoyed solid growth in 2018 and 2019, one in 14 jobs in the nation are created in Florida and, as a low-tax state, this trend is expected to continue. The adjusted unemployment rate in Florida in February 2020 was 2.80% with a civilian labor force of 10,455,400. In 2019 Florida added 201,700 private sector jobs with education and health services, leisure and hospitality, trade, transportation and utilities, professional and business services, and construction gaining the most jobs. In 2017 visitors spent nearly $89 billion on lodging, food and beverage, entertainment, shopping and transportation of which over $85 billion was retained in the state economy. Tourism supports about 1.5 million jobs in the state which is about 12.7% of all non-farm jobs.

- Florida's private-sector businesses created more than 201,700 jobs over the past year
- Education and health services added 62,300 new jobs
- Professional and business services added 33,600 new jobs
- Leisure and hospitality added 38,100 jobs

All of these statistics, patterns, and economic pressures are currently aligned in one direction, mainly to increase pressure on moderately priced residential housing in the City of Alachua, which this proposed rezoning will help create a more available supply.

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
4801 Camp Ranch Road
Gainesville, FL 32641

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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

Johnston Edmund
PO BOX 1922
Alachua, FL 32616

Colon Noel A
PO BOX 6
Alachua, FL 32616

City of Alachua
PO BOX 9
Alachua, FL 32615

Barfield Robert L & Karen
14928 NW 125th Street
Alachua, FL 32615

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Myers Alachua Investments LLC
2127 Fort Clarke BLVD
Gainesville, FL 32606

Reeb Brandon S
1411 NW 2nd Street
Gainesville, FL 32601

Parker John
14927 NW 125th Street
Alachua, FL 32615

Perry Ramona J
15005 NW 128th Street
Alachua, FL 32615

Holbrook Donald James & Pamela Blackstone
12416 NW 148th Ave
Alachua, FL 32615

Brown Robert E.
PO Box 778
Newberry, FL 32669-0778

Smith William E & Julie
14924 NW 125th Street
Alachua, FL 32615

Gaasbeek Ramai & Radharani
1008 NW 34th Ter
Gainesville, FL 32605

Parrish Dorothy Patricia Life Estate
12428 NW 147th LN
Alachua, FL 32615-4915

Boone & Downey
2308 Forsythe CT
Tallahassee, FL 32309-3011

Layman Robert L
12404 NW 148th Ave
Alachua, FL 32615

Cromwell Jonathan E & Marjorie F
12385 NW 150th Ave
Alachua, FL 32615-4933

Kirstein Austin A & Lisa Mckee
14901 NW 125th Street
Alachua, FL 32615

Taylor & Taylor Co-Trustees
14811 NW 125th Street
Alachua, FL 32615

Megahee Enterprises LTD LLLP
4110 SW 34th Street STE 24
Gainesville, FL 32608

Stewart Joan
14923 NW 125th Street
Alachua, FL 32615

Acch LLC
6327 NW 123rd PL
Gainesville, FL 32627

Celebrate Holdings LLC
919 NW 57th Street STE 10
Gainesville, FL 32605

American MTG & FIN CO
4131 NW 13th Street
Gainesville, FL 32609-4151

Circle K. Stores Inc
PO BOX 52085 DC-17
Phoenix, AZ 85072

Villaneuva Suleyvi Emidalia
3003 NW 128th RD
Gainesville, FL 32609-4003

Young Betty J
7615 W State Road 235
Alachua, FL 32615-5065

Jones & Jones
5326 NW 102nd PL
Gainesville, FL 32653-9703

Negron Alex
12419 NW 148th Ave
Alachua, FL 32615

Lauer Abigail S
12415 NW 148th Ave
Alachua, FL 32615-4951

Smith Micheal & Yetta L
51 Hartland CT
Savannah, GA 31407-5028

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D7i

INVOICE

Phone: 386.462.3355
Fax: 386.462.4569
Email: ads@alachuatoday.com

I N V O I C E

No.: 8/13/20-AT68120-001

Karl Spain
,

Customer No.	Salesperson	Invoice Period	Invoice Date
5780		8/13/20 - 8/13/20	8/11/20

Date	Reference	Description	Column Inches	Rate	Quantity	Charge
8/13/20	AT68120-001	Display Ad, Run of Paper	5.20	10.250		$53.30
	AT	Dis Ad - 2x2.6 - Neighborhood Meeting				

Charges	$53.30
Total Transactions	$53.30

PAYMENT DUE 30 DAYS FROM INVOICE DATE

Please include reference number(s) with payment

D7i

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning from Agriculture to RMF-8 (Residential Multi-Family District, 8 units/ acre) on +/- 2.88 acres located on the west side of NW 125th Street across from NW 148th Avenue, Alachua, Florida identified as Tax Parcel No. 03210-008-000. The Future Land Use Map will be amended from Agriculture to Medium Density Residential allowing 4 to 8 units per acre. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.
The meeting will be held Tuesday, August 25, 2020
at 13700 NW US Hwy 441, Alachua, Florida at 6 pm.

Contact Person: Anna Carter (240) 520-7413

(Published: Alachua County Today - Aug. 13, 2020)

2 col x 2.6 in

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ALACHUA COUNTY TODAY

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■**LETTERS TO THE EDITOR:** Letters may be mailed, faxed or emailed. Letters may be edited to fit available space. Please include your name, address, and day and evening phone numbers for verification. Letters MUST be signed.

■**A STORY:** Do you have a timely story or news event that is of interest to the community? Email our assignment editor at cwalker@alachuatoday.com or call (386) 462-3355.

■**COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS:** Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement.
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INSIDE ALACHUA COUNTY TODAY...

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CLASSIFIEDS . . A4
EVENTS A3
JOBS A5
BUSINESS & SERVICES DIRECTORY . . . A5



Jesse says, "Good health is merely the slowest possible rate at which one can die."

Alachua Woman's Club and more....

By EMELIE MATTHEWS
Alachua County Today
Contributor

I want to thank those who came out for the Community Coffee on Monday, Aug. 10. It was great to catch up and hear about new ventures. The next Community Coffee will be Sept. 14 at 9:30 a.m. We will practice social distancing, and I will set up chairs in a big circle/square. If you have any questions, contact me at 352-226-0153.



MATTHEWS

As I look around the country and see the unrest and hate that some people have toward each other, I am so proud to live in the Alachua Community. When I say Alachua Community, I also include those small towns around us that are getting along. I know we all don't agree on everything and we probably never will really understand what someone else is going through until we suffer the same way, but we support others and don't hesitate to help others.

Folks will start a go fund me for someone needing help, churches and other groups gather food for those that don't have much, and people are providing free masks to those who need one. I see people checking on their neighbors — all things we are supposed to do.

Parents, grandparents and children are concerned about school. Do I send my child to a classroom or do we try to figure out how to homeschool them—when both parents are working full time. Or a worse scenario, do I homeschool my children since I was laid off or told to wait to come back to work until the pandemic is over. That household needed two incomes to pay the bills and keep their family eating. All of it is up in the air.

I don't have children to worry about; but I do have my Acteen group of girls in the 6th to 12th grades, and I worry about what they and their family will choose. We want our children to be successful. There are some hard choices to make but none that this community of strong individuals can't overcome. Lean on each other. And as I have said before, if you need someone to just talk to or vent to who probably can't solve your problem, but will listen and cry with you, laugh with you, pray for you and with you, then give me a call 352-226-0153.

This morning as I looked at my Facebook page, which I do every morning, one of the first women I met when I was an advisor/member for Sigma Alpha Sorority at the University of Florida posted some devastating pictures from her farm in Iowa. This is the second time they were hit with storms in two months. Thankfully, we haven't be faced with this damage along with the pandemic.

Can I tell you my immediate dream for the Alachua Woman's Club? I wish we had our mortgage paid off so that we could use that money, first to fix up so many of the little things. We need a new projector, refrigerator, the A/C checked, the inside of the building painted, a new shed, a new ramp to the shed, the floors cleaned and redone, trimming of plants, branches and tree removal. I could go on and on.

We have had amazing volunteers who have mowed for us and taken care of some of our needs. We can't afford to pay anyone to come work at the club house, so I have been cleaning. There are two major things I am slowly trying to do and that is clean the grout on the tile in the kitchen and bathrooms and remove the mold that has built up on the wood. Our building isn't airtight and the change in the temperature affects the wood. I would be thrilled for anyone to volunteer to come down and work with me. Again, call 352-226-0153.

I don't discuss politics. What I can say about the primary and general elections? Look at the candidates, read what they stand for and then vote your heart. Don't vote because someone told you to vote for a specific person, don't vote because you like the way they look, vote for who you think will do the best job. Remember if you don't vote—you can't complain.

Have a great week.

# # #

Email editor@alachuatoday.com

The Alachua Woman's Club Recipe of the Week

By EMELIE MATTHEWS
Alachua County Today
Contributor

Most of the recipes I submit come from the Alachua Woman's Club Centennial Celebration Cookbook dated 1912 – 2012. That is when we celebrated 100 years as a club. The cookbook was dedicated to all the ladies who came before us. As we reflect on their accomplishments, we are inspired to continue to serve our community, state and country. We still have a few copies if anyone is interested.

This week's recipe comes from a long-time member of the Alachua Woman's Club. I knew her husband as he was a dentist in the office of Coker and Caton. I saw Dr. Coker a couple times when he was still practicing. I had the privilege of joining them for dinner one evening at an Alachua Historical Society event and discovered some wonderful folks. The recipe Ann Coker submitted is one of my favorites. This recipe comes from the "Island Hotel" in Cedar Key, Florida, originally from Mrs. Bessie Gibbs.

Island Hotel Tropical Salad and Dressing

I cup palm hearts
2 cups lettuce
Shred and toss palm hearts and lettuce.

Dressing
8 tablespoons vanilla ice cream
4 tablespoons mayonnaise
4 tablespoons crunchy peanut butter,
A few drops of green food coloring
Mix above ingredients. Make a bed of lettuce and palm hearts. Spread with dressing, and garnish with tidbits of pineapple, dates and candied ginger.

Enjoy!

Ann Coker

# # #

Email editor@alachuatoday.com

Local libraries offering new services

By C.M. WALKER
Today Reporter

ALACHUA COUNTY – The Alachua County Library is looking forward to a busy August with new ways for people to participate, connect and discover more about their local libraries. This month the library is launching virtual book clubs and Grab-and-Go book bags. They are also continuing to offer computer and copier appointments. The next phase is the gradual reopening of local library branches.

Curbside service continues at all branches Monday – Saturday, 9:30 a.m. – 5 p.m. Residents are asked to visit the library's Current Services page for the latest information.

One-hour computer appointments will continue to be available at 10 a.m., 2 p.m. and 4 p.m., Monday – Saturday at all library branches.

Copier appointments will also continue to be available Monday – Saturday for 15-minute intervals from 11:30 a.m. – 12:30 p.m. Library visitors are required to complete a health screening, wear a face covering and maintain six feet of distance from staff members and other patrons during appointments.

Anyone wishing to use the library computers or copier is asked to call ahead for an appointment time.

Copiers and printers accept silver change and $1 or $5 bills. Library staff is not able to provide change. The staff is also not able to offer one-on-one computer assistance due to social distancing recommendations. For the same reason, browsing is currently not allowed, but patrons are welcome to pick up library holds as they leave their appointment. Library visitors are only allowed one appointment per day for the current day and the next business day. Anyone interested in setting up an appointment must call their local library branch.

The new Grab-and-Go service launched Monday, Aug. 3. Anyone wishing to participate may call their local library branch and let staff know what type of books they wish to read. Staff will pull three to five items and have them ready in one hour. Come to the branch and call when you arrive to receive your Grab-and-Go bag.

As summer winds down, library staff has found the best back to school resources for parents. The library can help with early childhood development books, homeschooling tips, free online learning tools and bilingual education resources.

The most popular library book clubs, as well as some new ones, are now online. There is a club for every reading preference. August's titles include The Library Book, Cruel Sacrifice, Atomic Habits, the Island Affair and many more. Anyone interested in participating may sign up now for a club to receive updates and meeting information. In addition, book club kits are available for checkout.

Library staff members encourage all citizens to complete the U.S. Census. The Census data helped determine how much CARES Act funding Alachua County received. Census information also impacts federal funding for schools, roads and hospitals.

Residents can do their part to ensure their community's future by completing the 2020 U.S. Census by mail, phone or online. It only takes a short time and the questions are non-invasive and simple to answer.

The library's RBdigital audiobooks are moving to the OverDrive platform on Aug. 13. Because the two companies merged, library patrons can soon check out all eBooks and eAudiobooks from one place.

All content from the RBdigital app and website will begin to be merged with OverDrive and Libby. Audiobooks will be first according to library personnel. On Aug. 13, OverDrive will begin adding the library's collection to their services. What this means for users is that all downloadable audiobooks soon will be found in one place. Library staff said RBdigital (Zinio) magazines will stay put for the time being, but library patrons are urged to listen for updates.

Help with OverDrive can be found online at https://help.overdrive.com/en-us/home.htm.

# # #

Email cwalker@alachuatoday.com

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning from Agriculture to RMF-8 (Residential Multi-Family District, 8 units/acre) on +/- 2.88 acres located on the west side of NW 125th Street across from NW 148th Avenue, Alachua, Florida identified as Tax Parcel No. 03210-008-000. The Future Land Use Map will be amended from Agriculture to Medium Density Residential allowing 4 to 8 units per acre. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.
The meeting will be held Tuesday, August 25, 2020
at 13700 NW US Hwy 441, Alachua, Florida at 6 pm.

Contact Person: Anna Carter (240) 520-7413

(Published: Alachua County Today - Aug. 13, 2020)

GE BATTERY PLANT
Lung Cancer • Other Cancers

Special trusts have been set up by vendors and suppliers of the GE Battery Plant to pay asbestos victims. You can make a claim without ever leaving your home.

If you ever worked at the **GE Battery Plant before 1982** you may have been exposed to **asbestos** - and not even know it. You could be entitled to multiple cash settlements ***without even leaving your house***, going to court, or filing a lawsuit.

If you ever worked at the **GE Battery Plant,** you were likely exposed to **asbestos**. If you have been **diagnosed with Lung Cancer (*even if you are a smoker*) - or Esophageal, Laryngeal, Pharyngeal, Stomach, Colon, Rectal Cancer or Mesothelioma, or know someone who died from one of these cancers**, call

1-800-478-9578

Free Claims Analysis
NORRIS INJURY LAWYERS
www.getnorris.com/asb Nationwide Service

Birmingham, Alabama attorney Robert Norris helps injured claimants, nationwide, collect cash benefits from Asbestos Trusts. "No representation is made that the quality of legal services to be performed is greater than the quality of legal services performed by other lawyers."

Sign-in/Sign-out Sheet

Date	Name	Time In	Time Out	Initials
8-25-20	Karen Barfield	6:00		
8-25-20	Robert L Barfield	6:00		
8-25-20	Julie Shutt	6:00		

Meeting notes for Progress Park



Beginning time: 6:00pm

Attendants:
Julie Smith
Karen Barfield
Robert Barfield
Karl Spain
Anna Carter

Karl is explaining how the buildings are going to function and look.

Robert and Julie are concerned about the traffic that the condos will attract. Karl explained that we are going to have a turn in lane to slow down traffic.
Karl says that he can help Julie's fire hydrant situation, as moving the fire hydrant will aid his building, and he'll need to put in a fire hydrant for his building anyway.
Julie is positive about the fact that it will be an HOA.
Julie: Are you doing this as an investment or as a conventional loan?
Karl: It will be a conventional loan in the beginning.
Robert: How many units?
Karl: 20, once we change the zoning.
Julie: What are the negative things?
Karl: Well, there are going to be a variety of problems. In our RV park, we have to spend 600k to move gopher tortoises. On this piece of ground, however, there are little problems.
Julie: Is there anyway you can put speed bumps in?
Karl: I can get in the turn lane, but for a speed bump, it will take the citizens. I will pay for the speed bump if you get the city to agree. I used to build MPDU's, which is moderately priced developed units. Citizens hated this if they had wealthy homes. But this neighborhood doesn't have that problem.

Julie is concerned about safety, as they have children. The children themselves tend to mess with cars.
Julie is explaining where the stop signs are, and where they need one.
Karl says we will talk to the traffic engineer and add a note about the stop signs and the speed bump.

Julie: When you change the zoning, will mine stay?
Karl: I'm changing it to RSM 8 and yours is RSM 1.
Julie: Our biggest thing is whether or not this will lower or raise our property value.
Karl: There is no way I'll make apartments or section 8, I would never make money if I did that.

Robert: Are you going to bring a gas line in?
Karl: I'm going to put in solar, otherwise electric. Not putting in a gas line will prevent a gas line leak and an explosion.
Everyone agreed.
Julie: The neighbor is nothing but trash, cocaine and weed baggies.
Karl: I will make sure to keep the neighborhood clean while selling, then it will be up to the HOA when I'm gone.
Julie: What is the timeframe for construction?
Karl: It depends on the city's process, but if they approve by January - then we can start construction by summer.
Julie: Our biggest issue is the traffic. I am in favor of it because it will raise property value.
Robert: Will professionals be moving in?
Julie: I'm a professional and I can't afford it!
(Our buildings at 1400 squft will be 280k.)
Julie: The people who will buy this house will be from Gainesville, as there is money there but the wealthy from Gainesville hate to live there. For Newberry, they built the houses before the roads, so the roads were awful.
Karl: When I was a developer in Germantown, there was a law to make roads before buildings, and to prove they were there. The city wasn't moving to build roads, so we did. The city was strangled by the lack of roads, so we solved it. If the government builds these buildings, it will be low income.

Karl is explaining the unfinished hotel off traxler.

Robert: that area has not grown.
Julie: Are more commercial buildings coming to sale?
Karl: everything I see that I like I will bid for.
Julie: there will be a meeting between the city and county concerning Covid. Small businesses are suffering because of the regulations.
Karl: These revenue streams associated with these norms are not what you think. Once people will realize they're not going to die, they'll want to go out and eat. I believe in this county and capitalism. We'll come back. Do you think the people in the cities are happy?
Julie: NO! There are riots everywhere.
Karl: Those people will move out to the county.
Julie: Is there going to be a sidewalk?
Karl: I will work with you on that.
Robert: What is the market you are targeting?
Karl: I'm not allowed to market toward a specific group because it is discriminatory.
Julie: You have to be fairly wealthy to afford these houses.
Julie: What is your setback? Mine is 25 feet.
Karl: Because we're doing Solar, we have a 0 lot line setback, but I won't go near the lot line because I want to save the trees.
Julie: What will they do for drainage?

Karl: I will have to do stormwater management. We have to study soil type, topo, and a ground type called impervious surface. The way I designed the buildings helps greatly with drainage by stacking them and giving them green roofs.
Robert: What would be your estimated number of people who will move in?
Karl: well it's 20 units, and usually it's 2 to 3 people per unit.
Julie: The construction workers will be going in and out and we don't want to live in a construction site.
Karl: We'll use fencing to hide it and do it whatever way you're comfortable with.
Julie: They had issues about kids smoking weed and finding a stolen car back there.

The conversation veered off from the project. But overall, everyone who had attended felt positive and wanted to vouch for the project.

My name is Robert Barfield. I am a homeowner that lives at 14928 NW 125th Street Alachua, FL 32615, which is one of the homes closest to the proposed project. My wife, Karen, and I both attended the community meeting held on august 25th, at 13700 NW US HWY 441 Alachua, Florida and stayed for the entire presentation. My wife and I are satisfied that the project proposed by Mr. Spain will be well done, and will be an asset to the community and our neighborhood. Mr. Spain agreed to work with us on our concerns which centered around a fence, no rentals, and providing a mini roundabout in his development so cars won't have to go down the street which is blocked off at a dead end of 125th street in which Mr. Spain agreed not to ask to have that street closure lifted. Mr. Spain asked me to write this letter of support from my wife and I and I agreed.

Robert L Barfield 9-12-20

Name Date

Karen Barfield 9-12-20

Name Date

To whom it may concern,

We own the home located at 14924 NW 125th street in Alachua!! On August 25th I attended a community meeting organized by Karl Spain at Alachua Sanctuary in reference to a new home development on my street!! I was extremely pleased at how informative he was with the plan of this future development and his flexibility to work with all homeowners in our community and answering all our questions!! Mr. Spain agreed to continue to keep our road a dead end street along with providing fencing and upgrades to the safety of our roads from potential speeders and unwanted traffic including a mini roundabout before their entrance!! We have multiple retired residents along with families with small children who walk their dogs and outdoor activities so safety is a must!! We support the new development and wish him luck in this venture!!!

William and Julie Smith

9/12/2020

Name Date

Julie Smith 9/12/2020

Name Date

PUBLIC NOTICE

D7ii

Anna Carter

13700 NW US 441 HWY

Alachua, FL 32615

[name]

[Street address]

[city, state zip code]

Dear [name],

A Neighborhood Meeting will be held to discuss a rezoning from Agriculture (A) to RMF-8 (Residential Multi-Family District, 8 units/acre) on +/- 2.88 acres located on the west side of NW 125th Street across from NW 148th Avenue, Alachua, Florida identified as Tax Parcel No. 03210-008-000. The Future Land Use Map will be amended from Agriculture to Medium Density Residential allowing 4 to 8 units per acre. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held Tuesday, August 25, 2020 at 13700 NW US Hwy 441, Alachua, Florida at 6 pm.

Contact Person: Anna Carter (240) 520-7413

Thank you,

Anna Carter

D7ii

Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Deptarment 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
Johnston Edmund		PO BOX 1922	Alachua	FL	32616
Colon Noel A		PO BOX 6	Alachua	FL	32616
City of Alachua		PO BOX 9	Alachua	FL	32615
Barfield Robert L & Karen		14928 NW 125th Street	Alachua	FL	32615
Myers Alachua Investments LLC		2127 Fort Clarke BLVD	Gainesville	FL	32606
Reeb Brandon S		1411 NW 2nd Street	Gainesville	FL	32601
Parker John		14927 NW 125th Street	Alachua	FL	32615
Perry Ramona J		15005 NW 128th Street	Alachua	FL	32615
Holbrook Donald James & Pamela Blackstone		12416 NW 148th Ave	Alachua	FL	32615
Brown Robert E.		PO Box 778	Newberry	FL	32669-0778
Smith William E & Julie		14924 NW 125th Street	Alachua	FL	32615
Gaasbeek Ramai & Radharani		1008 NW 34th Ter	Gainesville	FL	32605
Parrish Dorothy Patricia Life Estate		12428 NW 147th LN	Alachua	FL	32615-4915
Boone & Downey		2308 Forsythe CT	Tallahassee	FL	32309-3011
Layman Robert L		12404 NW 148th Ave	Alachua	FL	32615
Cromwell Jonathan E & Marjorie F		12385 NW 150th Ave	Alachua	FL	32615-4933
Kirstein Austin A & Lisa Mckee		14901 NW 125th Street	Alachua	FL	32615
Taylor & Taylor Co-Trustees		14811 NW 125th Street	Alachua	FL	32615
Megahee Enterprises LTD LLLP		4110 SW 34th Street STE 24	Gainesville	FL	32608
Stewart Joan		14923 NW 125th Street	Alachua	FL	32615
Acch LLC		6327 NW 123rd PL	Gainesville	FL	32627
Celebrate Holdings LLC		919 NW 57th Street STE 10	Gainesville	FL	32605

American MTG & FIN CO	4131 NW 13th Street	Gainesville	FL	32609-4151
Circle K. Stores Inc	PO BOX 52085 DC-17	Phoenix	AZ	85072
Villaneuva Suleyvi Emidalia	3003 NW 128th RD	Gainesville	FL	32609-4003
Young Betty J	7615 W State Road 235	Alachua	FL	32615-5065
Jones & Jones	5326 NW 102nd PL	Gainesville	FL	32653-9703
Negron Alex	12419 NW 148th Ave	Alachua	FL	32615
Lauer Abigail S	12415 NW 148th Ave	Alachua	FL	32615-4951
Smith Micheal & Yetta L	51 Hartland CT	Savannah	GA	31407-5028

D7i

PUBLIC NOTICE

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Contact Person: Anna Carter (240) 520-7413

D8

Alachua County, Board of County Commissioners
Department of Growth Management
10 SW 2nd Ave, Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
http://growth-management.alachuacounty.us

Submit Application to
Development Services Division

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # TBD **APPLICATION DATE** 8/31/2020

NAME & DESCRIPTION OF PROJECT Progress Village

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 03210-008-000

Tax Parcel Numbers 03210-008-000

Acreage 2.88

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 17
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review
- [x] Preliminary
- [ ] Final
- [ ] Revised Preliminary
- [ ] Revised Final

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student 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, to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	17	**units X 0.14 Elementary School Multiplier**	2	**Student Stations**
MIDDLE	17	**units X 0.06 Middle School Multiplier**	1	**Student Stations**
HIGH	17	**units X 0.08 High School Multiplier**	1	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.09 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click 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 for 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 School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Karl Spain
Mailing Address: 13700 NW 441
Alachua, FL 32615
Phone: 352-660-5019
Email: Karl.igf@gmail.com

PROPERTY OWNER

Name: Edmund Johnston
Mailing Address: P.O. Box 1922
Phone: ~~352 474-9491~~
~~Email:~~ → 352 474-9491



Legal: COM NE COR OF SE1/4 SEC S 01 DEG E 420 FT W 709.99 FT N 420 FT W 400.78 FT S 210 FT POB W 208 FT S 449.76 FT N 33 DEG E 175.70 FT S 53 DEG E 159.58 FT N 56 DEG E 193.98 FT NLY ALG CURVE 148.20 FT N 155.26 FT W 160.93 FT S 10 FT POB LESS COM NE COR OF SE1/4 SEC S 01 DEG E 420 FT W 709.99 FT N 420 FT W 400.78 FT S 210 FT W 208 FT S 250.94 FT POB S 62 DEG E 115.13 FT S 33 DEG W 175.70 FT N 198.82 FT POB OR 4637/2108

Parcel: 03210-008-000

dotloop signature verification: dtlp.us/vbnU-0TA3-huSC

D10(a)

Vacant Land Contract

1. Sale and Purchase: Edmund Johnston ("**Seller**") and Dae Jung Kim LLC ("**Buyer**") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property") described as:

Address: NW 125th St Alachua, FL 32615

Legal Description: COM NE COR OF SE1/4 SEC S 01 DEG E 420 FT W 709.99 FT N 420 FT W 400.78 FT S 210 FT POB W 208 FT S 449.76 FT N 33 DEG E 175.70 FT S 53 DEG E 159.58 FT N 56 DEG E 193.98 FT NLY ALG CURVE 148.20 FT N 155.26 FT W 160.93 FT S 10 FT POB LESS COM NE COR OF SE1/4 SEC S 01 DEG E 420 FT W 709.99 FT N 420 FT W 400.78 FT S 210 FT W 208 FT S 250.94 FT POB S 62 DEG E 115.13 FT S 33 DEG W 175.70 FT N 198.82 FT POB OR 4637/2108

SEC 14 /TWP /08 /RNG 18 of Alachua County, Florida. Real Property ID No.: 03210-008-000 including all improvements existing on the Property and the following additional property: _____

2. Purchase Price: (U.S. currency) ..... $ 110,000

All deposits will be made payable to "Escrow Agent" named below and held in escrow by:

Escrow Agent's Name: Jose Moreno, P.A.

Escrow Agent's Contact Person: Jose Moreno

Escrow Agent's Address: 240 NW 76 Dr D, Gainesville, FL 32607

Escrow Agent's Phone: 352-332-4422

Escrow Agent's Email: _____

(a) Initial deposit ($0 if left blank) (**Check if applicable**)
- ☐ accompanies offer
- ☑ will be delivered to Escrow Agent within 3 days (3 days if left blank) after Effective Date ..... $ 10,000

(b) Additional deposit will be delivered to Escrow Agent (**Check if applicable**)
- ☐ within _____ days (10 days if left blank) after Effective Date
- ☐ within _____ days (3 days if left blank) after expiration of Feasibility Study Period..... $ _____

(c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage)..... $ _____

(d) Other: _____ ..... $ _____

(e) Balance to close (not including **Buyer's** closing costs, prepaid items, and prorations) to be paid at closing by wire transfer or other Collected funds..... $ $100,000

(f) ☐ (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify): _____ prorating areas of less than a full unit. The purchase price will be $_____ per unit based on a calculation of total area of the Property as certified to **Seller** and **Buyer** by a Florida licensed surveyor in accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the calculation: _____

3. Time for Acceptance; Effective Date: Unless this offer is signed by **Seller** and **Buyer** and an executed copy delivered to all parties on or before 07/28/2020, this offer will be withdrawn and **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is delivered. **The "Effective Date" of this contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter-offer.**

4. Closing Date: This transaction will close on see additional terms ("Closing Date"), unless specifically extended by other provisions of this contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Feasibility Study periods. However, if the Closing Date occurs on a Saturday, Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business day. In the event insurance underwriting is suspended on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If this transaction does not close for any reason, **Buyer** will immediately return all **Seller** provided documents and other items.

5. Extension of Closing Date: If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

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("CFPB Requirements), if applicable, then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such period shall not exceed 10 days.

6. Financing: (**Check as applicable**)

(a) ☑ **Buyer** will pay cash for the Property with no financing contingency.

(b) ☐ This contract is contingent on **Buyer** qualifying for and obtaining the commitment(s) or approval(s) specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective Date, whichever occurs first, if left blank) ("Financing Period"). **Buyer** will apply for Financing within _____ days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial, and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may terminate this contract and **Buyer's** deposit(s) will be returned.

(1) ☐ **New Financing: Buyer** will secure a commitment for new third party financing for $ _____ or _____% of the purchase price at (**Check one**) ☐ a fixed rate not exceeding _____% ☐ an adjustable interest rate not exceeding _____% at origination (a fixed rate at the prevailing interest rate based on **Buyer's** creditworthiness if neither choice is selected). **Buyer** will keep **Seller** and Broker fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to **Seller** and Broker.

(2) ☐ **Seller Financing: Buyer** will execute a ☐ first ☐ second purchase money note and mortgage to **Seller** in the amount of $_____, bearing annual interest at _____% and payable as follows: _____

The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow forms generally accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's option if **Buyer** defaults; will give **Buyer** the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller** to obtain credit, employment, and other necessary information to determine creditworthiness for the financing. **Seller** will, within 10 days after Effective Date, give **Buyer** written notice of whether or not **Seller** will make the loan.

(3) ☐ **Mortgage Assumption: Buyer** will take title subject to and assume and pay existing first mortgage to _____ LN#_____ in the approximate amount of $_____ currently payable at $_____ per month, including principal, interest, ☐ taxes and insurance, and having a ☐ fixed ☐ other (describe) _____ interest rate of _____% which ☐ will ☐ will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase **Seller's** escrow account dollar for dollar. If the interest rate upon transfer exceeds _____% or the assumption/transfer fee exceeds $_____, either party may elect to pay the excess, failing which this contract will terminate; and **Buyer's** deposit(s) will be returned. If the lender disapproves **Buyer**, this contract will terminate; and **Buyer's** deposit(s) will be returned.

7. Assignability: (**Check one**) **Buyer** ☐ may assign and thereby be released from any further liability under this contract, ☑ may assign but not be released from liability under this contract, or ☐ may not assign this contract.

8. Title: Seller has the legal capacity to and will convey marketable title to the Property by ☑ statutory warranty deed ☐ special warranty deed ☐ other (specify) _____, free of liens, easements, and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____, provided there exists at closing no violation of the foregoing.

(a) Title Evidence: The party who pays for the owner's title insurance policy will select the closing agent and pay for the title search, including tax and lien search (including municipal lien search) if performed, and all other fees charged by closing agent. **Seller** will deliver to **Buyer**, at (**Check one**) ☑ **Seller's** ☐ **Buyer's** expense and (**Check one**) ☑ within _____ days after Effective Date ☑ at least 15 days before Closing Date, (**Check one**)

(1) ☑ a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the

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amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.

(2) ☐ an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**, then (1) above will be the title evidence.

(b) Title Examination: After receipt of the title evidence, **Buyer** will, within 10 days (10 days if left blank) but no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller** cures the defects within 30 days (30 days if left blank) ("Cure Period") after receipt of the notice. If the defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) Survey: **Buyer** may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any encroachments on the Property, encroachments by the Property's improvements on other lands, or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 8(b).

(d) Ingress and Egress: **Seller** warrants that the Property presently has ingress and egress.

9. Property Condition: **Seller** will deliver the Property to **Buyer** at closing in its present "as is" condition, with conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

(a) Inspections: (**Check (1) or (2)**)

(1) ☑ **Feasibility Study:** **Buyer** will, at **Buyer's** expense and within 180 days (30 days if left blank) ("Feasibility Study Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine whether the Property is suitable for **Buyer's** intended use. During the Feasibility Study Period, **Buyer** may conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state, and regional growth management plans; availability of permits, government approvals, and licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents, contractors, and assigns, the right to enter the Property at any time during the Feasibility Study Period for the purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees, expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien being filed against the Property without **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (i) repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a result of the Inspections.

Before expiration of the Feasibility Study Period, **Buyer** must deliver written notice to **Seller** of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is" condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to **Seller**, this contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

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(2) ☐ **No Feasibility Study:** **Buyer** is satisfied that the Property is suitable for **Buyer's** purposes, including being satisfied that either public sewerage and water are available to the Property or the Property will be approved for the installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency, growth management, and environmental conditions, are acceptable to **Buyer**. This contract is not contingent on **Buyer** conducting any further investigations.

(b) Government Regulations: Changes in government regulations and levels of service which affect **Buyer's** intended use of the Property will not be grounds for terminating this contract if the Feasibility Study Period has expired or if Paragraph 9(a)(2) is selected.

(c) Flood Zone: **Buyer** is advised to verify by survey, with the lender, and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required, and what restrictions apply to improving the Property and rebuilding in the event of casualty.

(d) Coastal Construction Control Line ("CCCL"): If any part of the Property lies seaward of the CCCL as defined in Section 161.053, Florida Statutes, **Seller** will provide **Buyer** with an affidavit or survey as required by law delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shore line of the Property being purchased.

☐ **Buyer** waives the right to receive a CCCL affidavit or survey.

10. Closing Procedure; Costs: Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to **Seller** (in local cashier's check if **Seller** requests in writing at least 5 days before closing) and brokerage fees to Broker as per Paragraph 21. In addition to other expenses provided in this contract, **Seller** and **Buyer** will pay the costs indicated below.

(a) Seller Costs:

Taxes on deed
Recording fees for documents needed to cure title
Title evidence (if applicable under Paragraph 8)
Estoppel Fee(s)
Other: _____

(b) Buyer Costs:

Taxes and recording fees on notes and mortgages
Recording fees on the deed and financing statements
Loan expenses
Title evidence (if applicable under Paragraph 8)
Lender's title policy at the simultaneous issue rate
Inspections
Survey
Insurance
Other: _____

(c) Prorations: The following items will be made current and prorated as of the day before Closing Date: real estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions.

(d) Special Assessment by Public Body: Regarding special assessments imposed by a public body, **Seller** will pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing; and **Buyer** will pay all other amounts. If special assessments may be paid in installments, ☐ **Seller** ☑ **Buyer** (**Buyer** if left blank) will pay installments due after closing. If **Seller** is checked, **Seller** will pay the assessment in full before or at the time of closing. Public body does not include a Homeowners' or Condominium Association.

(e) PROPERTY TAX DISCLOSURE SUMMARY: **BUYER** SHOULD NOT RELY ON THE **SELLER'S** CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT **BUYER** MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY

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IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

(f) Foreign Investment in Real Property Tax Act ("FIRPTA"): If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** will comply with FIRPTA, which may require **Seller** to provide additional cash at closing.

(g) 1031 Exchange: If either **Seller** or **Buyer** wish to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be contingent upon, extended, or delayed by the Exchange.

11. Computation of Time: Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays specified in 5 U.S.C. 6103(a). Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103) shall extend until 5:00 p.m. (where the Property is located) of the next business day. **Time is of the essence in this contract.**

12. Risk of Loss; Eminent Domain: If any portion of the Property is materially damaged by casualty before closing or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings or an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may terminate this contract by written notice to the other within 10 days after **Buyer's** receipt of **Seller's** notification, and **Buyer's** deposit(s) will be returned, failing which **Buyer** will close in accordance with this contract and receive all payments made by the governmental authority or insurance company, if any.

13. Force Majeure: Seller or **Buyer** will not be required to perform any obligation under this contract or be liable to each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or prevented by an act of God or force majeure. An "act of God or "force majeure" is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably within the control of **Seller** or **Buyer** and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event continues beyond 30 days, either party may terminate this contract by delivering written notice to the other; and **Buyer's** deposit(s) will be returned.

14. Notices: All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or electronic means. **Buyer's failure to timely deliver written notice to Seller, when such notice is required by this contract, regarding any contingency will render that contingency null and void, and this contract will be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by an attorney or licensee (including a transactions broker) representing a party will be as effective as if delivered to or received by that party.**

15. Complete Agreement; Persons Bound: This contract is the entire agreement between **Seller** and **Buyer**. **Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless incorporated into this contract.** Modifications of this contract will not be binding unless in writing, signed or initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This contract, signatures, initials, documents referenced in this contract, counterparts, and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this contract prevail over preprinted terms. If any provision of this contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. **Seller** and **Buyer** will use diligence and good faith in performing all obligations under this contract. This contract will not be recorded in any public record. The terms "**Seller**," "**Buyer**," and "Broker" may be singular or plural. This contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if permitted, of **Seller**, **Buyer**, and Broker.

16. Default and Dispute Resolution: This contract will be construed under Florida law. This Paragraph will survive closing or termination of this contract.

(a) Seller Default: If **Seller** fails, neglects, or refuses to perform **Seller's** obligations under this contract, **Buyer** may elect to receive a return of **Buyer's** deposit(s) without thereby waiving any action for damages resulting

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from **Seller's** breach and may seek to recover such damages or seek specific performance. **Seller** will also be liable for the full amount of the brokerage fee.

(b) Buyer Default: If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this contract, including payment of deposit(s), within the time(s) specified, **Seller** may elect to recover and retain the deposit(s), paid and agreed to be paid, for the account of **Seller** as agreed upon liquidated damages, consideration for execution of this contract, and in full settlement of any claims, whereupon **Seller** and **Buyer** will be relieved from all further obligations under this contract; or **Seller**, at **Seller's** option, may proceed in equity to enforce **Seller's** rights under this contract.

17. Attorney's Fees; Costs: In any litigation permitted by this Contract, the prevailing party shall be entitled to recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.

18. Escrow Agent; Closing Agent: **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them upon proper authorization and in accordance with Florida law and the terms of this contract, including disbursing brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

19. Professional Advice; Broker Liability: Broker advises **Seller** and **Buyer** to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax, property condition, environmental, and other specialized advice. **Buyer** acknowledges that Broker does not reside in the Property and that all representations (oral, written, or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to rely solely on Seller, professional inspectors, and government agencies for verification of the Property condition and facts that materially affect Property value. Seller** and **Buyer** respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents, and employees in connection with or arising from **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations. **Seller** and **Buyer** hold harmless and release Broker and Broker's officers, directors, agents, and employees from all liability for loss or damage based on (i) **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to, photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related to the Property; (iii) Broker's performance, at **Seller's** or **Buyer's** request, of any task beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any vendor. **Seller** and **Buyer** each assume full responsibility for selecting and compensating their respective vendors. This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be treated as a party to this contract. This Paragraph will survive closing.

20. Commercial Real Estate Sales Commission Lien Act: If the Property is commercial real estate as defined by Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales Commission Lien Act provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.

21. Brokers: The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to closing agent:** **Seller** and **Buyer** direct Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be used to modify any MLS or other offer of compensation made by **Seller** or listing broker to cooperating brokers.

Stephen Silberman — **Seller's** Sales Associate/License No.

Brian Oen BK3372787 — **Buyer's** Sales Associate/License No.

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srs8@hotmail.com	brian@thomasgrouprealty.com
Seller's Sales Associate Email Address	**Buyer's** Sales Associate Email Address
352-275-6391	352-494-2100
Seller's Sales Associate Phone Number	**Buyer's** Sales Associate Phone Number
Florida Homes Realty & Mortgage	Thomas Group Realty, LLC
Listing Brokerage	**Buyer's Brokerage**
	5346 SW 91st Ter, Gainesville, FL 32608
Listing Brokerage Address	**Buyer's Brokerage Address**

22. Addenda: The following additional terms are included in the attached addenda and incorporated into this Contract (**Check if applicable**):

☐ A. Back-up Contract

☐ B. Other _____

23. Additional Terms: Closing date to be 15 days after the conclusion of the Feasibility Study Period.

COUNTER-OFFER/REJECTION

☐ Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and deliver a copy of the acceptance to Seller).

☐ Seller rejects Buyer's offer

This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney before signing.

Buyer: Karl Spain dotloop verified 07/27/20 10:55 AM EDT Date: _____

Print name: Karl Spain

Buyer: _____ Date: _____

Print name: _____

Buyer's address for purpose of notice:

Address: _____

Phone: _____ Fax: _____ Email: karl.igf@gmail.com

DocuSigned by:

Seller: Edmund Johnston Date: 7/27/2020

Print name: Edmund Johnston

Seller: _____ Date: _____

Print name: _____

DS

Buyer (KS) (07/27/20 10:55 EDT dotloop verified) (____) and Seller (EJ) (____) acknowledge receipt of a copy of this page, which is 7 of 8 pages.

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383 **Seller's** address for purpose of notice:

384* Address: _____

385* Phone: _____ Fax: _____ Email: _____

386* **Effective Date:** _____ **(The date on which the last party signed or initialed and delivered the**
387 **final offer or counter-offer.)**

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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 #18-173

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Doc. Stamp: 490.00

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Warranty Deed

This Warranty Deed made this 11th day of October, 2018 between **Alachua County Farm Bureau, Inc., a Florida not for profit corporation, formerly Alachua County Farm Bureau, a Florida corporation**, whose post office address is 14435 N.W. US Highway 441, Suite 20, Alachua, FL 32615, grantor, and **Edmund Johnston**, whose address is P.O. Box 1922, Alachua, FL 32615, grantee:

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

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

A PORTION OF THE SE 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SE 1/4 AND RUN S.01°15'54"E., ALONG THE EAST BOUNDARY OF SAID SE 1/4, 420.00 FEET, THENCE N.89°51'56"W. 709.99 FEET, THENCE N.01°15'54"W., PARALLEL TO SAID EAST BOUNDARY, 420.00 FEET, THENCE N.89°51'56"W. 240.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°51'56"W. 160.78 FEET, THENCE S.01°10'42"E. 210.00 FEET, THENCE N.89°51'56"W. 208.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SE 1/4, THENCE S.01°10'42"E., ALONG SAID WEST LINE, 490.94 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (U.S. HIGHWAY NO. 441) SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2391.86 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S.50°53'30"E. 449.76 FEET, AN ARC DISTANCE OF 450.43 FEET, THENCE N.45°27'42"E. 68.63 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 193.90 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'44", AN ARC DISTANCE OF 52.16 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 247.02 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°51'31", AN ARC DISTANCE OF 167.53 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 680.90 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°26'21", AN ARC DISTANCE OF 183.48 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 520.67 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°59'00", AN ARC DISTANCE OF 208.86 FEET, THENCE N.01°15'54"W., PARALLEL TO THE EAST BOUNDARY SAID SE 1/4, 355.26 FEET TO THE POINT OF BEGINNING.

LESS THE NORTH 200 FEET OF THE ABOVE DESCRIBED PROPERTY.
ALSO LESS PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1574, PAGE 921, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO LESS PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1587, PAGE 2761, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO LESS PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1769, PAGE 1863, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO LESS THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SE 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SE 1/4 AND RUN THENCE S.01°15'54"E., ALONG THE EAST BOUNDARY OF SAID SE 1/4, 420.00 FEET, THENCE N.89°51'56"W. 709.99 FEET, THENCE N.01°15'54"W., PARALLEL TO SAID EAST BOUNDARY, 420.00 FEET, THENCE N.89°51'56"W. 240.00 FEET TO THE WEST RIGHT OF WAY LINE OF SE 13TH STREET, THENCE S.01°15'28"E., ALONG SAID WEST RIGHT OF WAY LINE, 355.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 520.67 FEET, THENCE SOUTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE, AND ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 16°21'57", AN ARC DISTANCE OF 148.70 FEET TO THE POINT OF BEGINNNING; THENCE CONTINUE SOUTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 06°37'03" AN ARC DISTANCE OF 60.10 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 680.90 FEET, THENCE SOUTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 15°26'21" AN ARC DISTANCE OF 183.48 FEET TO A POINT OF COMPOUND CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 247.02 FEET, THENCE CONTINUE SOUTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 06°34'29" AN ARC DISTANCE OF 28.35 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1574, PAGE 921, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE N.50°53'30"W. 99.82 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 1574, PAGE 921, THENCE S.56°24'00"W., ALONG THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 1574, PAGE 921, A DISTANCE OF 56.13 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1587, PAGE 2761, OF SAID PUBLIC RECORDS, THENCE N.53°35'15"W. 168.18 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 1587, PAGE 2761, THENCE N.36°24'45"E. 15.00 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1769, PAGE 1863, OF SAID PUBLIC RECORDS, THENCE N.56°24'00"E. 209.43 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPT:
A PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 2184, PAGE 2986, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST 1/4 AND RUN SOUTH 01°15'54" EAST, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 709.99 FEET; THENCE RUN NORTH 01°15'54" WEST, PARALLEL TO SAID EAST BOUNDARY, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 400.78 FEET; THENCE RUN SOUTH 01°10'42" EAST, 210.00 FEET; THENCE RUN NORTH 89°51'56" WEST 208.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4; THENCE RUN SOUTH 01°10'42" EAST, ALONG SAID WEST LINE, 250.94 FEET; THENCE RUN SOUTH 62°34'52" EAST, 115.13 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 53°06'56" EAST, 159.58 FEET; THENCE RUN SOUTH 56°24'00" WEST, 15.45 FEET; THENCE RUN SOUTH 36°24'45" WEST, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 2184, PAGE 2986, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 53°35'15" WEST, ON THE NORTHERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 113.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 36°24'45" WEST, ON THE WESTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 176.98 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF S.R. 25 (U.S. HIGHWAY 441), SAID POINT LYING ON CURVE, THENCE RUN ALONG SAID RIGHT OF WAY LINE WITH A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 00°12'20", A RADIUS OF 2391.86 FEET, AN ARC OF 8.59 FEET AND A CHORD OF NORTH 56°15'41" WEST, 8.59 FEET, SAID POINT LYING AND

BEING ON THE AFOREMENTIONED WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 01°10'42" WEST, ON SAID WEST LINE, A DISTANCE OF 41.18 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 33°56'39" EAST, A DISTANCE OF 175.70 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPT:

A PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 2184, PAGE 2986, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST 1/4 AND RUN SOUTH 01°15'54" EAST, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 709.99 FEET; THENCE RUN NORTH 01°15'54" WEST, PARALLEL TO SAID EAST BOUNDARY, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 400.78 FEET; THENCE RUN SOUTH 01°10'42" EAST, 210.00 FEET; THENCE RUN NORTH 89°51'56" WEST 208.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4; THENCE RUN SOUTH 01°10'42" EAST, ALONG SAID WEST LINE, 250.94 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 62°34'52" EAST, 115.13 FEET; THENCE RUN SOUTH 33°56'39" WEST, A DISTANCE OF 175.70 FEET TO A POINT LYING AND BEING ON THE AFOREMENTIONED WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE RUN NORTH 01°10'42" WEST ALONG SAID WEST LINE, A DISTANCE OF 198.82 FEET TO THE POINT OF BEGINNING.

SAID ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS (BY SURVEYOR):

A PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 2184, PAGE 2986, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST 1/4 AND RUN SOUTH 01°15'54" EAST, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 709.99 FEET; THENCE RUN NORTH 01°15'54" WEST, PARALLEL TO SAID EAST BOUNDARY, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 400.78 FEET; THENCE RUN SOUTH 01°10'42" EAST, 210.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°51'56" WEST 208.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4; THENCE RUN SOUTH 01°10'42" EAST, ALONG SAID WEST LINE, 449.76 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 33°56'39" EAST, A DISTANCE OF 175.70 FEET; THENCE RUN SOUTH 53°06'56" EAST, A DISTANCE OF 159.58 FEET; THENCE RUN NORTH 56°24'00" EAST, A DISTANCE OF 193.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N.W. 125TH STREET, SAID POINT LYING ON CURVE, THENCE RUN ALONG SAID RIGHT OF WAY LINE WITH A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 16°21'48", A RADIUS OF 520.67 FEET, AN ARC OF 148.70 FEET AND A CHORD OF NORTH 09°26'22" WEST, 148.20 FEET; THENCE CONTINUE ON SAID WESTERLY RIGHT OF WAY LINE, NORTH 01°15'28" WEST, A DISTANCE OF 155.26 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN NORTH 89°51'43" WEST, A DISTANCE OF 160.93 FEET; THENCE RUN SOUTH 01°10'42"EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
A PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 2184, PAGE 2986, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST 1/4 AND RUN SOUTH 01°15'54" EAST, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 709.99 FEET; THENCE RUN NORTH 01°15'54" WEST, PARALLEL TO SAID EAST BOUNDARY, 420.00 FEET; THENCE RUN NORTH 89°51'56" WEST, 400.78 FEET; THENCE RUN SOUTH 01°10'42" EAST, 210.00 FEET; THENCE RUN NORTH 89°51'56" WEST 208.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4; THENCE RUN SOUTH 01°10'42" EAST, ALONG SAID WEST LINE, 250.94 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 62°34'52" EAST, 115.13 FEET; THENCE RUN SOUTH 33°56'39" WEST, A DISTANCE OF 175.70 FEET TO A POINT LYING AND BEING ON THE AFOREMENTIONED WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE RUN NORTH 01°10'42" WEST ALONG SAID WEST LINE, A DISTANCE OF 198.82 FEET TO THE POINT OF BEGINNING.

Subject to and together with covenants, easements, reservations and restrictions of record, and taxes for the year 2018 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 grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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: Marvin W. Bingham, Jr.

Witness Name: Callie B. Worthington

Alachua County Farm Bureau, Inc., a Florida not for profit corporation

By: _____

Winston Rushing, President

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me this 11th day of October, 2018 by Winston Rushiing, as President of Alachua County Farm Bureau, Inc., a Florida not for profit corporation, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

CALLIE B. WORTHINGTON
Commission # GG 005418
Expires June 23, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

Printed Name: Callie B. Worthington

My Commission Expires: June 23, 2020

D10

PROPERTY OWNER AFFIDAVIT

Owner Name: Edmund Johnston			
Address: 14519 NW 146 Ter	Phone: 352-474-9491		
Agent Name: Karl Spain of Dae Jung Kim, LLC			
Address: NW 125th St, Alachua, FL 32615	Phone: 352-660-5019		
Parcel No.: 03210-008-000			
Acreage: 2.88 acres	S: 14	T: 08	R: 18
Requested Action: This authorization includes permitting with the city of Alachua, Alachua County, and any other local, state, and federal agencies having jurisdiction in this land use application.			

I hereby certify that:

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

Property owner signature: E. [signature]

Printed name: Edmund Johnston

Date: 9/11/2020

The foregoing affidavit is acknowledged before me this 11th day of September, 2020 by Edmund Johnston, who is/are personally known to me, or who has/have produced J523-216-65-133-0 as identification.

NOTARY SEAL

Christina M. Dore'

Signature of Notary Public, State of FL

Christina M. Dore'
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG034337
Expires 10/15/2020

D11

2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03210 008 000 | Parcel details | **Latest bill** | **View/Print full bill history**

2019	2018	2017	2016	...	2002
PAID	**PAID**	**PAID**	**PAID**		**PAID**

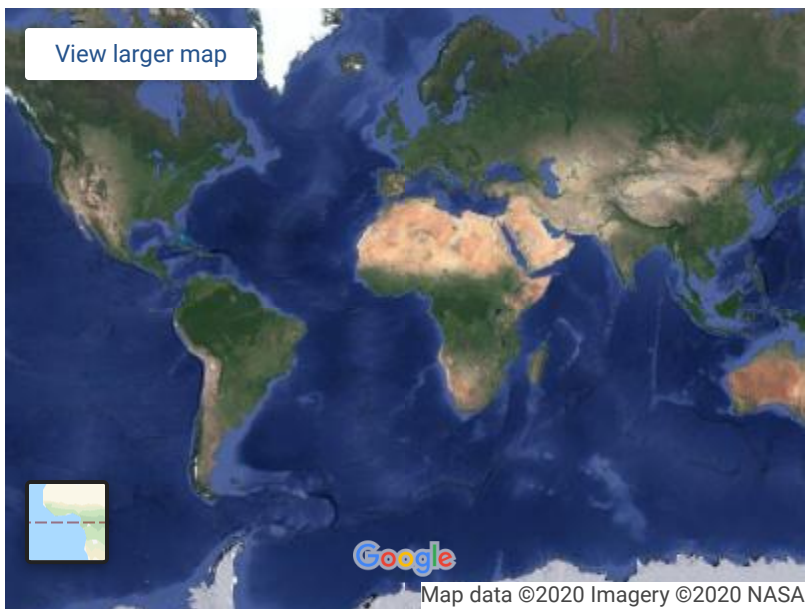
Get Bills by Email

PAID 2018-11-29 $1,223.63
Receipt #18-0038333

Owner: ALACHUA COUNTY FARM BUREAU
14435 NW US HIGHWAY 441
ALACHUA, FL 32615
Situs: Unassigned Location RE

Account number: **03210 008 000**
Alternate Key: 1012424
Millage code: 1700
Millage rate: 22.5620

Assessed value: 52,800
School assessed value: 52,800
Unimproved land value: 52,800



Location is not guaranteed to be accurate.

Property Appraiser
View

2018 Annual bill

Ad valorem: $1,191.27
Non-ad valorem: $83.34
Total Discountable: 1274.61
No Discount NAVA: 0.00
Total tax: $1,274.61

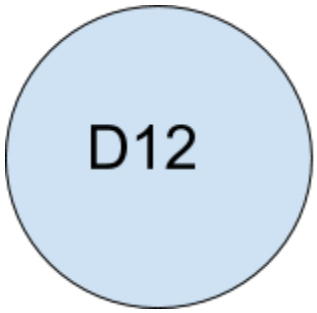
Legal description

COM NW COR OF NE1/4 OF SE1/4 SEC S 210 FT POB S 490.94 FT N 30 DEG E 180 FT M/L S 54 DEG E 128 FT M/L N 36 DEG E 15 FT N 56 DEG E 209.43 FT NWLY ALG CURVE 148.70 FT N 155.26 FT M/L W 368.70 FT M/L TO POB OR 2184/2986

Location

Book, page, item: 2184-2986-
Geo number: 14-08-18-03210008000
Range: 18
Township: 08
Section: 14
Neighborhood: 233215.02
Use code: 00000
Total acres: 3.300

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$7500 Payment has already been given to Adam Hall.

Kimley»Horn

October 6, 2020

Mr. Adam Hall, AICP
Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

RE: ***Traffic Concurrency Analysis for Progress Village Land Use/Zoning Changes***
City of Alachua, Florida

Dear Mr. Hall:

The purpose of this letter is to summarize the traffic concurrency analysis prepared for the land use and zoning changes for the Progress Village project on the west side of NW 125th Street north of US 441/M.L. King Jr. Boulevard in the City of Alachua, Florida.

BACKGROUND

A residential development is proposed on parcel 03210-008-000 located within the City of Alachua, Florida. The project proposes to amend the City of Alachua Future Land Use Map designation for the subject property from Agriculture to Medium Density Residential and rezone the subject property from Agricultural (A) to Residential Single Family – 6 (RSF-6). The project is anticipated to include the development of approximately 17 single family dwelling units. The project location is depicted in **Figure 1** in **Attachment A**.

TRIP GENERATION

Trip generation was performed using Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10th Edition. The trip generation for the proposed residential development was determined using ITE Land Use Code (LUC) 210 (Single-Family Detached Housing). Detailed trip generation calculations are contained in **Attachment B**.

TRIP DISTRIBUTION

The proposed project trip distribution was developed based on the Gainesville Urbanized Area Transportation Study (GUATS) model, which is built on the Florida Standard Urban Transportation Model Structure (FSUTMS) and published by the Gainesville Metropolitan Transportation Planning Organization (MTPO). The GUATS model plot is provided in **Attachment C**.

SEGMENT ANALYSIS

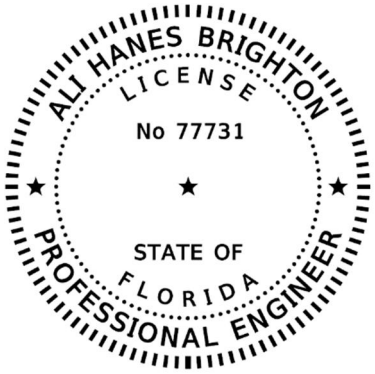
Per the City of Alachua's requirements, the study area includes roadway segments where project traffic is anticipated to be 5% or greater of the roadway's maximum service volume in addition to all segments wholly or partially within one-half mile of the development's ingress/egress. Project traffic is not anticipated to exceed 1% of the maximum service volume on the listed segments within one-half mile of the development's ingress/egress. Additionally, the segments within one-half mile are anticipated to have sufficient remaining capacity with the addition of the project trips from the proposed development. Detailed segment impact calculations are included in **Attachment D**.

Please contact us if you have any questions or need additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ali H. Brighton, P.E.



This document has been digitally signed and sealed by Ali Hanes Brighton, P.E. on the date adjacent to the seal.

Ali H Brighton
2020.10.06 09:34:54
-04'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Ali H. Brighton, P.E.
Florida Registration Number 77731
Kimley-Horn and Associates, Inc.
747 SW 2nd Avenue, Suite 171
Gainesville, Florida 32601
Registry 696

Attachments: Attachment A – Location Map
Attachment B – Trip Generation
Attachment C – Trip Distribution
Attachment D – Roadway Segment Traffic Impacts

L:\GVL_TPTO\142958000 - Progress Village\doc\2020 10 06 Progress Village.docx

ATTACHMENT A:

LOCATION MAP



Kimley»Horn

Figure 1
Site Location Map
Progress Village
City of Alachua, Florida

ATTACHMENT B:

TRIP GENERATION

TRIP GENERATION

DAILY TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE		EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
1	Single-Family Detached Housing	10	210	17	du	50%	50%	80	80	160	0.0%	0	80	80	160	0.0%	0	80	80	160
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
10																				
11																				
12																				
13																				
14																				
15																				
							Total:	80	80	160	0.0%	0	80	80	160	0.0%	0	80	80	160

LUC: 210

RATE/EQUATION: Y=9.44(X)

PM PEAK HOUR TRIP GENERATION

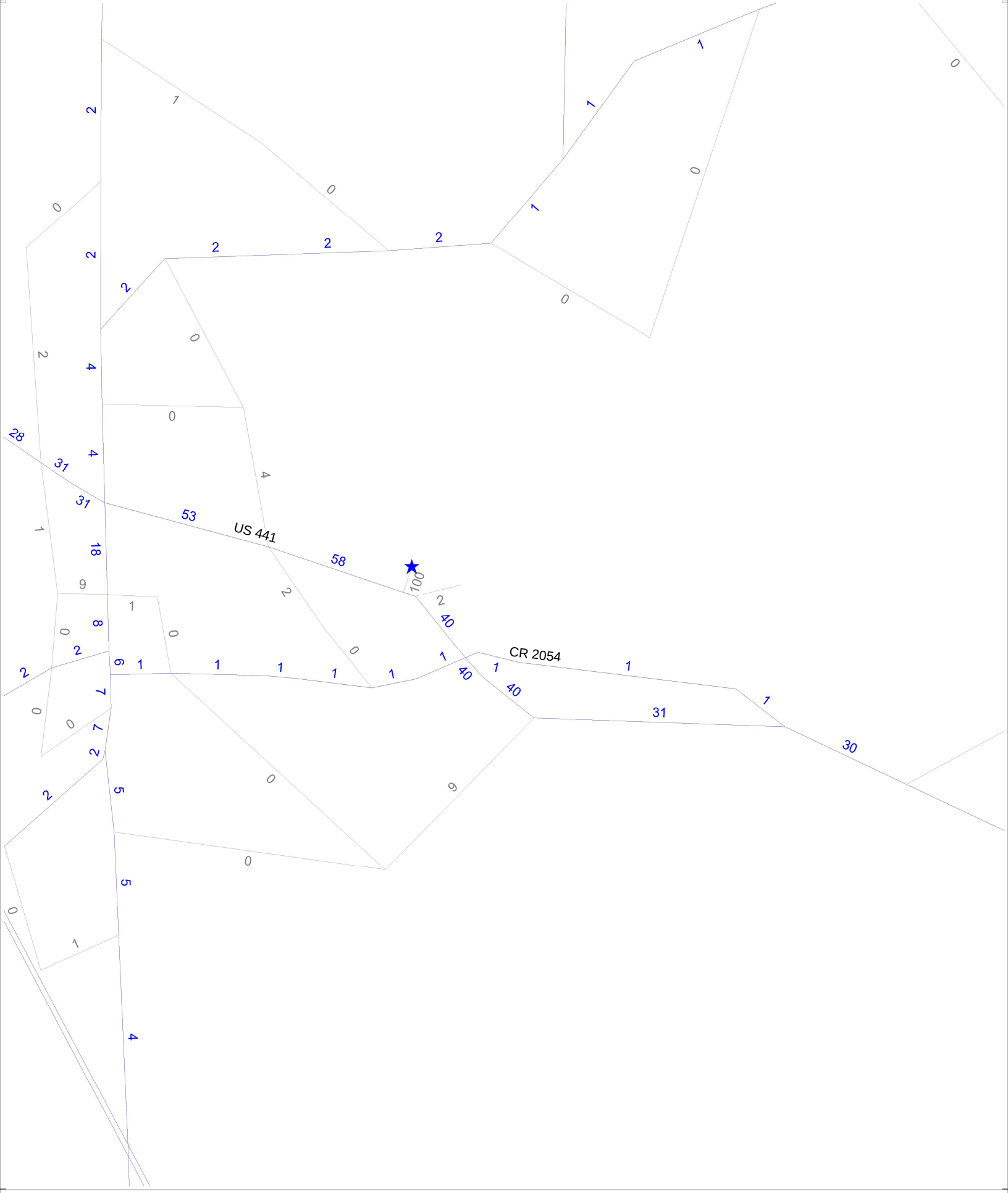
	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE		EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
1	Single-Family Detached Housing	10	210	17	du	63%	37%	11	6	17	0.0%	0	11	6	17	0.0%	0	11	6	17
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
10																				
11																				
12																				
13																				
14																				
15																				
							Total:	11	6	17	0.0%	0	11	6	17	0.0%	0	11	6	17

LUC: 210

RATE/EQUATION: Y=0.99(X)

ATTACHMENT C:

TRIP DISTRIBUTION



PROGRESS VILLAGE
17 Single-Family Dwelling Units
Alachua County - Gainesville MTPO Model
September 24, 2020

cube
Licensed to Kimley-Horn and Associates, Inc.

ATTACHMENT D:

ROADWAY SEGMENT TRAFFIC IMPACTS

Roadway Segment Traffic Impact Calculations

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV[1]	Existing Traffic[1]	Reserved Trips[1]	Available Capacity[1]	Project Trip Max. Distribution[2]	Project Trip Assignment[3]	Percent Impact[4]	Greater than 5% of Capacity?[5]	Within 1/2 Mile?[5]	Remaining Capacity
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,011	6,161	19,528	58%	93	0.2%	No	**Yes**	19,435
		Peak Hour	4,110	1,901	616	1,593	58%	10	0.2%	No	**Yes**	1,583
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,007	701	11,412	1%	2	0.0%	No	**Yes**	11,410
		Peak Hour	1,359	354	73	932	1%	0	0.0%	No	**Yes**	932

Notes: (1)Values from the City of Alachua's September 2020 Development Monitoring Report.

(2)Maximum distribution across the segment from the Gainesville Urbanized Area Transportation Study (GUATS) model.

(3)Project trip assignment based on the maximum distribution across the segment and the calculated trip generation.

(4)Percent impact calculated as the maximum assignment across the segment divided by the Maximum Service Volume (MSV).

(5)In accordance with City of Alachua guidelines, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway and/or roadway segments located wholly or partially within one-half mile of the development's ingress/egress.

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 12/8/2020
SUBJECT: 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).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve 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 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 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.

Summary

This application is 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 the construction of a ±6,000 square foot building and a ±9,000 square foot building with associated site improvements.

The subject property is ±6.98 acres in area and is located north of County Road 235 and approximately 600 feet west of the intersection County Road 235 and NW 148th Terrace. Access to the subject property will be provided by a new ingress/egress connecting to County Road 235.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Black Flag Metalsmith (Part 1 of 2)
- Site Plan - Black Flag Metalsmith (Part 2 of 2)
- Application & Supporting Materials
- Public Notice Materials for the 12/8/20 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: December 8, 2020
Quasi-Judicial Hearing

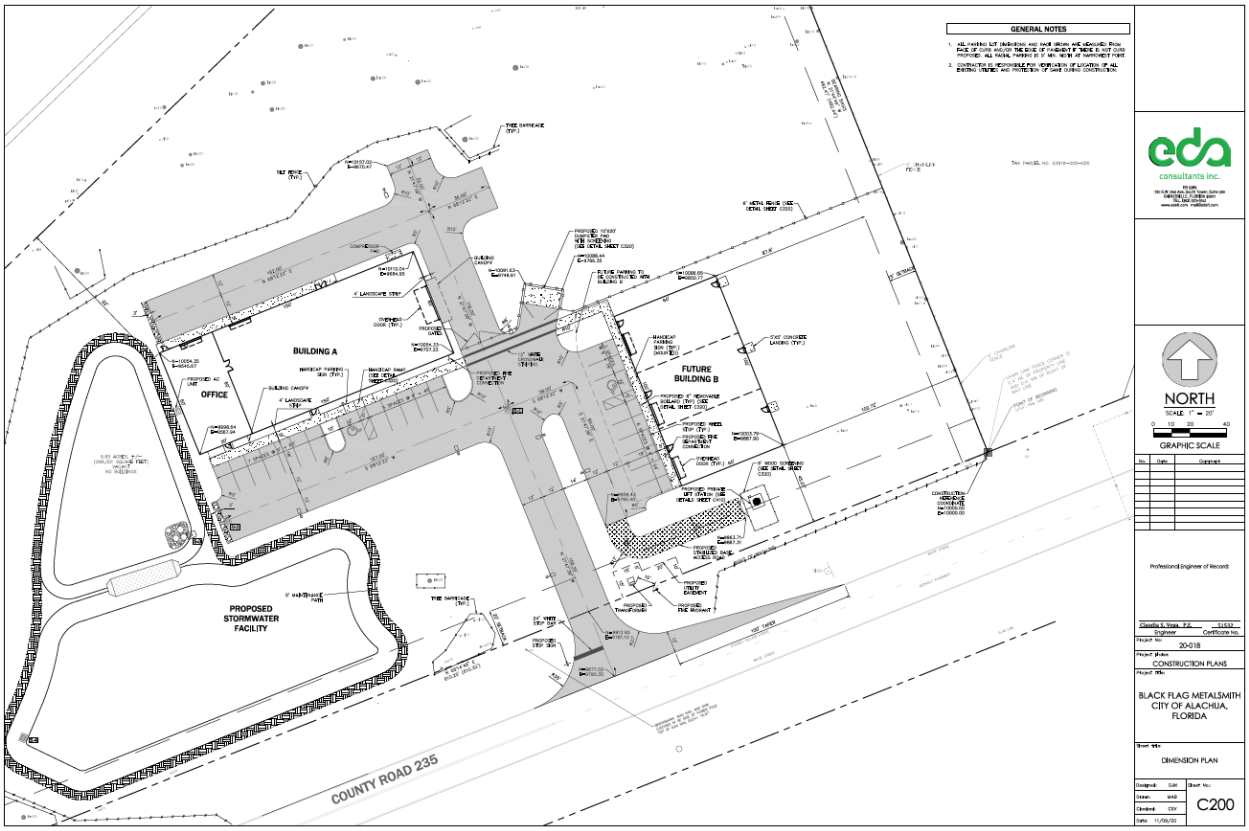
SUBJECT:	A request for a Site Plan proposing to construct a ±6,000 square foot building and a ±9,000 square foot building with associated site improvements
APPLICANT/AGENT:	Sergio Reyes, P.E., EDA Consultants, Inc.
PROPERTY OWNER:	Black Flag Metalsmith, LLC
LOCATION:	North of County Road 235 and approximately 600 feet west of the intersection County Road 235 and NW 148th Terrace
PARCEL ID NUMBERS:	03918-003-000
FLUM DESIGNATION:	Industrial
ZONING:	Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	±6.98 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve 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.
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 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.*

SUMMARY

This application is 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 the construction of a ±6,000 square foot building and a ±9,000 square foot building with associated site improvements.

The subject property is ±6.98 acres in area and is located north of County Road 235 and approximately 600 feet west of the intersection County Road 235 and NW 148th Terrace. Access to the subject property will be provided by a new ingress/egress connecting to County Road 235.

Illustration 1. Black Flag Metalsmith, LLC – Site & Dimension Plan



SURROUNDING USES

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

Map 1. Vicinity Map

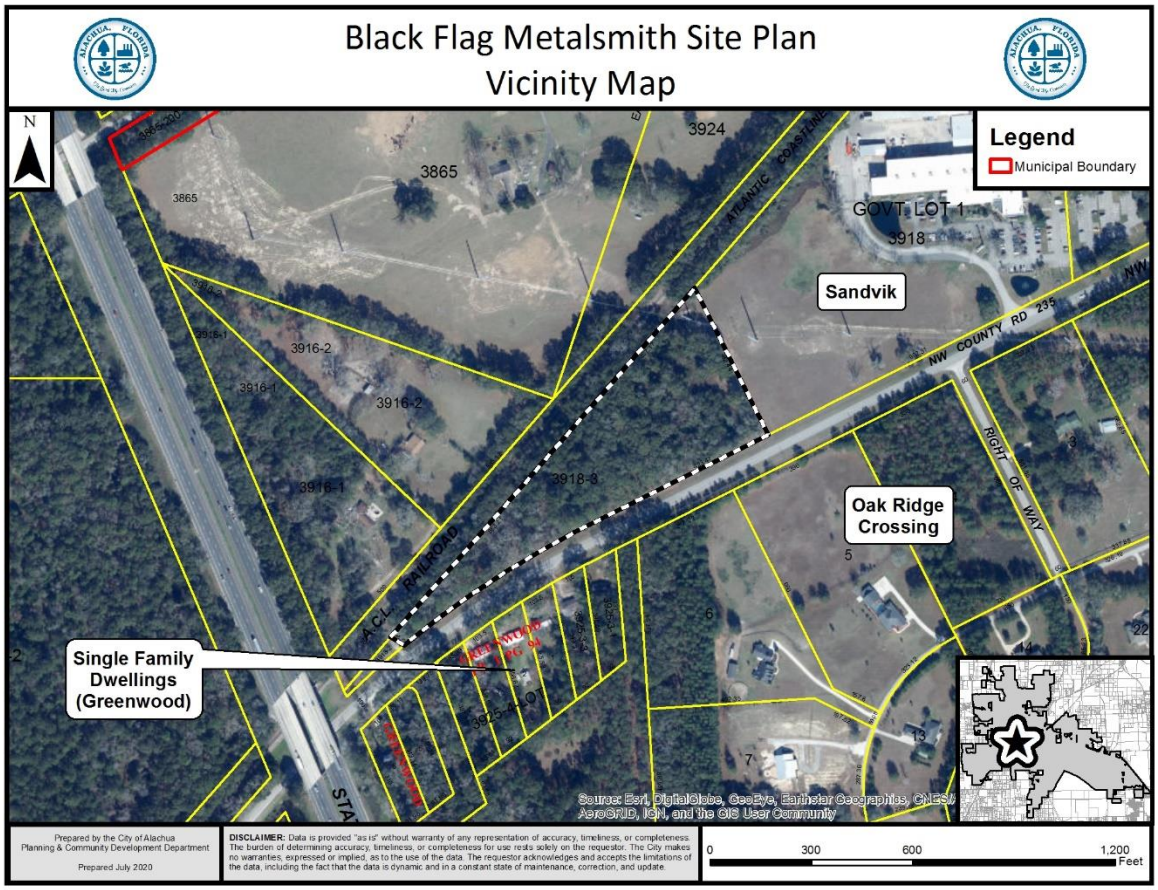


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	CSX Rail Line	Agriculture	Agricultural
South	Single Family Residential Uses: Oak Ridge Crossing & Greenwood Subdivisions	Agriculture; Moderate Density Residential	Residential Single Family – 3 (RSF-3); Planned Unit Development (PUD)
East	Interstate 75; Vacant Parcel	Agriculture	Agricultural
West	Sandvik Mining	Industrial	Industrial General (IG)

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 February 26, 2020 at the Alachua Branch of the Alachua County Library, located at 14913 NW 140th Street. The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, three (3) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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 a new business into 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 will connect to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

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

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

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

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

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

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d, and 1.3.g: The site plan demonstrates that the development will comply with Objective 1.1 and Policies 1.3.a, 1.3.d, and 1.3.g, which are implemented by the

standards found within Section 6.1 of the City's Land Development Regulations. Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The site plan also provides the minimum number of required accessible parking spaces.

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

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

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

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

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

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

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

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

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

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
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 identified on the subject property.

Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations, would apply to those areas identified as wetlands.

Creeks and Streams

There are no known creeks or streams located on the subject property.

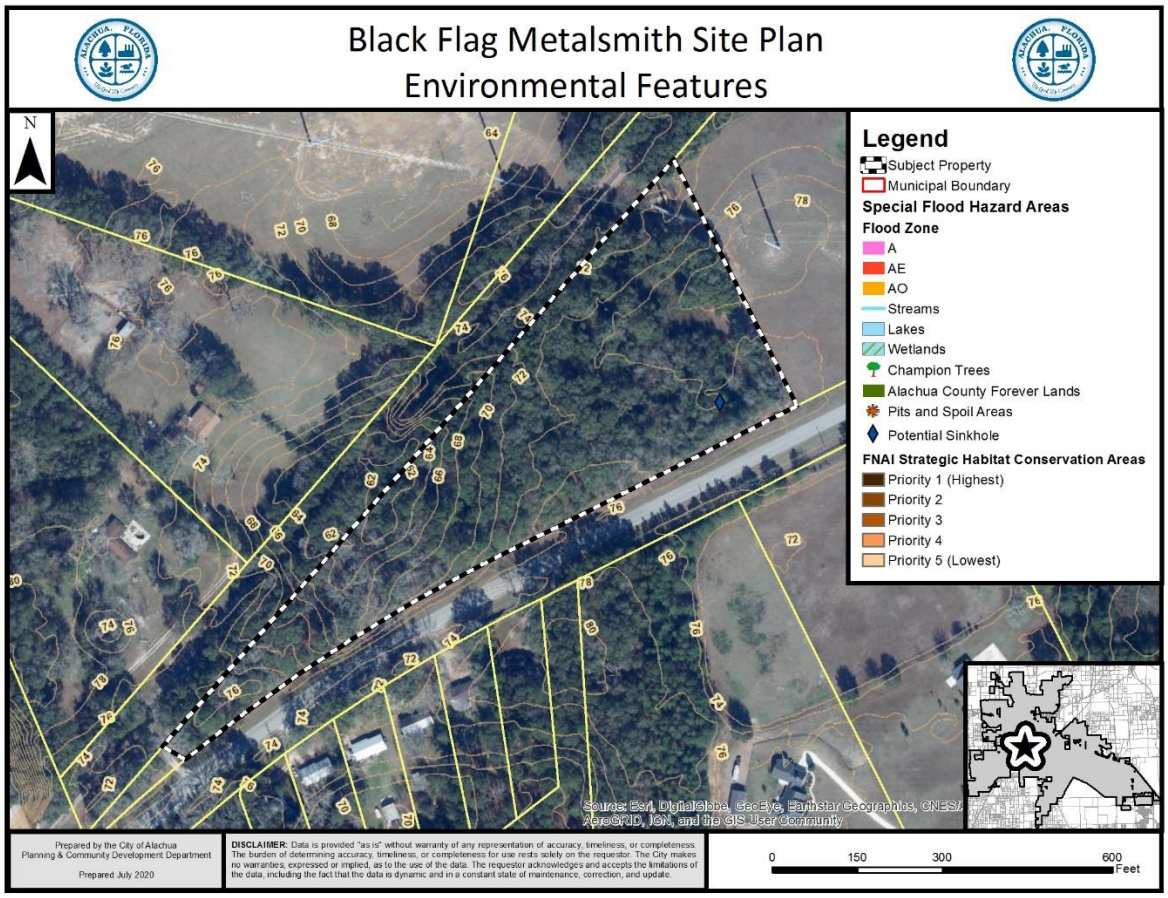
Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

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 3. 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: The subject property is not located within an area identified by FNAI as a priority area. The FNAI PNA 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 any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are 2 soil types found on the subject property:

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B
This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Evaluation: All of the soil types present pose minimal limitations to urban development and therefore should present little to no impacts to any future development of the property.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (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. Best available data indicates a sinkhole could potentially be located in the eastern portion of the subject property.

Evaluation: To further evaluate the area identified on desktop data as a potential sinkhole, the applicant has submitted a Report of Geophysical Surveying Services performed by Geoview, Inc. Electrical Resistivity Imaging (ERI) and Ground Penetrating Radar (GPR) were utilized to evaluate the area. The report states that no observed areas of significant down warping or other indications of possible sinkhole activity were observed. However, GPR data did identify areas of suspected buried debris in the eastern portion of the survey area. The ERI survey provides no indication of sinkhole activity.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around 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 Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

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

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

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 proposed development will be utilized for light manufacturing. Article 10 of the City's LDRs defines "light manufacturing" as: "the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration…" Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the ILW zoning district permits light manufacturing uses.

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

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

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

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

(5) ***Subdivision Standards***

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

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

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

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

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
11	CR 235 (from NW 143rd 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 Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Manufacturing (ITE Code 140)	59 (29 / 30)	9 (7 / 2)	10 (3 / 7)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT –3.93 trips per 1,000 square feet x 15,000 square feet (50% entering/50% exiting); AM Peak Hour – 0.62 trips per 1,000 square feet x 15,000 square feet (77% entering/23% exiting); PM Peak Hour –0.67 trips per 1,000 square feet x 15,000 square feet (31% entering/69% exiting.)

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

Traffic System Category	Segment 11 CR 235 (from NW 143rd 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	59
Residual Capacity After Development's Impacts[5]	8,652

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 4 US 441 (from CR 25A East Intersection to SR 235)[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	10
Residual Capacity After Development's Impacts[5]	733

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

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,000
Reserved Capacity[2]	121,059
Available Capacity	883,941
Increase/Decrease in Potable Water Demand from Application[3]	1,179
Residual Capacity	**882,762**
Percentage of Permitted Design Capacity Utilized	**61.62%**

Sources:
1 *City of Alachua Public Services Department, April 2020*
2 *City of Alachua October 2020 Development Monitoring Report*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per employee per 8 hour shift x 20 employees; 15 gallons per day per 100 square feet of office area x 1,860 square feet; 100 gallons per day per loading bay x 6 loading bays.*

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

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	675,000
Reserved Capacity[2]	115,933
Available Capacity	709,067
Increase/Decrease in Sanitary Sewer Demand from Application[3]	1,179
Residual Capacity	**707,888**
Percentage of Permitted Design Capacity Utilized	**52.81%**

Sources:
1 *City of Alachua Public Services Department, April 2020*
2 *City of Alachua October 2020 Development Monitoring Report*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per employee per 8 hour shift x 20 employees; 15 gallons per day per 100 square feet of office area x 1,860 square feet; 100 gallons per day per loading bay x 6 loading bays.*

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

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	39,744	7,253.28
Reserved Capacity[2]	4,371.79	797.85
Increase/Decrease in Demand Generated by Application[3]	180.00	32.85
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1. *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).*
2. *City of Alachua October 2020 Development Monitoring Report.*
3. *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4. *New River Solid Waste Facility, April 2020.*

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"
TO
BLACK FLAG METALSMITH, LLC
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide Public Utilities Easements as depicted on the Site Plan. All Public Utilities Easements shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with preparing and recording such Public Utilities Easements.
2. The applicant agrees it shall address the comments issued by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, in a memorandum dated November 19, 2020 prior to applying for a building permit.
3. The applicant agrees it obtain all applicable permits from Alachua County Public Works for the proposed force main and potable water main and shall submit documentation confirming such permits have been issued by Alachua County Public Works prior to applying for a building permit.

4. In order to fulfill the purpose and intent of Section 6.6.3, the applicant agrees to the following requirements:
   a. No activity shall occur on site and no deliveries shall be accepted before 7 AM on weekdays and before 8 AM on weekend days, nor shall any activity occur on site and nor shall any deliveries be made after 8 PM on weekdays and 9 PM on weekend days;
   b. No activities shall occur which generate noise, odor, glare, vibrations, or other similar impacts which are discernable to any location off site;
   c. Except for lighting that is necessary for security, safety, or identification purposes, lighting shall be shall turned off during non-operating hours; and,
   d. Mitigation trees shall be placed along the CR 235 frontage to the maximum extent practicable in order to provide a visual buffer between the proposed development and nearby residential areas.

5. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.

6. The applicant agrees that Conditions 1 – 4 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 5 as stated herein.

EXHIBIT "B"

TO

BLACK FLAG METALSMITH, LLC
SITE PLAN
STAFF REPORT

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

June 25, 2020

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

Re: Black Flag Site Plan Submittal

Justin:

Attached is an application for a Site Plan to propose a commercial development, consisting of the construction of two commercial buildings totaling 14,364 sf with associated parking, utility, and stormwater improvements. The development site is located on approx. 6.98 acres on parcel number 03918-003-000 at 13218 NW County Road 235. The proposed use is a metalworking assembly business.

The application includes the required materials outlined in the City's technical checklist for site plan submittals.

If you have any questions regarding the project, please feel free to contact my office at 352-373-3541.

Regards,

Claudia Vega, PE
Director of Engineering

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 1, 2020

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: Black Flag Site Plan Application

Dear Mr. Sweger:

On June 29, 2020, the City of Alachua received your application for a Site Plan on behalf of Black Flag Metalsmith, LLC. The Site Plan proposes two buildings totaling ±15,000 square feet (a ±6,000 square foot building and a ±9,000 square foot building) with associated parking, stormwater, landscaping, and site improvements on a ±6.98 acre subject property, comprised of Tax Parcel Number 03918-003-000.

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, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Wednesday, July 8, 2020**. Digital submission of the materials to the project planner is acceptable.

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

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

1. **Site Plan Application Attachment #12., Alachua County Public Works Access Management Permit.** Submit documentation which evidences an Access Management Permit has been submitted to Alachua County Public Works.

PLEASE NOTE: FOR FUTURE APPLICATION SUBMITTALS, please ensure that the most current list of persons and organizations on file with the City to receive notices of neighborhood meetings and public hearings is used to prepare mailing labels. The list is available on the City's web site or upon request to planning@cityofalachua.com.

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 20, 2020

Sent by electronic mail to sreyes@edafl.com

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

RE: Development Review Team (DRT) Summary: Black Flag Metalsmith Site Plan

Dear Mr. Reyes:

On June 29, 2020, the City of Alachua received your application for a Site Plan on behalf of Black Flag Metalsmith, LLC. The Site Plan proposes two buildings totaling ±15,000 square feet (a ±6,000 square foot building and a ±9,000 square foot building) with associated parking, stormwater, landscaping, and site improvements on a ±6.98 acre subject property, comprised of Tax Parcel Number 03918-003-000. A completeness review was performed on July 1, 2020 and the application was determined to be complete on this date.

The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **11:00 PM** on **Tuesday, July 21, 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, August 3, 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 **September 8, 2020 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Section 6.1, Off-Street Parking and Loading Standards*
   a. Architectural plan for Building B does not show any office or lab space, or areas supporting these uses. Update parking calculations to use the parking standards for light manufacturing (1 space / 1,000 square feet of floor area), or provide architectural plan supporting the parking calculations shown on Sheet C100.
   b. Maximum number of parking spaces for Building B (notwithstanding any changes based upon previous comment) is 11 spaces (9 x 125% = 11.25). Sheet C100 states the maximum number is 12 spaces. Revise accordingly.

2. *Section 6.2, Tree Protection/Landscaping Standards*
   a. The applicant proposes to utilize the landscape reduction incentive afforded by Section 6.2.2(D)(6) for the preservation of 'natural wooded open space'. Significant clearing of the

property occurred under an agricultural exemption afforded by Section 6.2.1(F)(1)(d). Upon visual inspection of existing conditions and comparison of these conditions to the condition prior to tree harvesting, Staff finds that existing conditions are inconsistent with the purpose and intent of preserving a "natural wooded open space" in order to meet the requirements of Section 6.2.2(D)(6). An alternative to Section 6.2.2(D)(6) may be to utilize tree credits as afforded by Sections 6.2.1(D)(6) and 6.2.2(D)(4) may be calculated and applied. Note that only trees located on-site (and not within the ROWs of CR 235 or the ACL Railroad) may be credited for preservation.

Western Portion of Subject Property (July 2020)



Western Portion of Subject Property (July 2016)



Eastern Portion of Subject Property (July 2020)



Aerial Image of Subject Property (~2019)



b. Sheet L100 indicates that off-site mitigation is proposed for required mitigation for the removal of three (3) heritage trees totaling 100". Per Section 6.2.1(D)(7)(a), off-site mitigation may only be allowed when required tree replacement cannot be accommodated through in-site mitigation. The applicant has not reasonably demonstrated why additional on-site mitigation cannot be accommodated. There are several areas throughout the site which remain open where additional mitigation trees could be planted. Additionally, planting larger mitigation trees on-site could reasonably increase on-site mitigation. Please address.
c. Due to the substantial impacts of the preceding comments, a full compliance review with the landscape standards of Sections 6.2.2(d)(1) – (3) has not been performed. Such review will be completed upon satisfactorily resolving the tree mitigation/credits comments.
d. Due to previous site clearing, an aerial image is not sufficient to show regulated and heritage trees to be preserved as required per Section 6.2.2(G)(1)(a). Please submit ground photographs of regulated and heritage trees to be preserved.
e. Update Note 7., General Landscape Notes, Sheet L200, to reflect how Florida Friendly Landscape principles are incorporated into this project.

f. Sheet C200 references Sheet C220 for dumpster pad screening detail. No such sheet is included with the plan set. Provide screening detail demonstrating compliance with Section 6.2.3(B).
g. Section 6.2.3(C) requires service areas to be screened a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of six feet within three years of planting. Specify the details of the proposed rolling gate to confirm it shall provide screening in accordance with this section.

3. *Section 6.3, Fencing Standards*
   a. Sheet C200: Specify fencing materials as proposed on the plans. Note that chain-link fencing is prohibited when visible from a collector road per Section 6.3.5(C).

4. *Section 6.4, Exterior Lighting Standards*
   a. Per Section 6.4.4(B)(1), light sources shall not be directed outward toward property boundaries or adjacent rights-of-way. Please ensure no light trespasses off-site at the ingress/egress point.

5. *Section 6.6.3, Residential Protection Standards*
   a. Section 6.6.3 establishes standards for the protection of residential uses from nearby nonresidential development. These standards apply to any nonresidential development located within 500 feet of any residential district or adjacent to an existing single-family or two-family development. The applicant must provide a response (narrative format acceptable) describing how the proposed development addresses and incorporates these standards into the design and layout.
   b. As part of any recommendation to approve this application, Staff shall recommend conditions to the Planning & Zoning Board to address compliance with these standards. These conditions shall include:
      i. Hours of operation and deliveries (6.6.3(A)(1)): No activity shall occur on site and no deliveries shall be accepted before 7 AM on weekdays and before 8 AM on weekend days, nor shall any activity occur on site and nor shall any deliveries be made after 8 PM on weekdays and 9 PM on weekend days.
      ii. Activities that generate potential adverse impacts (6.6.3(A)(2)): No activities shall occur which generate noise, odor, glare, vibrations, or other similar impacts which are discernable to any location off site.
      iii. Lighting (Section 6.6.3(A)(5)): Except lighting that is necessary for security, safety, or identification purposes, lighting shall be shall turned off during non-operating hours.
      iv. Landscaping and buffering (6.6.3(A)(9)): Mitigation trees shall be placed along the CR 235 frontage to the maximum extent practicable in order to provide a visual buffer between the proposed development and nearby residential areas.

6. *Access to Public Utilities*
   a. Sheet C400 notes a proposed 10' utility easement for a public force main through Tax Parcel 03918 and a portion of Tax Parcel 03925-002-000.
      i. Proposed lift station is identified to be privately maintained. Confirm maintenance responsibility for new force main with Public Services Department.
      ii. Provide documentation from the owner of the referenced tax parcels that such an easement shall be granted.
      iii. Provide legal description and sketch of proposed utility easement.

7. *Environmental Considerations*
   a. Best available data indicates a potential sinkhole may be located east of the proposed location of Building B. Documentation must be provided which addresses this potential feature and which confirms no potential issues are present that would impede construction of Building B as shown on the plans.

8. *Public Facilities Impact Analysis*
   a. Consider ITE Code 140 – Manufacturing – rather than Code 110 – General Light Industrial – or a combination thereof. Code 140 more closely associates with the proposed use of Building A (manufacturing, office space, etc.)
   b. Please clarify water and wastewater calculations. Ch. 64E-6, F.A.C., does not appear to establish a generation rate of 100 gpd per 100 sq. ft. of floor space.

9. *Miscellaneous*
   a. The crosswalk which provides a connection between each building will be located behind a gate?
   b. How will access be afforded for trash pick up if the dumpster pad is located behind the rolling gate?
   c. PUE shall be required from ROW to proposed transformer location.
   d. Provide legal descriptions and sketches of all proposed PUEs.
   e. C200 notes a '10' street buffer'. This is not a requirement of the City of Alachua LDRs.
   f. Sheet C200 notes a 40' front setback and a 20' side setback. The setbacks for ILW zoning are as follows: Front – 20'; Side – 15'; Rear – 15'. Revise accordingly.

10. *Minor Revisions*
    a. Sheet C100: Correct references to the following zoning districts: RSF – 3 (Residential Single Family – 3); ILW (Light & Warehouse Industrial).
    b. Sheets C100 and C390: refers to the proposed buildings as "commercial". Proposed use is industrial.
    c. Sheet C010: Construction Notes, #7 – Plan is approved by the Planning & Zoning Board (PZB). Revise accordingly.
    d. Sheets C130 and L100: Tree barricade fencing detail – Minimum height of protective tree barricades is 4 feet per Section 6.2.1(D)(2). Revise accordingly.
    e. Sheet C390: Correct the total building area under Section II.

11. *Public Services / Fire Rescue / Engineering Review Comments*
    a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated July 20, 2020.
    b. The applicant must address the comments provided by Brian Green of Alachua County Fire Rescue in an email dated July 14, 2020.
    c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated July 14, 2020.

12. *General Information*
    a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at: https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx

b. 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

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

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., dated July 20, 2020
Letter from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated July 14, 2020

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **July 20, 2020**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 7/20/2020

RE: **Black Flag Site Plan Comments, Including Supplemental Comments**

Public Services has reviewed the Black Flag Site Plan (June 29th Submittal) and offer the following comments, including supplemental comments 17 and 18. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment(s) on June 29th Submittal** **Worksheet for Pressure Loss** Please clarify the design flow – has fire flow been taken into account? For example, Paragraph A says that the velocity thru 6-inch pipe is only 0.08 fps, which obviously does not take into account fire flow. Modify calculations as necessary.
2.	**Comment(s) on June 29th Submittal** **Worksheet for Needed Fire Flow & Attachment A** Fire flow calculations show that the required fire flows for Bldgs A & B are 2000 and 1750 gpm, respectively. As per actual fire flow tests, the existing hydrant can produce 1188 gpm at 20 psi. The new hydrant should make up the difference. Please include a summary that shows that the total fire flow from the existing and new hydrants exceed the fire flow requirements for Bldgs A & B.
3.	**Comment(s) on June 29th Submittal** **Worksheet for Commercial Water Meter Sizing**

NO.	COMMENTS
	This worksheet shows a ¾-inch water meter is required, while the meter size shown on sheet C400 calls out a 1-inch water meter. Please clarify what size meter will be provided.
4.	**Comment(s) on June 29th Submittal** **Lift Station Calculations** IV. Wet Well Design: Item 1: Please include wet well diameter. Items 2 through 5: Please clarify how storage volumes are calculated. Identify each of the two boundary levels.
5.	**Comment(s) on June 29th Submittal** **Lift Station Calculations** Design flow calcs are based on a design flow of 20 gpm and a TDH of 28 ft. Pipe velocity is 2.0 fps in a 2-inch line Please review pump selection. Note that the pump produces only 21 ft at deadhead. Thus it will deliver less than 20 gpm. Please identify how much flow it will deliver. The reviewer assumes that minimum pipe flow should be 2.0 fps to prevent solids deposition. Also, the selected pump appears to have a design point very much to the left of the curve, and far from the Best Efficiency Pint (BEP). Is a better pump selection available? Will the rated voltage of 230 V ac be compatible with the site power requirements?
6.	**Comment(s) on June 29th Submittal** **Sheet C100:** Please add "SITE PLAN" to the title.
7.	**Comment(s) on June 29th Submittal** **Sheet C110:** • Please add "proposed easements" to the legend. • Please add "force main" to the Proposed Utility Symbols.
8.	**Comment(s) on June 29th Submittal** **Sheet C400:** • General Utility Note 2: Please remove "ENGINEERING" so it now reads "ELECTRIC DEPARTMENT".

NO.	COMMENTS
	• Where the new water main ties into the existing water main (key 1)add a note similar to : "A specialty Contractor pre-approved by the City shall make the tie-in of the new water main to the existing water main. • There are two instances that call out a 2-inch water service as "2-inch C900 DR 18 PVC WATER MAIN". Please confirm that C900 DR 18 pipe is available in 2-inch. If not, replace with appropriate PVC pipe.
9.	**Comment(s) on June 29th Submittal** **Sheet C400 (continued):** • Note on right hand side calls out "public force main". Note that this is a "private force main". Please change. • Also this Utility Easement is likely private as it is on private land. Coordinate easement with land owner. Please evaluate, and then change to "private utility easement".
10.	**Comment(s) on June 29th Submittal** **Sheet C400 (continued - Electrical):** • Please delete General Utility Notes 5 & 6. Replace with Attachment 1. • See Comment 14 for related electrical comments. • Once location of transformer has been finalized, show a proposed utility easement for the primary electrical service on site and also the transformer.
11	**Comment(s) on June 29th Submittal** **Sheet C410** • "PROPOSED PUBLIC UTILITY EASEMENT" has been called out twice. Please change to "PROPOSED PRIVATE UTILITY EASEMENT". See comments above. • A "Proposed air release valve" is called out on the force main profile. Please include applicable details for it. • Typical comment: Review all instances of "PROPOSED" Although "proposed" is suitable for preliminary conceptual documents, it is not really appropriate for contract documents. • Please evaluate all instances of "PROPOSED" and remove as appropriate. Note that "PROPOSED EASEMENT" is appropriate because the easement has not been granted yet.

NO.	COMMENTS
12.	**Comment(s) on June 29th Submittal** **Sheets 420 & 430** • Confirm that all required details are shown. As a minimum, add detail 307 (a cross-reference painting detail) and fire hydrant details.
13.	**Comment(s) on June 29th Submittal** **Sheet 430** • Even though water main pipe is correctly noted on sheet C400 as "C900 DR18", suggest that it also be called out on sheet 430, so that it is specified as the default. • Suggest adding water note 6, with text similar to: "6. Unless otherwise noted or shown, water lines 4-inches in diameter and larger shall be C900 DR18 PVC, suitable for potable water service.
14.	**Comment(s) on June 29th Submittal** **General Comment, Electrical** As per the CoA Electric Service Policy Manual, before the site plan document set can be considered 100%, the following is required: • Site Plan: Show location of main disconnect(s), desired electrical service location(s) and desired location(s) for CoA electrical equipment. This submittal shows the desired service location(s). Call out the location of the main disconnects. This submittal shows the desired location for CoA electrical equipment; namely, the transformer. The COA is OK with the transformer location as shown, but suggests that the electrical design engineer confirm this location. • Electrical Plan: Complete set of electrical plans, including a panel schedule. Indicate the size of HVAC loads. This is necessary for COA to size the transformer. • Electrical Load Calculation: One electrical total connected load calculation for each proposed service. This is necessary for COA to size the transformer.
15.	**Comment(s) on June 29th Submittal** **General Comment, Electrical, Transformer** • As noted above, the COA will size the transformer once load calculations have been supplied. • In addition, please provide the required type of power supply, also necessary for

NO.	COMMENTS
	COA to provide suitable primary service and to order the transformer. The most common type of electrical supply for similar applications is 460-volt, 3-phase. Other possibilities include 3-phase power of other voltages as well as several voltages of single-phase power.
16.	**Comment(s) on June 29th Submittal** **Sheet C400 (continued - Electrical):** The sheet shows that the primary electric service is derived from the overhead power line that is on the same side of CR235 as the site. Although the site is within the COA electric service area, the overhead power line is owned by Duke Energy. To obtain primary service, the electrical tie-in would be to a COA-owned overhead power line on the far side of CR235. Primary power service (conduit and conductors) would need to be installed under CR235. Attachment 2 shows the COA power line in red, to which the primary service connection would be made. For assistance, please contact Billy Shiskin, COA Public Service Electrical Supervisor. Contact information is (1) Office: (386) 518-5831 and (2) Work Cell: (352) 316-8182.
17.	**Supplemental Comment(s) on June 29th Submittal** **Sheet C430** Please add Sanitary Sewer comment 11, as follows: "11. For force main, provide tracer wire and appurtenances from the lift station to the connecting COA manhole." To the Site Plan documents, please add the following details: • 321A, 321C, 318, 203 and 145.
18.	**Supplemental Comment(s) on June 29th Submittal** **Sheet C430** Please add Water comments 7 & 8, as follows: " 7. The Contractor shall provide test assemblies and tracer wires to both metallic and non-metallic pipe as per City of Alachua design and details. 8. For the new water main, provide tracer wire and appurtenances starting from the existing water main to near the water meter (keyed note 3 on Sheet C400)."

NO.	COMMENTS
	To the Site Plan documents, please add the following details: • 321B, 100, 103, 106, 112, 115, 145, 106, 109, 145,
	END OF COMMENTS

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

ATTACHMENT 1

SUGGESTED COA ELECTRICAL WORK SCOPE – COMMERCIAL

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

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

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

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

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

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

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

ATTACHMENT 2:
LOCATION OF
COA-OWNED
POWER
LINE

BLACK FLAG SITE

COA
OVERHEAD
POWER
LINE

11393 37.5

FCSG-479 1133

N

RE: Request for Review: Black Flag Metalsmith Site Plan

From : Brian Green <bgreen@AlachuaCounty.US> Tue, Jul 14, 2020 12:14 PM
Subject : RE: Request for Review: Black Flag Metalsmith Site Plan 7 attachments
To : Justin Tabor <jtabor@cityofalachua.org>

Justin,

They need to show how they will address the fire flow not being the minimum required.

Brian Green
Plans Reviewer/Inspector
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3103 (office) • 352-494-3140 Cell (mobile)

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From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, July 14, 2020 11:58 AM
To: Brian Green <bgreen@AlachuaCounty.US>
Subject: Fwd: Request for Review: Black Flag Metalsmith Site Plan

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brian,

See below.

Sincerely,

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

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From: "Justin Tabor" <jtabor@cityofalachua.com>
To: "bgreen" <bgreen@alachuacounty.us>

Sent: Tuesday, July 7, 2020 2:10:10 PM
Subject: Re: Request for Review: Black Flag Metalsmith Site Plan

Hi Brian,

Just wanted to confirm that you received the email below. Feel free to call if you have any questions.

Sincerely,

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

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From: "Justin Tabor" <jtabor@cityofalachua.com>
To: "bgreen" <bgreen@alachuacounty.us>
Sent: Wednesday, July 1, 2020 1:24:48 PM
Subject: Request for Review: Black Flag Metalsmith Site Plan

Brian,

The Planning Department has received a new Site Plan application from EDA Consultants, Inc., on behalf of Black Flag Metalsmith, LLC. The Site Plan proposes two (2) buildings, one ±6,000 square foot building and a second ±9,000 square foot building, with associated parking, stormwater, landscaping, and site improvements on a ±6.85 acre subject property, consisting of a portion of Tax Parcel Number 03918-003-000.

Please review the application and provide any comments in writing no later than **5:00 PM on Wednesday, July 15, 2020**. DRT Meetings will be scheduled under separate cover.

One area I noted in particular is that ***it does not appear that the existing system can achieve minimum required flow for protection*** (minimum required fire flow: 2,000 gpm; hydrant test shows 1,188.4 gpm @ 20 psi). The hydrant flow test results are included as Attachment A to the Pressure Loss Calculations (see link below).

Fire Flow Info: **LINK TO FIRE FLOW DOCUMENTS**
Site Plan: **LINK TO PLANS**
Link to Application Materials: **LINK TO MATERIALS**

Feel free to call at your convenience to discuss.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
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JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

July, 14 2020

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

Re: Black Flag Metalsmith

Dear Mr. Tabor:

As you requested, we have reviewed the Black Flag Metalsmith submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 06/25/2020. Our review generated the following comments and recommendations that are outlined below.

C000

1. Please show required handicap parking spaces calculations in the parking calculations.

C130

1. There is more tree barricade than what is necessary on the north end of the property. Suggest placing tree barricade around the 35" Laurel Oak and removing other tree barricade.
2. The hatches shown in the legend do not match those in plan view. Please revise for consistency.
3. The 28" Laurel Oak just west of the proposed lift station is in an area which is currently proposed to be excavated approximately 1.5'. Please revise grading to save this tree or show it to be removed.
4. The 29" Laurel Oak on the southwest edge of the property is within the grading limits of Basin 1. Please revise grading to save this tree or show it to be removed.
5. Please add tree barricade around the 32" Laurel Oak and the 29" Laurel Oak if they are to be preserved.

C200

1. Will Building B utilize the overhead doors? If so, please remove the wheel stops in front of the doors in order to allow vehicular access.
2. If Building B will have flush sidewalk, a handicap ramp as depicted is not necessary.

3. With a 5’ sidewalk, concerns that there will not be enough clearance if handicap signs are placed in the sidewalks in front of the buildings. Consider mounting the signs to the building.
4. Please provide additional detail on proposed rolling gates. Please identify the location of the posts for the gates and details of how the gate will open.
5. Consider adding an additional drive to Building B on the south side of the parking aisle to allow for easier access to the parking lot.
6. Consider widening the turn radius to enter the parking lot from CR 235.
7. Provide a dimension on the width of the drive aisle leading to the private lift station.
8. Consider shifting the parking lot for Building B slightly further south to avoid a small gap in the edge of the sidewalk and the parking lot.

C300

1. Please label the 76 contour just west of Building A for clarity.
2. Consider reworking the grading in the open area near the lift station to avoid excavating around the 28” Laurel Oak.
3. Suggest differentiating linetype of the stormwater cleanouts and the centerline of the roads. It is difficult to differentiate in some areas.
4. Does STCO-3 discharge to S-1? There is no N 6” invert shown in the structure table.
5. Please callout the pipe sizes on the pipe runs from STCO-6 to STCO-7 and from STCO-3 to S-1.
6. Consider creating a more symmetric slope on the entry drive to the property. The current design has cross slopes varying from 1.0% to 0.17%. Suggest lowering the 75.23 spot in the inverted crown to 75.10.
7. Provide spot elevations on the west side of the island just south of Building A to demonstrate positive discharge and ADA compliance.
8. Provide additional curbing just west of S-2 to prevent water from running off and eroding the basin sides.
9. Provide spillway on the driveway just north of Building A. This will prevent significant erosion on the basin sides.
10. Provide additional spots at the corners of Building B.
11. Please revise the 75.28 spot on the west side of the crosswalk to ensure ADA compliance.
12. Suggest providing an additional Type C structure at the west end of Road A and piping it to a mitered end section in the basin. This will eliminate possible erosion concerns at the northwest corner of the building.
13. Please provide additional spots at each corner of the concrete dumpster pad.
14. Consider raising the southernmost turnout near Building B above 75.90 to ensure that water does not flow offsite, rather it gets into the stormwater system.
15. Please provide callout in structure table for the weir on S-4.

C310

1. Please revise section A-A to be perpendicular to the basin sides.
2. Please add a scale on the Basin Typical Section.

3. Please label existing vs. proposed ground on the typical section.
4. Suggest showing the stormwater inlet and mitered end section on the section view for clarity.
5. Please show the limits of the proposed sump in the plan view for clarity.
6. Add a callout to the section view showing if the basin bottoms and sides will be sodded or seeded.
7. The drainage calculations and S-4 Detail on this sheet differ on the specifications of the weir. The drainage calculations show the width of 3.5" and the height to be 1.5'. The detail on this sheet shows the weir to be 3" wide and 1.64' tall.
8. The top elevation and invert elevation of S-4 differs from sheet C300 to the detail on sheet C310. Please revise for consistency.
9. Structure S-5 and the daylight elevation differ. Please revise for consistency.
10. Consider shifting S-4 slightly to the east. The weir elevation and skimmer will be right at ground elevation with the current design.
11. Suggest lowering the top of S-4 to the critical elevation to use for emergency overflow. The basin is not calculated to rise to the height of the proposed top.
12. Suggest utilizing a 6" or 9" galvanized steel skimmer to prevent clogging.

C320

1. Will there be a 3" drop from the dumpster pad to the asphalt as indicated in the detail on this sheet? Please show this with additional spots on Sheet C300.
2. The sidewalk in the plan view is called out at 5' wide, however is shown as 7' wide on the handicap ramp detail.
3. The ramp shown in the detail on this sheet does not match what is shown in plan view.
4. There is a minor misspelling in the handicap parking & ramp detail. The word "isle" should be "aisle"

C400

1. A maximum distance of 100' of 6" PVC is required without a cleanout. Please provide additional cleanout between CO-4 and MH-1 and between CO-2 and CO-3.
2. The east invert of WWMH-1 is not shown.
3. Please callout the 1" water main traveling under the road near the entry. Will a casing be required?
4. Please revise the top elevation of CO-2.
5. C900 DR-18 is not used in 2" PVC pipes. Please consider SCH40 PVC.
6. Please label 1" PVC WM that is crossing the entry drive to the project.

C410

1. Please identify the invert elevation of the discharge pipe on the lift station detail.
2. The plan view seems to indicate that there will be 4 inverts to the City of Alachua sanitary manhole. Please show the additional invert on the detail to show that there is enough room to fit the force main invert into the manhole.
3. Please provide dimensions off the PUE for the force main and the water main.

4. We would recommend IPS PVC pressure pipe per ASTM D2241 SDR21 for 2” pressure pipe for force mains.
5. Please provide additional dimensions for the area where the PUE will shift north to get around the power pole.
6. Will fencing be provided around the lift station? Please provide additional details for the fence.

C700

1. Please provide labels and scales on different viewports shown on this sheet.
2. General Note 10 states that lane closures must be submitted for FDOT review. This road is a county road, not a state road.

C720

1. Please provide labels and scales on different viewports shown on this sheet.
2. Cross Section A-A appears to be facing the incorrect way.
3. Please label the new pavement surface on profile A-A.
4. Please provide labels on the wastewater lines.
5. Please show the proposed 2” N Invert on the sanitary manhole label.

Sincerely,

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

Cc: Claudio Vega

August 3, 2020

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

Re: Development Review Team (DRT) Summary
Black Flag Metalsmith Site Plan

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on July 20, 2020 are below.

1. *Section 6.1, Off-Street Parking and Loading Standards*
a. Architectural plan for Building B does not show any office or lab space, or areas supporting these uses. Update parking calculations to use the parking standards for light manufacturing (1 space / 1,000 square feet of floor area), or provide architectural plan supporting the parking calculations shown on Sheet C100.
RESPONSE: Parking calculations have been updated per the provided architectural plans for Building B.

b. Maximum number of parking spaces for Building B (notwithstanding any changes based upon previous comment) is 11 spaces (9 x 125% = 11.25). Sheet C100 states the maximum number is 12 spaces. Revise accordingly.
RESPONSE: Parking spaces have been revised accordingly.

2. *Section 6.2, Tree Protection/Landscaping Standards*
a. The applicant proposes to utilize the landscape reduction incentive afforded by Section 6.2.2(D)(6) for the preservation of 'natural wooded open space'. Significant clearing of the property occurred under an agricultural exemption afforded by Section 6.2.1(F)(1)(d). Upon visual inspection of existing conditions and comparison of these conditions to the condition prior to tree harvesting, Staff finds that existing conditions are inconsistent with the purpose and intent of preserving a "natural wooded open space" in order to meet the requirements of Section 6.2.2(D)(6). An alternative to Section 6.2.2(D)(6) may be to utilize tree credits as afforded by Sections 6.2.1(D)(6) and 6.2.2(D)(4) may be calculated and applied. Note that only trees located on-site (and not within the ROWs of CR 235 or the ACL Railroad) may be credited for preservation.
RESPONSE: The landscape reduction incentive afforded by section 6.2.2 (D)(6) is no longer being used. Instead, tree credits for trees preserved on site are being applied per 6.2.2 (D) (4).

b. Sheet L100 indicates that off-site mitigation is proposed for required mitigation for the removal of three (3) heritage trees totaling 100". Per Section 6.2.1(D)(7)(a), off-site mitigation may only be allowed when required tree replacement cannot be accommodated through in-site mitigation. The applicant has not reasonably demonstrated why additional on-site mitigation

cannot be accommodated. There are several areas throughout the site which remain open where additional mitigation trees could be planted. Additionally, planting larger mitigation trees on-site could reasonably increase on-site mitigation. Please address.
RESPONSE: 100'' of mitigation trees have been added to the landscape plan. See Sheet L300 for revised plan.

c. Due to the substantial impacts of the preceding comments, a full compliance review with the landscape standards of Sections 6.2.2(d)(1) – (3) has not been performed. Such review will be completed upon satisfactorily resolving the tree mitigation/credits comments.
RESPONSE: Mitigation and tree credit comments have been resolved as explained above.

d. Due to previous site clearing, an aerial image is not sufficient to show regulated and heritage trees to be preserved as required per Section 6.2.2(G)(1)(a). Please submit ground photographs of regulated and heritage trees to be preserved.
RESPONSE: On site photographs have been provided for these trees. See accompanying tree report for documentation.

e. Update Note 7., General Landscape Notes, Sheet L200, to reflect how Florida Friendly Landscape principles are incorporated into this project.
RESPONSE: Florida Friendly narrative has been added to sheet L200.

f. Sheet C200 references Sheet C220 for dumpster pad screening detail. No such sheet is included with the plan set. Provide screening detail demonstrating compliance with Section 6.2.3(B).
RESPONSE: The correct sheet is C320, the Paving, Grading, and Drainage Details and Notes sheet. This has been correct on sheet C200.

g. Section 6.2.3(C) requires service areas to be screened a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of six feet within three years of planting. Specify the details of the proposed rolling gate to confirm it shall provide screening in accordance with this section.
RESPONSE: A detail for the fence/gate has been added to sheet C320.

3. *Section 6.3, Fencing Standards*
a. Sheet C200: Specify fencing materials as proposed on the plans. Note that chain-link fencing is prohibited when visible from a collector road per Section 6.3.5(C).
RESPONSE: Fencing material is now specified. Please see revised sheet C200.

4. *Section 6.4, Exterior Lighting Standards*
a. Per Section 6.4.4(B)(1), light sources shall not be directed outward toward property boundaries or adjacent rights-of-way. Please ensure no light trespasses off-site at the ingress/egress point.
RESPONSE: Pole light is required adjacent to access drive in order to maintain maximum/minimum uniformity ratio. This pole is not directed outward and is located greater than one mounting height from the property line. Light trespass onto right-of-way is below 1fc. All other fixtures are remote from property line and do not contribute to light trespass.

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

b. As part of any recommendation to approve this application, Staff shall recommend conditions to the Planning & Zoning Board to address compliance with these standards. These conditions shall include:
i. Hours of operation and deliveries (6.6.3(A)(1)): No activity shall occur on site and no deliveries shall be accepted before 7 AM on weekdays and before 8 AM on weekend days, nor shall any activity occur on site and nor shall any deliveries be made after 8 PM on weekdays and 9 PM on weekend days.
ii. Activities that generate potential adverse impacts (6.6.3(A)(2)): No activities shall occur which generate noise, odor, glare, vibrations, or other similar impacts which are discernable to any location off site.
iii. Lighting (Section 6.6.3(A)(5)): Except lighting that is necessary for security, safety, or identification purposes, lighting shall be shall turned off during non-operating hours.
iv. Landscaping and buffering (6.6.3(A)(9)): Mitigation trees shall be placed along the CR 235 frontage to the maximum extent practicable in order to provide a visual buffer between the proposed development and nearby residential areas. **Mitigation trees have been added along the CR 235 frontage to the maximum extent practicable to provide a visual buffer between the proposed development and nearby residential areas.**
RESPONSE: The applicant accepts these conditions.

6. *Access to Public Utilities*
a. Sheet C400 notes a proposed 10’ utility easement for a public force main through Tax Parcel 03918 and a portion of Tax Parcel 03925-002-000.
i. Proposed lift station is identified to be privately maintained. Confirm maintenance responsibility for new force main with Public Services Department.
RESPONSE: The lift station and force main shall be private.

ii. Provide documentation from the owner of the referenced tax parcels that such an easement shall be granted.
RESPONSE: We are coordinating with the owner, this documentation will be provided as soon as it is available.

iii. Provide legal description and sketch of proposed utility easement.
RESPONSE: Legal description and sketch shall be provided upon completion.

7. *Environmental Considerations*
a. Best available data indicates a potential sinkhole may be located east of the proposed location of Building B. Documentation must be provided which addresses this potential feature and which confirms no potential issues are present that would impede construction of Building B as shown on the plans.
RESPONSE: Universal Engineering Sciences, Inc. is working on this. The report will be provided when available.

8. *Public Facilities Impact Analysis*
a. Consider ITE Code 140 – Manufacturing – rather than Code 110 – General Light Industrial – or a combination thereof. Code 140 more closely associates with the proposed use of Building A (manufacturing, office space, etc.)
RESPONSE: The trip generation has been updated using ITE Code 140. Please see revised trip generation worksheet and sheet C100.

b. Please clarify water and wastewater calculations. Ch. 64E-6, F.A.C., does not appear to establish a generation rate of 100 gpd per 100 sq. ft. of floor space.
RESPONSE: Water and wastewater calculations have been revised to consistently state 15 gpd per 100 SF of office floor space.

9. *Miscellaneous*
a. The crosswalk which provides a connection between each building will be located behind a gate?
RESPONSE: The gate and fence are now located behind the crosswalk between the buildings.

b. How will access be afforded for trash pick up if the dumpster pad is located behind the rolling gate?
RESPONSE: The gate and fence are now located behind the dumpster pad.

c. PUE shall be required from ROW to proposed transformer location.
RESPONSE: A PUE has been added over the transformer.

d. Provide legal descriptions and sketches of all proposed PUEs.
RESPONSE: Legal description and sketch shall be provided upon completion.

e. C200 notes a '10' street buffer'. This is not a requirement of the City of Alachua LDRs.
RESPONSE: Noted.

f. Sheet C200 notes a 40' front setback and a 20' side setback. The setbacks for ILW zoning are as follows: Front – 20'; Side – 15'; Rear – 15'. Revise accordingly.
RESPONSE: Noted. The setbacks have been revised accordingly.

10. *Minor Revisions*
a. Sheet C100: Correct references to the following zoning districts: RSF – 3 (Residential Single Family – 3); ILW (Light & Warehouse Industrial).
RESPONSE: The zoning district references have been corrected.

b. Sheets C100 and C390: refers to the proposed buildings as "commercial". Proposed use is industrial.
RESPONSE: The building description has been revised to state industrial.

c. Sheet C010: Construction Notes, #7 – Plan is approved by the Planning & Zoning Board (PZB). Revise accordingly.
RESPONSE: Note #7 has been revised accordingly.

d. Sheets C130 and L100: Tree barricade fencing detail – Minimum height of protective tree barricades is 4 feet per Section 6.2.1(D)(2). Revise accordingly.
RESPONSE: The tree barricade detail has been revised to the minimum height of 4 feet as required.

e. Sheet C390: Correct the total building area under Section II.
RESPONSE: The total building area has been corrected.

11. *Public Services / Fire Rescue / Engineering Review Comments*
a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated July 20, 2020.
RESPONSE: Noted.

b. The applicant must address the comments provided by Brian Green of Alachua County Fire Rescue in an email dated July 14, 2020.
RESPONSE: Noted.

c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated July 14, 2020.
RESPONSE: Noted.

12. *General Information*
a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:
https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx
RESPONSE: Noted.

b. 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
RESPONSE: Noted.

Public Services Comments

1. **Worksheet for Pressure Loss**

Please clarify the design flow - has fire flow been taken into account? For example, Paragraph A says that the velocity thru 6-inch pipe is only 0.08 fps, which obviously does not take into account fire flow. Modify calculations as necessary.

RESPONSE: The velocity through the 6" pipe is now taking the fire flow into consideration.

2. **Worksheet for Needed Fire Flow & Attachment A**

Fire flow calculations show that the required fire flows for Bldgs A & B are 2000 and 1750 gpm, respectively. As per actual fire flow tests, the existing hydrant can produce 1188 gpm at 20 psi. The new hydrant should make up the difference. Please include a summary that shows that the total fire flow from the existing and new hydrants exceed the fire flow requirements for Bldgs A & B.

RESPONSE: Please see revised fire demand calculations.

3. **Worksheet for Commercial Water Meter Sizing**

This worksheet shows a 3/4-inch water meter is required, while the meter size shown on sheet C400 calls out a 1-inch water meter. Please clarify what size meter will be provided.

RESPONSE: The water meter sizing worksheet and plans are now consistency. A 1" water meter will be provided.

4. **Lift Station Calculations**

IV. Wet Well Design:

Item 1: Please include wet well diameter.

Items 2 through 5: Please clarify how storage volumes are calculated. Identify each of the two boundary levels.

RESPONSE: Wet well diameter is included in section IV.2.

5. **Lift Station Calculations**

Design flow calcs are based on a design flow of 20 gpm and a TDH of 28 ft. Pipe velocity is 2.0 fps in a 2-inch line.

Please review pump selection. Note that the pump produces only 21 ft at deadhead. Thus it will deliver less than 20 gpm. Please identify how much flow it will deliver. The reviewer assumes that minimum pipe flow should be 2.0 fps to prevent solids deposition. Also, the selected pump appears to have a design point very much to the left of the curve, and far from the Best Efficiency Pint (BEP).

Is a better pump selection available?

Will the rated voltage of 230 V ac be compatible with the site power requirements?

RESPONSE: Please see revised lift station calculations and pump selection.

6. **Sheet C100:**

Please add "SITE PLAN" to the title.

RESPONSE: The title has been updated to include "SITE PLAN".

7. **Sheet C110:**

• Please add "proposed easements" to the legend.

• Please add "force main" to the Proposed Utility Symbols.

RESPONSE: Both items have been added to the legend.

8. **Sheet C400:**

• General Utility Note 2: Please remove "ENGINEERING" so it now reads "ELECTRIC DEPARTMENT".
• Where the new water main ties into the existing water main (key 1) add a note similar to: "A specialty Contractor pre-approved by the City shall make the tie-in of the new water main to the existing water main."
• There are two instances that call out a 2-inch water service as "2-inch C900 DR 18 PVC WATER MAIN". Please confirm that C900 DR 18 pipe is available in 2-inch. If not, replace with appropriate PVC pipe.

RESPONSE: All notes have been updated accordingly. The 2" PVC water service is now specified to be SCH 40.

9. **Sheet C400 (continued):**

• Note on right hand side calls out "public force main". Note that this is a "private force main". Please change.
• Also this Utility Easement is likely private as it is on private land. Coordinate easement with land owner. Please evaluate, and then change to "private utility easement".

RESPONSE: All easement and labels have been corrected to state private where applicable.

10. **Sheet C400 (continued - Electrical):**

• Please delete General Utility Notes 5 & 6. Replace with Attachment 1.
• See Comment 14 for related electrical comments.
• Once location of transformer has been finalized, show a proposed utility easement for the primary electrical service on site and also the transformer.

RESPONSE: The notes have been revised accordingly and utility easement is now shown over the transformer and primary electric service.

11. **Sheet C410**

• "PROPOSED PUBLIC UTILITY EASEMENT" has been called out twice. Please change to "PROPOSED PRIVATE UTILITY EASEMENT". See comments above.
• A "Proposed air release valve" is called out on the force main profile. Please include applicable details for it.
• Typical comment: Review all instances of "PROPOSED" Although "proposed" is suitable for preliminary conceptual documents, it is not really appropriate for contract documents.
• Please evaluate all instances of "PROPOSED" and remove as appropriate. Note that "PROPOSED EASEMENT" is appropriate because the easement has not been granted yet.

RESPONSE: Easement labels have been corrected. The air release valve detail has been added to sheet C420. All instances of "PROPOSED" have been reviewed.

12. **Sheets 420 & 430**

• Confirm that all required details are shown. As a minimum, add detail 307 (a cross reference painting detail) and fire hydrant details.

RESPONSE: Detail 307 and 103 have been added to sheet C420.

13. **Sheet 430**

• Even though water main pipe is correctly noted on sheet C400 as "C900 DR18", suggest that it also be called out on sheet 430, so that it is specified as the default.
• Suggest adding water note 6, with text similar to:
"6. Unless otherwise noted or shown, water lines 4-inches in diameter and larger shall be C900 DR18 PVC, suitable for potable water service.

RESPONSE: Water Note 7 has been updated with similar language as suggested.

14. General Comment, Electrical

As per the CoA Electric Service Policy Manual, before the site plan document set can be considered 100%, the following is required:

• Site Plan: Show location of main disconnect(s), desired electrical service location(s) and desired location(s) for CoA electrical equipment. This submittal shows the desired service location(s). Call out the location of the main disconnects. This submittal shows the desired location for CoA electrical equipment; namely, the transformer. The COA is OK with the transformer location as shown, but suggests that the electrical design engineer confirm this location.

• Electrical Plan: Complete set of electrical plans, including a panel schedule. Indicate the size of HV AC loads. This is necessary for COA to size the transformer.

• Electrical Load Calculation: One electrical total connected load calculation for each proposed service. This is necessary for COA to size the transformer.

RESPONSE: All requested information is shown on sheet C400 and the attached electrical plans.

15. General Comment, Electrical, Transformer

As noted above, the COA will size the transformer once load calculations have been supplied. In addition, please provide the required type of power supply, also necessary for COA to provide suitable primary service and to order the transformer. The most common type of electrical supply for similar applications is 460-volt, 3-phase. Other possibilities include 3-phase power of other voltages as well as several voltages of single-phase power.

RESPONSE: This information is now provided in the architectural and electric plans.

16. Sheet C400 (continued - Electrical):

The sheet shows that the primary electric service is derived from the overhead power line that is on the same side of CR235 as the site. Although the site is within the COA electric service area, the overhead power line is owned by Duke Energy. To obtain primary service, the electrical tie-in would be to a COA-owned overhead power line on the far side of CR235. Primary power service (conduit and conductors) would need to be installed under CR235. Attachment 2 shows the COA power line in red, to which the primary service connection would be made.

For assistance, please contact Billy Shiskin, COA Public Service Electrical Supervisor. Contact information is (1) Office: (386) 518-5831 and (2) Work Cell: (352) 316-8182.

RESPONSE: The primary electric service is now being shown from the COA power line on the far side of C235 as required.

17. Sheet C430

Please add Sanitary Sewer comment 11, as follows:

"11. For force main, provide tracer wire and appurtenances from the lift station to the connecting COA manhole."

To the Site Plan documents, please add the following details:

• 321A, 321C, 318, 203 and 145.

RESPONSE: Details and sewer notes have been added as requested.

18. Sheet C430

Please add Water comments 7 & 8, as follows:
"7. The Contractor shall provide test assemblies and tracer wires to both metallic and nonmetallic
pipe as per City of Alachua design and details.
8. For the new water main, provide tracer wire and appurtenances starting from the existing water main to near the water meter (keyed note 3 on Sheet C400)."
To the Site Plan documents, please add the following details:
• 321B, 100, 103, 106, 112, 115, 145, 106, 109, 145,
RESPONSE: Details and water notes have been added as requested.

Alachua County Fire Rescue

They need to show how they will address the fire flow not being the minimum required.
RESPONSE: Please see revised fire flow calculations.

JBrown Comments

C000

1. Please show required handicap parking spaces calculations in the parking calculations.
RESPONSE: Handicap parking calculation has been added to the parking calculations table.

C130

1. There is more tree barricade than what is necessary on the north end of the property. Suggest placing tree barricade around the 35" Laurel Oak and removing other tree barricade.
RESPONSE: Noted. Tree barricade has been updated.

2. The hatches shown in the legend do not match those in plan view. Please revise for consistency.
RESPONSE: The hatches have been corrected for consistency.

3. The 28" Laurel Oak just west of the proposed lift station is in an area which is currently proposed to be excavated approximately 1.5'. Please revise grading to save this tree or show it to be removed.
RESPONSE: The grading has been revised to save this tree.

4. The 29" Laurel Oak on the southwest edge of the property is within the grading limits of Basin 1. Please revise grading to save this tree or show it to be removed.
RESPONSE: The grading around this tree is minimal and will be preserved.

5. Please add tree barricade around the 32" Laurel Oak and the 29" Laurel Oak if they are to be preserved.
RESPONSE: Tree barricade has been added around these trees.

C200

1. Will Building B utilize the overhead doors? If so, please remove the wheel stops in front of the doors in order to allow vehicular access.
RESPONSE: Wheel stops have been removed as needed.

2. If Building B will have flush sidewalk, a handicap ramp as depicted is not necessary.
RESPONSE: The handicap ramp has been removed.

3. With a 5' sidewalk, concerns that there will not be enough clearance if handicap signs are placed in the sidewalks in front of the buildings. Consider mounting the signs to the building.
RESPONSE: Handicap parking signs are now specified to be mounted.

4. Please provide additional detail on proposed rolling gates. Please identify the location of the posts for the gates and details of how the gate will open.
RESPONSE: A fence/gate detail has been added to sheet C320.

5. Consider adding an additional drive to Building B on the south side of the parking aisle to allow for easier access to the parking lot.
RESPONSE: Noted.

6. Consider widening the turn radius to enter the parking lot from CR 235.
RESPONSE: The turn radius has been increased. Please see revised sheet C200.

7. Provide a dimension on the width of the drive aisle leading to the private lift station.
RESPONSE: The drive aisle to the lift station is now dimensioned.

8. Consider shifting the parking lot for Building B slightly further south to avoid a small gap in the edge of the sidewalk and the parking lot.
RESPONSE: Noted.

C300

1. Please label the 76 contour just west of Building A for clarity.
RESPONSE: The 76 contour is now labeled.

2. Consider reworking the grading in the open area near the lift station to avoid excavating around the 28" Laurel Oak.
RESPONSE: The grading in this area has been revised.

3. Suggest differentiating linetype of the stormwater cleanouts and the centerline of the roads. It is difficult to differentiate in some areas.
RESPONSE: The linetype for the header pipes has been darkened for clarity.

4. Does STCO-3 discharge to S-1? There is no N 6" invert shown in the structure table.
RESPONSE: The 6" invert is now shown in the schedule.

5. Please callout the pipe sizes on the pipe runs from STCO-6 to STCO-7 and from STCO-3 to S-1.
RESPONSE: The pipe runs between these cleanouts is now called out.

6. Consider creating a more symmetric slope on the entry drive to the property. The current design has cross slopes varying from 1.0% to 0.17%. Suggest lowering the 75.23 spot in the inverted crown to 75.10.
RESPONSE: The spot elevation has been revised accordingly.

7. Provide spot elevations on the west side of the island just south of Building A to demonstrate positive discharge and ADA compliance.
RESPONSE: Additional spot elevations have been added.

8. Provide additional curbing just west of S-2 to prevent water from running off and eroding the basin sides.
RESPONSE: Rip rap has been added to dissipate energy from runoff and prevent erosion on the basin sides.

9. Provide spillway on the driveway just north of Building A. This will prevent significant erosion on the basin sides.
RESPONSE: Rip rap has been added to dissipate energy from runoff and prevent erosion at the end of the driveway.

10. Provide additional spots at the corners of Building B.
RESPONSE: Additional spots have been added at the corners of Building B.

11. Please revise the 75.28 spot on the west side of the crosswalk to ensure ADA compliance.
RESPONSE: This spot elevation has been revised.

12. Suggest providing an additional Type C structure at the west end of Road A and piping it to a mitered end section in the basin. This will eliminate possible erosion concerns at the northwest corner of the building.
RESPONSE: Noted.

13. Please provide additional spots at each corner of the concrete dumpster pad.
RESPONSE: Additional spot elevations have been added to the dumpster pad.

14. Consider raising the southernmost turnout near Building B above 75.90 to ensure that water does not flow offsite, rather it gets into the stormwater system.
RESPONSE: Noted.

15. Please provide callout in structure table for the weir on S-4.
RESPONSE: A note has been added to see the basin detail sheet for more information regarding S-4.

C310
1. Please revise section A-A to be perpendicular to the basin sides.
RESPONSE: An additional basin typical section has been added.

2. Please add a scale on the Basin Typical Section.
RESPONSE: A scale has been added to the basin typical section.

3. Please label existing vs. proposed ground on the typical section.
RESPONSE: Existing and proposed ground is now labeled on the typical section.

4. Suggest showing the stormwater inlet and mitered end section on the section view for clarity.
RESPONSE: The pipe and mitered end section are now shown in the typical section.

5. Please show the limits of the proposed sump in the plan view for clarity.
RESPONSE: The limits of the proposed sump are depicted by the rip rap in plan view.

6. Add a callout to the section view showing if the basin bottoms and sides will be sodded or seeded.
RESPONSE: Callouts for sod and seed/mulch have been added.

7. The drainage calculations and S-4 Detail on this sheet differ on the specifications of the weir. The drainage calculations show the width of 3.5" and the height to be 1.5'. The detail on this sheet shows the weir to be 3" wide and 1.64' tall.
RESPONSE: The details have been revised for consistency.

8. The top elevation and invert elevation of S-4 differs from sheet C300 to the detail on sheet C310. Please revise for consistency.
RESPONSE: The top elevation of S-4 has been revised for consistency.

9. Structure S-5 and the daylight elevation differ. Please revise for consistency.
RESPONSE: S-5 now matches the daylight elevation.

10. Consider shifting S-4 slightly to the east. The weir elevation and skimmer will be right at ground elevation with the current design.
RESPONSE: S-4 has been relocated.

11. Suggest lowering the top of S-4 to the critical elevation to use for emergency overflow. The basin is not calculated to rise to the height of the proposed top.
RESPONSE: The top of S-4 has been lowered to be at the 1' freeboard level.

12. Suggest utilizing a 6" or 9" galvanized steel skimmer to prevent clogging.
RESPONSE: Galvanized steel skimmer has been specified to be 6".

C320
1. Will there be a 3" drop from the dumpster pad to the asphalt as indicated in the detail on this sheet? Please show this with additional spots on Sheet C300.
RESPONSE: A 3" drop is now provided at the dumpster pad, additional spots have been added for clarity.

2. The sidewalk in the plan view is called out at 5' wide, however is shown as 7' wide on the handicap ramp detail.
RESPONSE: The handicap ramp detail has been revised to depict a 5' sidewalk.

3. The ramp shown in the detail on this sheet does not match what is shown in plan view.
RESPONSE: The ramps in plan view have been updated accordingly.

4. There is a minor misspelling in the handicap parking & ramp detail. The word "isle" should be "aisle"
RESPONSE: The spelling error has been corrected.

C400

1. A maximum distance of 100’ of 6” PVC is required without a cleanout. Please provide additional cleanout between CO-4 and MH-1 and between CO-2 and CO-3.
RESPONSE: Cleanouts have been added as required.

2. The east invert of WWMH-1 is not shown.
RESPONSE: The east invert is now shown.

3. Please callout the 1” water main traveling under the road near the entry. Will a casing be required?
RESPONSE: The existing force main is called out to be encased in a 3” sleeve.

4. Please revise the top elevation of CO-2.
RESPONSE: The top elevation of CO-2 has been corrected.

5. C900 DR-18 is not used in 2” PVC pipes. Please consider SCH40 PVC.
RESPONSE: All 2” PVC is now specified to be SCH 40 PVC.

6. Please label 1” PVC WM that is crossing the entry drive to the project.
RESPONSE: The existing 1” force main is now labelled.

C410

1. Please identify the invert elevation of the discharge pipe on the lift station detail.
RESPONSE: The discharge pipe invert elevation is now shown.

2. The plan view seems to indicate that there will be 4 inverts to the City of Alachua sanitary manhole. Please show the additional invert on the detail to show that there is enough room to fit the force main invert into the manhole.
RESPONSE: All inverts have been added to the manhole detail.

3. Please provide dimensions off the PUE for the force main and the water main.
RESPONSE: Dimensions have been added.

4. We would recommend IPS PVC pressure pipe per ASTM D2241 SDR21 for 2” pressure pipe for force mains.
RESPONSE: Noted.

5. Please provide additional dimensions for the area where the PUE will shift north to get around the power pole.
RESPONSE: Additional dimensions have been added at this area as requested.

6. Will fencing be provided around the lift station? Please provide additional details for the fence.
RESPONSE: A fence detail for the lift station screening has been added to sheet C320.

C700
1. Please provide labels and scales on different viewports shown on this sheet.
RESPONSE: These sheets shall be reviewed and approved by the County.

2. General Note 10 states that lane closures must be submitted for FDOT review. This road is a county road, not a state road.
RESPONSE: These sheets shall be reviewed and approved by the County.

C720
1. Please provide labels and scales on different viewports shown on this sheet.
RESPONSE: These sheets shall be reviewed and approved by the County.

2. Cross Section A-A appears to be facing the incorrect way.
RESPONSE: These sheets shall be reviewed and approved by the County.

3. Please label the new pavement surface on profile A-A.
RESPONSE: These sheets shall be reviewed and approved by the County.

4. Please provide labels on the wastewater lines.
RESPONSE: These sheets shall be reviewed and approved by the County.

5. Please show the proposed 2” N Invert on the sanitary manhole label.
RESPONSE: These sheets shall be reviewed and approved by the County.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 10, 2020

Sent by electronic mail to sreyes@edafl.com

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

RE: Development Review Team (DRT) Comments – Resubmittal #1:
Black Flag Metalsmith Site Plan

Dear Mr. Reyes:

On August 3, 2020, the City of Alachua received your revised application for a Site Plan on behalf of Black Flag Metalsmith, LLC. The Site Plan proposes two buildings totaling ±15,000 square feet (a ±6,000 square foot building and a ±9,000 square foot building) with associated parking, stormwater, landscaping, and site improvements on a ±6.98 acre subject property, comprised of Tax Parcel Number 03918-003-000. The revised application received on August 3, 2020 was submitted to address the Development Review Team (DRT) comments issued to you in a letter dated July 20, 2020 and as discussed at a DRT Meeting held on July 21, 2020.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, August 17, 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 **September 8, 2020 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

Previous DRT Comments – 7/20/20 Letter

1. *Section 6.2, Tree Protection/Landscaping Standards*

    a. Due to previous site clearing, an aerial image is not sufficient to show regulated and heritage trees to be preserved as required per Section 6.2.2(G)(1)(a). Please submit ground photographs of regulated and heritage trees to be preserved.

Remaining Issue: Photographs have been provided for several trees to be preserved, but have not been provided for all trees to be preserved. Provide pictures of preserved trees 1 – 3, 7 – 42, 75 – 109.

b. Update Note 7., General Landscape Notes, Sheet L200, to reflect how Florida Friendly Landscape principles are incorporated into this project.

Remaining Issue: Comment not addressed.

c. Section 6.2.3(C) requires service areas to be screened a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of six feet within three years of planting. Specify the details of the proposed rolling gate to confirm it shall provide screening in accordance with this section.

Remaining Issue: A comment was added to C200 indicating the fence will be a '6' metal fence', and a detail was added to C320. The detail on C320 only depicts the gate. Please confirm fencing material shall be identical to gate material and provides an opaque screen of the service area.

2. *Section 6.3, Fencing Standards*
   a. Sheet C200: Specify fencing materials as proposed on the plans. Note that chain-link fencing is prohibited when visible from a collector road per Section 6.3.5(C).

   Remaining Issue: See preceding remaining issue.

3. *Access to Public Utilities*
   a. Sheet C400 notes a proposed 10' utility easement for a public force main through Tax Parcel 03918 and a portion of Tax Parcel 03925-002-000.
      i. Provide documentation from the owner of the referenced tax parcels that such an easement shall be granted.
      ii. Provide legal description and sketch of proposed utility easement.

   Remaining Issue: Land rights for off-site utility improvements on private property must be resolved, and verification of such resolution provided to the City through supporting materials, before the application may be scheduled for a public hearing before the Planning & Zoning Board.

4. *Environmental Considerations*
   a. Best available data indicates a potential sinkhole may be located east of the proposed location of Building B. Documentation must be provided which addresses this potential feature and which confirms no potential issues are present that would impede construction of Building B as shown on the plans.

   Remaining Issue: Comment must be resolved before item may be scheduled for a public hearing before the Planning & Zoning Board.

5. *Public Facilities Impact Analysis*
   a. Please clarify water and wastewater calculations. Ch. 64E-6, F.A.C., does not appear to establish a generation rate of 100 gpd per 100 sq. ft. of floor space.

Remaining Issue: Number of units for office (7.82) is incorrect. Per the architectural plans, office area is 1,860 square feet.

6. *Miscellaneous*
   a. Provide legal descriptions and sketches of all proposed PUEs.

      Remaining Issue: Comment not addressed.

7. *Minor Revisions*
   a. Sheet C110: Construction Notes, #7 – Plan is approved by the Planning & Zoning Board (PZB). Revise accordingly.

      Remaining Issue: Comment not addressed.

   b. Sheets C130 and L100: Tree barricade fencing detail – Minimum height of protective tree barricades is 4 feet per Section 6.2.1(D)(2). Revise accordingly.

      Remaining Issue: Comment not addressed for "regulated tree protection" (detail 2) on L100.

New Comments – 8/3/20 Plans

8. *Section 6.2, Tree Protection/Landscaping Standards*
   a. Sheet L100 indicates the total caliper inches of heritage trees to be removed is 157". Required mitigation is therefore 157". Plans state mitigation of only 100" is required/proposed. An additional 57" is required to meet mitigation requirements.
   b. Per Section 6.2.1(D)(6), a table displaying a list of all trees claimed for credits under the section must be included in the landscape plan, and the table must provide the common name, botanical name, caliper at DBH, health, number of tree credits being used, and reference number to location on tree survey provided as a part of the landscape plan.
      i. A tree credits table has been included within the application materials, but must also be placed on the landscape plan.
      ii. Each tree must include a reference number. The tree credits table included within the application materials assigns each tree an ID number, but the ID number is not provided for the preserved trees on the landscape plans. Add each tree's ID number to the landscape plans.
      iii. Certain trees shown within the tree credits table are within the right-of-way of CR 235. Off-site trees cannot be credited for preservation. Revise accordingly
   c. Section 6.2.2(D)(1)(d)(i) requires 2 canopy trees on ***each*** side ***and*** the rear of ***each*** building. Calculations on Sheet L200 do not indicate how many trees are provided or credits used for each side and the rear of each building.
   d. Section 6.2.2(D)(1)(d)(ii) requires 6 understory trees per acre, with 50% planted in front of the structure and 25 percent planted on each side. Calculations on Sheet L200 do not indicate how many trees are provided or credits used for the front and for each side of the structure.
   e. In addition to stating the number of credits used to meet site landscaping requirements, identify the number of trees provided to meet the site landscaping requirements.
   f. Please address Section 6.2.2(D)(1)(d)(iii) ,which requires a row of shrubs planted along front and side facades of the primary structure or shrub masses of three or more species along the front and side facades of the primary structure.
   g. Sheet L200 notes a 75% reduction in the landscape requirements for parking lot buffer and interior landscaping per Section 6.2.2(D)(4). Where tree credits are allocated, the landscape plan must note the number of credits applied to meet each landscape requirement.

h. Sheet L200 states that per Section 6.2.2(D)(3)(a)(ii), a northern perimeter buffer is not required. This section pertains to development located within the CSV, A, CBD, and PD districts. The zoning of the subject property is ILW. A perimeter buffer along the north property line (per Table 6.2-2, 10 foot Type C) is therefore applicable.
i. Section 6.2.2(D)(3)(d)(ii) allows an existing perimeter buffer meeting the standards of Section 6.2.2(D)(3) to meet the requirements of the section. Sheet L200 states the east perimeter buffer is provided by existing vegetation, however, this statement is not supported by a calculation of the required buffer and notation of the number of existing trees which meet the requirements for the eastern perimeter buffer.
j. Notwithstanding the preceding two comments, plantings along the north and east perimeter buffers required where no existing trees meeting the buffer requirements exist.
k. Calculations of south perimeter buffer only account for a portion of the total south property line. A perimeter buffer is required along the entirety of the south property line (note that as stated in the preceding comment, existing trees may be used to meet the required buffer provided that the requirement for the buffer type is met.
l. Sheet L200 indicates 9 canopy trees are provided for south perimeter buffer requirements, however all canopy trees provided along south property line are mitigation trees (note per Section 6.2.1(D)(4)(b), up to 25 percent of these trees – 2 trees – may be replacement/mitigation trees).
m. Identify the number of tree credits used for south perimeter buffer per Section 6.2.1(D)(6) and Table 6.2-3.
n. Identify type of buffer as set forth in Table 6.2-2 which is provided along all perimeter buffers.

9. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated August 10, 2020.
   b. The applicant must address the comments provided by Brian Green of Alachua County Fire Rescue in an email dated August 4, 2020.
   c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated August 6, 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. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., dated August 10, 2020
Email from Brian Green, Alachua County Fire Rescue, dated August 4, 2020
Letter from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated August 6, 2020

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 10, 2020**

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

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

TR RV 8/10/2020

RE: **Black Flag Site Plan Comments**

Public Services has reviewed the Black Flag Site Plan (Aug 3rd Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment(s) on June 29th Submittal** **Worksheet for Pressure Loss** Please clarify the design flow – has fire flow been taken into account? For example, Paragraph A says that the velocity thru 6-inch pipe is only 0.08 fps, which obviously does not take into account fire flow. Modify calculations as necessary. **Comment(s) on August 3rd Submittal** **Approved**
2.	**Comment(s) on June 29th Submittal** **Worksheet for Needed Fire Flow & Attachment A** Fire flow calculations show that the required fire flows for Bldgs A & B are 2000 and 1750 gpm, respectively. As per actual fire flow tests, the existing hydrant can produce 1188 gpm at 20 psi. The new hydrant should make up the difference. Please include a summary that shows that the total fire flow from the existing and new hydrants exceed the fire flow requirements for Bldgs A & B. **Comment(s) on August 3rd Submittal**

NO.	COMMENTS
	Approved
3.	**Comment(s) on June 29th Submittal** **Worksheet for Commercial Water Meter Sizing** **This worksheet shows a ¾-inch water meter is required, while the meter size shown on sheet C400 calls out a 1-inch water meter.** Please clarify what size meter will be provided. **Comment(s) on August 3rd Submittal** **Approved**
4.	**Comment(s) on June 29th Submittal** **Lift Station Calculations** IV. Wet Well Design: Item 1: Please include wet well diameter. Items 2 through 5: Please clarify how storage volumes are calculated. Identify each of the two boundary levels. **Comment(s) on August 3rd Submittal** **Approved**
5.	**Comment(s) on June 29th Submittal** **Lift Station Calculations** Design flow calcs are based on a design flow of 20 gpm and a TDH of 28 ft. Pipe velocity is 2.0 fps in a 2-inch line Please review pump selection. Note that the pump produces only 21 ft at deadhead. Thus it will deliver less than 20 gpm. Please identify how much flow it will deliver. The reviewer assumes that minimum pipe flow should be 2.0 fps to prevent solids deposition. Also, the selected pump appears to have a design point very much to the left of the curve, and far from the Best Efficiency Pint (BEP). Is a better pump selection available? Will the rated voltage of 230 V ac be compatible with the site power requirements? **Comment(s) on August 3rd Submittal** The submitted Flygt information includes a range of pump curves and not the specific pump curve. From the submitted information, it appears that the selected pump has a 1.6 HP motor and with impeller code 230. Please submit the specific curve for that pump selection. Also, please clarify what power supply that the pump will receive. The motor is listed as "400 volts", which may be true. But what is the power supply? Note that the power supply

NO.	COMMENTS
	will be from the secondary of the transformer. This is called out on sheets E100 (120/240 volts) and E103 (277/480 volts). Since this appears to be the same transformer, the voltages should be the same. (Note: This reviewer thinks that the required secondary voltage is 277/480 volts). Suggest that Flygt be contacted so they can confirm the required power supply. **Submit** applicable information.
6.	**Comment(s) on June 29th Submittal** **Sheet C100:** Please add "SITE PLAN" to the title. **Comment(s) on August 3rd Submittal** **Approved**
7.	**Comment(s) on June 29th Submittal** **Sheet C110:** • Please add "proposed easements" to the legend. • Please add "force main" to the Proposed Utility Symbols. **Comment(s) on August 3rd Submittal** **Approved**
8.	**Comment(s) on June 29th Submittal** **Sheet C400:** • General Utility Note 2: Please remove "ENGINEERING" so it now reads "ELECTRIC DEPARTMENT". • Where the new water main ties into the existing water main (key 1)add a note similar to : "A specialty Contractor pre-approved by the City shall make the tie-in of the new water main to the existing water main. • There are two instances that call out a 2-inch water service as "2-inch C900 DR 18 PVC WATER MAIN". Please confirm that C900 DR 18 pipe is available in 2-inch. If not, replace with appropriate PVC pipe. **Comment(s) on August 3rd Submittal** The force main has been changed to 2 ½-inch PVC Schedule 40, which has an ID of 2.445 inches. The pump calculations have been based on 2-inch (presumably ID) pipe. Please review pump calculations and revise as necessary. Will this change the parameters of the

NO.	COMMENTS
	selected pump? **Submit** applicable information.
9.	**Comment(s) on June 29th Submittal** **Sheet C400 (continued):** • Note on right hand side calls out "public force main". Note that this is a "private force main". Please change. • Also this Utility Easement is likely private as it is on private land. Coordinate easement with land owner. Please evaluate, and then change to "private utility easement". **Comment(s) on August 3rd Submittal** Sanitary Sewer Comment 11, minor comment. Please change from "TRACE" to "TRACER".
10.	**Comment(s) on June 29th Submittal** **Sheet C400 (continued - Electrical):** • Please delete General Utility Notes 5 & 6. Replace with Attachment 1. • See Comment 14 for related electrical comments. • Once location of transformer has been finalized, show a proposed utility easement for the primary electrical service on site and also the transformer. **Comment(s) on August 3rd Submittal** It appears that the notes shown in Attachment 1 have not been included. Please include these notes. See the June 29th submittal comments.
11	**Comment(s) on June 29th Submittal** **Sheet C410** • "PROPOSED PUBLIC UTILITY EASEMENT" has been called out twice. Please change to "PROPOSED PRIVATE UTILITY EASEMENT". See comments above. • A "Proposed air release valve" is called out on the force main profile. Please include applicable details for it. • Typical comment: Review all instances of "PROPOSED" Although "proposed" is suitable for preliminary conceptual documents, it is not really appropriate for contract documents. • Please evaluate all instances of "PROPOSED" and remove as appropriate. Note that "PROPOSED EASEMENT" is appropriate because the easement has not been granted yet. **Comment(s) on August 3rd Submittal**

NO.	COMMENTS
	Approved
12.	**Comment(s) on June 29th Submittal** **Sheets 420 & 430** • Confirm that all required details are shown. As a minimum, add detail 307 (a cross-reference painting detail) and fire hydrant details. **Comment(s) on August 3rd Submittal** **Approved**
13.	**Comment(s) on June 29th Submittal** **Sheet 430** • Even though water main pipe is correctly noted on sheet C400 as "C900 DR18", suggest that it also be called out on sheet 430, so that it is specified as the default. • Suggest adding water note 6, with text similar to: "6. Unless otherwise noted or shown, water lines 4-inches in diameter and larger shall be C900 DR18 PVC, suitable for potable water service. **Comment(s) on August 3rd Submittal** **Approved**
14.	**Comment(s) on June 29th Submittal** **General Comment, Electrical** As per the CoA Electric Service Policy Manual, before the site plan document set can be considered 100%, the following is required: • Site Plan: Show location of main disconnect(s), desired electrical service location(s) and desired location(s) for CoA electrical equipment. This submittal shows the desired service location(s). Call out the location of the main disconnects. This submittal shows the desired location for CoA electrical equipment; namely, the transformer. The COA is OK with the transformer location as shown, but suggests that the electrical design engineer confirm this location. • Electrical Plan: Complete set of electrical plans, including a panel schedule. Indicate the size of HVAC loads. This is necessary for COA to size the transformer. • Electrical Load Calculation: One electrical total connected load calculation for each proposed service. This is necessary for COA to size the transformer. **Comment(s) on August 3rd Submittal**

NO.	COMMENTS
	See Comment 15.
15.	**Comment(s) on June 29th Submittal** **General Comment, Electrical, Transformer** • As noted above, the COA will size the transformer once load calculations have been supplied. • In addition, please provide the required type of power supply, also necessary for COA to provide suitable primary service and to order the transformer. The most common type of electrical supply for similar applications is 460-volt, 3-phase. Other possibilities include 3-phase power of other voltages as well as several voltages of single-phase power. **Comment(s) on August 3rd Submittal** The Electrical Design is much further along than the previous submittal. However, several issues still need to be resolved. For assistance, please contact Billy Shiskin, COA Public Service Electrical Supervisor. Contact information is (1) Office: (386) 518-5831 and (2) Work Cell: (352) 316-8182. • Two electrical drawings have the same sheet number (E100). Please change one of them. • Add the three new electrical sheet titles to the cover sheet. • Sheet E100 (Power Plan Bldg B) shows the secondary of the utility transformer to be 120/240. The reviewer assumes that sheet E103 is the riser diagram for Bldg A. It shows the secondary of the utility transformer to be 277/480. Since this is the same transformer, the secondary voltage should be the same. Please resolve. • Sheet 103 calls out two 4-inch Underground Primary Conduit. Note that the primary conduit is called out at 2-inch on C400. Please resolve. • Note that C400 shows a UGE to the lift station. In addition to the lift station panel, a meter is needed as well. Note that the CoA usually allows some design leeway to a private lift station. But the design must include the panel and power meter, and must conform to the National Electric Code. As a minimum, this would require a disconnect. • Once the above issues are resolved, then calculate the total load the transformer must deliver. Note that this load will be the sum of the loads of Bldg A, Bldg B and the lift station.
16.	**Comment(s) on June 29th Submittal** **Sheet C400 (continued - Electrical):** The sheet shows that the primary electric service is derived from the overhead power line that is on the same side of CR235 as the site.

NO.	COMMENTS
	Although the site is within the COA electric service area, the overhead power line is owned by Duke Energy. To obtain primary service, the electrical tie-in would be to a COA-owned overhead power line on the far side of CR235. Primary power service (conduit and conductors) would need to be installed under CR235. Attachment 2 shows the COA power line in red, to which the primary service connection would be made. For assistance, please contact Billy Shiskin, COA Public Service Electrical Supervisor. Contact information is (1) Office: (386) 518-5831 and (2) Work Cell: (352) 316-8182. **Comment(s) on August 3rd Submittal** **Approved**
17.	**Supplemental Comment(s) on June 29th Submittal** **Sheet C430** Please add Sanitary Sewer comment 11, as follows: "11. For force main, provide tracer wire and appurtenances from the lift station to the connecting COA manhole." To the Site Plan documents, please add the following details: • 321A, 321C, 318, 203 and 145. **Comment(s) on August 3rd Submittal** Please include and submit detail 318.
18.	**Supplemental Comment(s) on June 29th Submittal** **Sheet C430** Please add Water comments 7 & 8, as follows: " 7. The Contractor shall provide test assemblies and tracer wires to both metallic and non-metallic pipe as per City of Alachua design and details. 8. For the new water main, provide tracer wire and appurtenances starting from the existing water main to near the water meter (keyed note 3 on Sheet C400)." To the Site Plan documents, please add the following details: • 321B, 100, 103, 106, 112, 115, 145, 106, 109, 145, **Comment(s) on August 3rd Submittal** Details 100, 109 and 112 have not been included in the documents. Please confirm that they are not required.

NO.	COMMENTS
END OF COMMENTS	

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

RE: Black Flag Metal - NFPA Calculations

From : Brian Green <bgreen@AlachuaCounty.US> Tue, Aug 04, 2020 01:10 PM
Subject : RE: Black Flag Metal - NFPA Calculations 8 attachments
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : John Adler <jadler@alachuacounty.us>

Justin,

These fire flow requirement forms are not acceptable. There is no NFPA 1- 18.4.1.1.2 in the Florida Fire Prevention Code. There for there is no reduction for fire hydrant proximity. There reduction they can use in for fire sprinkling both buildings.

Brian Green
Plans Reviewer/Inspector
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3103 (office) • 352-494-3140 Cell (mobile)

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

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, August 4, 2020 12:05 PM
To: Brian Green <bgreen@AlachuaCounty.US>
Subject: Fwd: Black Flag Metal - NFPA Calculations

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brian,

Following up to my email from earlier this morning, please see the revised NFPA calculations for the Black Flag Metalsmith site plan.

Please let me know if you have any comments by 5 PM on Monday, 8/10.

Thanks in advance.

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

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

August 6, 2020

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

Re: Black Flag Metalsmith

Dear Mr. Tabor:

As you requested, we have reviewed the Black Flag Metalsmith submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 08/03/2020. Our review generated the following comments and recommendations that are outlined below.

C000

1. All previous comments have been satisfied.

C130

1. All previous comments have been satisfied.

C200

1. Consider shifting the gate a couple of feet to the north or having the swing gates swing north to prevent the gates from opening into the crosswalk.

C300

1. Please callout the pipe size and slope on the pipe runs from STCO-3 to S-1.

C310

1. Please revise section A-A to be perpendicular to the basin sides.
2. Cross section A-A shows back slope to be 3:1, however the plan view shows it to be 4:1. Please revise for consistency.
3. Please revise and label the structure in Cross Section A-A.
4. Please revise section B-B to be perpendicular to the basin sides.
5. Please extend Section B-B to show how it will tie back into natural grade.
6. The Basin Outfall S-4 detail shows a top elevation of 73.00; however the structure table shows it as 71.69. Please revise for clarity.
7. The callout on the detail states that a 6” skimmer will be utilized, however the detail still shows a 3” dimension.
8. Please add an elevation on the bottom of the skimmer or provide vertical dimension on the skimmer.

C320

1. All previous comments have been satisfied.

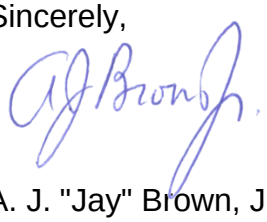
C400

1. The 1” PVC water main under the entry road does not show casing as staed in the previous comment response.

C410

1. The discharge elevation on the lift station detail reads 73.48, however, the plan view reads 72.23

Sincerely,



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

Cc: Claudio Vega

October 29, 2020

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

Re: Development Review Team (DRT) Summary
Black Flag Metalsmith Site Plan

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on July 20, 2020 are below.

Previous DRT Comments – 8/10/20 Letter

1. *Section 6.2, Tree Protection/Landscaping Standards*

a. Due to previous site clearing, an aerial image is not sufficient to show regulated and heritage trees to be preserved as required per Section 6.2.2(G)(1)(a). Please submit ground photographs of regulated and heritage trees to be preserved.
Remaining Issue: Photographs have been provided for several trees to be preserved, but have not been provided for all trees to be preserved. Provide pictures of preserved trees 1 – 3, 7 – 42, 75 – 109.
RESPONSE: Photographs of preserved trees 1-3, 7-42, and 75-109 have been added to the Tree Report. See the updated Tree Report in the submittal package.

b. Update Note 7., General Landscape Notes, Sheet L200, to reflect how Florida Friendly Landscape principles are incorporated into this project.
Remaining Issue: Comment not addressed.
RESPONSE: An explanation of how Florida Friendly Landscape principles have been incorporated into this project has been added to the plan. See Sheet L200.

c. Section 6.2.3(C) requires service areas to be screened a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of six feet within three years of planting. Specify the details of the proposed rolling gate to confirm it shall provide screening in accordance with this section.
Remaining Issue: A comment was added to C200 indicating the fence will be a '6' metal fence', and a detail was added to C320. The detail on C320 only depicts the gate. Please confirm fencing material shall be identical to gate material and provides an opaque screen of the service area.
RESPONSE: Yes, the fencing material will be identical to the gate material. A note has been added to the fence/gate detail for clarity.

2. *Section 6.3, Fencing Standards*

a. Sheet C200: Specify fencing materials as proposed on the plans. Note that chain-link fencing is prohibited when visible from a collector road per Section 6.3.5(C).

Remaining Issue: See preceding remaining issue.

RESPONSE: Fence will be a metal fence matching the material for the proposed gate. A note has been added to the fence/gate detail for clarity.

3. *Access to Public Utilities*

a. Sheet C400 notes a proposed 10' utility easement for a public force main through Tax Parcel 03918 and a portion of Tax Parcel 03925-002-000.

i. Provide documentation from the owner of the referenced tax parcels that such an easement shall be granted.

ii. Provide legal description and sketch of proposed utility easement.

Remaining Issue: Land rights for off-site utility improvements on private property must be resolved, and verification of such resolution provided to the City through supporting materials, before the application may be scheduled for a public hearing before the Planning & Zoning Board.

RESPONSE: The force main is no longer proposed through the adjacent property and is now located within the right-of-way and will be permitted with the County.

4. *Environmental Considerations*

a. Best available data indicates a potential sinkhole may be located east of the proposed location of Building B. Documentation must be provided which addresses this potential feature and which confirms no potential issues are present that would impede construction of Building B as shown on the plans.

Remaining Issue: Comment must be resolved before item may be scheduled for a public hearing before the Planning & Zoning Board.

RESPONSE: The report is being prepared and will be submitted once it is finalized.

5. *Public Facilities Impact Analysis*

a. Please clarify water and wastewater calculations. Ch. 64E-6, F.A.C., does not appear to establish a generation rate of 100 gpd per 100 sq. ft. of floor space.

Remaining Issue: Number of units for office (7.82) is incorrect. Per the architectural plans, office area is 1,860 square feet.

RESPONSE: The number of units for the office floor space has been corrected.

6. *Miscellaneous*

a. Provide legal descriptions and sketches of all proposed PUEs.

Remaining Issue: Comment not addressed.

RESPONSE: Legal descriptions and sketches of proposed PUEs will be provided as soon as possible.

7. *Minor Revisions*

a. Sheet C110: Construction Notes, #7 – Plan is approved by the Planning & Zoning Board (PZB). Revise accordingly.

Remaining Issue: Comment not addressed.

RESPONSE: Construction Note #7 has been corrected to state PZB.

b. Sheets C130 and L100: Tree barricade fencing detail – Minimum height of protective tree barricades is 4 feet per Section 6.2.1(D)(2). Revise accordingly.
Remaining Issue: Comment not addressed for "regulated tree protection" (detail 2) on L100.
RESPONSE: Detail 2 has been updated to specify a minimum height of protective tree barricade of 4 feet per Section 6.2.1(D)(2). See Sheet L100.

New Comments – 8/3/20 Plans

8. *Section 6.2, Tree Protection/Landscaping Standards*

a. Sheet L100 indicates the total caliper inches of heritage trees to be removed is 157". Required mitigation is therefore 157". Plans state mitigation of only 100" is required/proposed. An additional 57" is required to meet mitigation requirements.
RESPONSE: The additional 57" of mitigation are not provided because the 57" Laurel Oak is dead. A picture of the dead tree on site is provided. See Sheet L101. 100" of mitigation have been provided for the 100" of healthy heritage trees that are proposed to be removed.

b. Per Section 6.2.1(D)(6), a table displaying a list of all trees claimed for credits under the section must be included in the landscape plan, and the table must provide the common name, botanical name, caliper at DBH, health, number of tree credits being used, and reference number to location on tree survey provided as a part of the landscape plan.

i. A tree credits table has been included within the application materials, but must also be placed on the landscape plan.
RESPONSE: A table of the trees being used for credits has been added to Sheet L101. The table include the common name, botanical name, caliper at DBH, health, number of tree credits, and reference number. See Sheet L101.

ii. Each tree must include a reference number. The tree credits table included within the application materials assigns each tree an ID number, but the ID number is not provided for the preserved trees on the landscape plans. Add each tree's ID number to the landscape plans.
RESPONSE: Tree ID numbers have been added to the landscape plans. See Sheets L300 and L301.

iii. Certain trees shown within the tree credits table are within the right-of-way of CR 235. Off-site trees cannot be credited for preservation. Revise accordingly
RESPONSE: Trees within the right-of-way of CR 235 have been removed from the table. See Sheet L101.

c. Section 6.2.2(D)(1)(d)(i) requires 2 canopy trees on ***each*** side ***and*** the rear of ***each*** building. Calculations on Sheet L200 do not indicate how many trees are provided or credits used for each side and the rear of each building.
RESPONSE: Calculations have been updated to indicate how many trees and credits are used for each side and the rear of the structure for the 2 canopy tree requirement. See Canopy Table in Site Landscaping Requirements Section of Sheet L201.

d. Section 6.2.2(D)(1)(d)(ii) requires 6 understory trees per acre, with 50% planted in front of the structure and 25 percent planted on each side. Calculations on Sheet L200 do not indicate how many trees are provided or credits used for the front and for each side of the structure.
RESPONSE: Calculations have been updated to indicate how many trees and credits are used for each side and the front of the structure for the understory tree requirement. See Understory Requirements Table in Site Landscaping Requirements Section of Sheet L201.

e. In addition to stating the number of credits used to meet site landscaping requirements, identify the number of trees provided to meet the site landscaping requirements.
RESPONSE: The number of trees provided to meet the site landscaping requirements have been added to the Canopy Requirements and Understory Requirements tables on Sheet L201.

f. Please address Section 6.2.2(D)(1)(d)(iii) ,which requires a row of shrubs planted along front and side facades of the primary structure or shrub masses of three or more species along the front and side facades of the primary structure.
RESPONSE: A row of shrubs has been added along the front and side façades of the primary structure. See Sheet L300.

g. Sheet L200 notes a 75% reduction in the landscape requirements for parking lot buffer and interior landscaping per Section 6.2.2(D)(4). Where tree credits are allocated, the landscape plan must note the number of credits applied to meet each landscape requirement.
RESPONSE: The number of credits applied to meet each landscape requirement has been added to the Parking Lot Landscaping Requirements Tables on Sheet L201.

h. Sheet L200 states that per Section 6.2.2(D)(3)(a)(ii), a northern perimeter buffer is not required. This section pertains to development located within the CSV, A, CBD, and PD districts. The zoning of the subject property is ILW. A perimeter buffer along the north property line (per Table 6.2-2, 10 foot Type C) is therefore applicable.
RESPONSE: A 10' Type C buffer has been added along the north property line. See Sheets L300 and L301 for updated Landscape Plan and see Site Perimeter Landscape Buffer Requirements Table on sheet L201.

i. Section 6.2.2(D)(3)(d)(ii) allows an existing perimeter buffer meeting the standards of Section 6.2.2(D)(3) to meet the requirements of the section. Sheet L200 states the east perimeter buffer is provided by existing vegetation, however, this statement is not supported by a calculation of the required buffer and notation of the number of existing trees which meet the requirements for the eastern perimeter buffer.
RESPONSE: The number of credits applied to the buffer have been listed in the Site Perimeter Landscape Buffer Requirements Table on Sheet L201. Where necessary, additional planting has been added. See Sheet L300 for updated Landscape Plan.

j. Notwithstanding the preceding two comments, plantings along the north and east perimeter buffers required where no existing trees meeting the buffer requirements exist.
RESPONSE: The gaps in the north and east perimeter buffers have been filled in with proposed plants. See Sheets L300 and L301 for updated Landscape Plan.

k. Calculations of south perimeter buffer only account for a portion of the total south property line. A perimeter buffer is required along the entirety of the south property line (note that as stated in the preceding comment, existing trees may be used to meet the required buffer provided that the requirement for the buffer type is met.
RESPONSE: Perimeter buffer has been added along the entire southern property line. See the Site Perimeter Landscape Buffer Requirements Table on Sheet L201, and Sheets L300 and L301 for updated Landscape Plan.

l. Sheet L200 indicates 9 canopy trees are provided for south perimeter buffer requirements, however all canopy trees provided along south property line are mitigation trees (note per Section 6.2.1(D)(4)(b), up to 25 percent of these trees – 2 trees – may be replacement/mitigation trees).
RESPONSE: 16 Canopy trees (13 *Taxodium distichum* and 3 *Acer rubrum*), other than mitigation trees, have been added along the south perimeter buffer. See Sheets L300 and L301 for updated Landscape Plan.

m. Identify the number of tree credits used for south perimeter buffer per Section 6.2.1(D)(6) and Table 6.2-3.
RESPONSE: Credits used for south perimeter buffer have been quantified in the Site Perimeter Landscape Buffer Requirements Table on Sheet L201.

n. Identify type of buffer as set forth in Table 6.2-2 which is provided along all perimeter buffers.
RESPONSE: Buffer types have been identified. See the Site Perimeter Landscape Buffer Requirements Table on Sheet L201. See Sheets L300 and L301 for updated landscape plan.

9. *Public Services / Fire Rescue / Engineering Review Comments*

a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated August 10, 2020.
RESPONSE: All comments provided in the memorandum dated August 10, 2020 have been addressed.

b. The applicant must address the comments provided by Brian Green of Alachua County Fire Rescue in an email dated August 4, 2020.
RESPONSE: All comments provided in the email dated August 4, 2020 have been addressed.

c. The applicant must address the comments provided by A.J. “Jay” Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated August 6, 2020.
RESPONSE: All comments provided in the letter dated August 6, 2020 have been addressed.

PUBLIC SERVICES COMMENTS

5. *Comment(s) on June 29th Submittal*

Lift Station Calculations

Design flow calcs are based on a design flow of 20 gpm and a TDH of 28 ft. Pipe velocity is 2.0 fps in a 2-inch line.

Please review pump selection. Note that the pump produces only 21 ft at deadhead. Thus it will deliver less than 20 gpm. Please identify how much flow it will deliver. The reviewer assumes that minimum pipe flow should be 2.0 fps to prevent solids deposition.

Also, the selected pump appears to have a design point very much to the left of the curve, and far from the Best Efficiency Pint (BEP).

Is a better pump selection available?

Will the rated voltage of 230 V ac be compatible with the site power requirements?

Comment(s) on August 3rd Submittal

The submitted Flygt information includes a range of pump curves and not the specific pump curve. From the submitted information, it appears that the selected pump has a 1.6 HP motor and with impeller code 230. Please submit the specific curve for that pump selection.

Also, please clarify what power supply that the pump will receive. The motor is listed as "400 volts", which may be true. But what is the power supply? Note that the power supply will be from the secondary of the transformer. This is called out on sheets E100 (120/240 volts) and E103 (277 /480 volts). Since this appears to be the same transformer, the voltages should be the same. (Note: This reviewer thinks that the required secondary voltage is 277 / 480 volts). Suggest that Flygt be contacted so they can confirm the required power supply.

Submit applicable information.

RESPONSE: The proposed lift station and pump design has been completely reworked. A packaged Crane fiberglass lift station with a Barnes pump is now being proposed. See attached lift station calculations.

8. *Comment(s) on June 29th Submittal*

Sheet C400:

• General Utility Note 2: Please remove "ENGINEERING" so it now reads "ELECTRIC DEPARTMENT".

• Where the new water main ties into the existing water main (key 1) add a note similar to: "A specialty Contractor pre-approved by the City shall make the tie-in of the new water main to the existing water main.

• There are two instances that call out a 2-inch water service as "2-inch C900 DR 18 PVC WATER MAIN". Please confirm that C900 DR 18 pipe is available in 2-inch. If not, replace with appropriate PVC pipe.

Comment(s) on August 3rd Submittal

The force main has been changed to 2 %-inch PVC Schedule 40, which has an ID of 2.445 inches. The pump calculations have been based on 2-inch (presumably ID) pipe. Please review pump calculations and revise as necessary. Will this change the parameters of the selected pump?

Submit applicable information.

RESPONSE: "ENGINEERING" has been changed to read "ELECTRIC DEPARTMENT". The note about the tie-in to the existing water main being completed by a pre-approved specialty contractor. The 2" water service is now specified to be Schedule 40 PVC. The force main has been revised to be 1 ¼" PVC.

9. *Comment(s) on June 29th Submittal*
Sheet C400 (continued):
• Note on right hand side calls out "public force main". Note that this is a "private force main". Please change.
• Also, this Utility Easement is likely private as it is on private land. Coordinate easement with landowner. Please evaluate, and then change to "private utility easement".
Comment(s) on August 3rd Submittal
Sanitary Sewer Comment 11, minor comment. Please change from "TRACE" to "TRACER".
RESPONSE: All references to public/private utilities have bene reviewed for accuracy. Note 11 has been revised to state "TRACER" instead of "TRACE".

10. *Comment(s) on June 29th Submittal*
Sheet C400 (continued - Electrical):
• Please delete General Utility Notes 5 & 6. Replace with Attachment 1.
• See Comment 14 for related electrical comments.
• Once location of transformer has been finalized, show a proposed utility easement for the primary electrical service on site and also the transformer.
Comment(s) on August 3rd Submittal
It appears that the notes shown in Attachment 1 have not been included. Please include these notes. See the June 29th submittal comments.
RESPONSE: The City of Alachua Electrical Scope of Work notes from Attachment 1 have been added to the bottom left corner of sheet C400.

15. *Comment(s) on June 29th Submittal*
General Comment, Electrical, Transformer
• As noted above, the COA will size the transformer once load calculations have been supplied.
• In addition, please provide the required type of power supply, also necessary for COA to provide suitable primary service and to order the transformer. The most common type of electrical supply for similar applications is 460-volt, 3-phase. Other possibilities include 3-phase power of other voltages as well as several voltages of single-phase power.
Comment(s) on August 3rd Submittal
The Electrical Design is much further along than the previous submittal. However, several issues still need to be resolved. For assistance, please contact Billy Shiskin, COA Public Service Electrical Supervisor. Contact information is (1) Office: (386) 518-5831 and (2) Work Cell: (352) 316-8182.
• Two electrical drawings have the same sheet number (E100). Please change one of them.
• Add the three new electrical sheet titles to the cover sheet.
• Sheet E 100 (Power Plan Bldg B) shows the secondary of the utility transformer to be 120/240. The reviewer assumes that sheet E103 is the riser diagram for Bldg A. It shows the secondary of the utility transformer to be 277 / 480. Since this is the same transformer, the secondary voltage should be the same. Please resolve.
• Sheet 103 calls out two 4-inch Underground Primary Conduit. Note that the primary conduit is called out at 2-inch on C400. Please resolve.
• Note that C400 shows a UGE to the lift station. In addition to the lift station panel, a meter is needed as well. Note that the CoA usually allows some design leeway to a private lift station. But the design must include the panel and power meter and must conform to the National Electric Code. As a minimum, this would require a disconnect.
• Once the above issues are resolved, then calculate the total load the transformer must deliver. Note that this load will be the sum of the loads of Bldg A, Bldg B and the lift station.
RESPONSE: Please see revised electrical plans and revised sheet C400.

17. *Supplemental Comment(s) on June 29th Submittal*
Sheet C430
Please add Sanitary Sewer comment 11, as follows:
"11. For force main, provide tracer wire and appurtenances from the lift station to the connecting COA manhole."
To the Site Plan documents, please add the following details:
• 321A, 321C, 318, 203 and 145.
Comment(s) on August 3rd Submittal
Please include and submit detail 318.
RESPONSE: Detail 318 has been added.

18. *Supplemental Comment(s) on June 29th Submittal*
Sheet C430
Please add Water comments 7 & 8, as follows:
" 7. The Contractor shall provide test assemblies and tracer wires to both metallic and nonmetallic pipe as per City of Alachua design and details.
8. For the new water main, provide tracer wire and appurtenances starting from the existing water main to near the water meter (keyed note 3 on Sheet C400)."
To the Site Plan documents, please add the following details:
• 321B, 100, 103, 106, 112, 115, 145, 106, 109, 145,
Comment(s) on August 3rd Submittal
Details 100, 109 and 112 have not been included in the documents. Please confirm that they are not required.
RESPONSE: Correct, details 100, 109, and 112 are not required.

ALACHUA COUNTY FIRE RESCUE
These fire flow requirement forms are not acceptable. There is no NFPA 1-18.4.1.1.2. in the Florida Fire Prevention Code. Therefore, there is no reduction for fire hydrant proximity. The reduction they can use is for fire sprinkling both buildings.
RESPONSE: Fire sprinklers are now proposed in both buildings.

JBROWN COMMENTS

C200

1. Consider shifting the gate a couple of feet to the north or having the swing gates swing north to prevent the gates from opening into the crosswalk.

RESPONSE: The gates are now proposed to swing north to avoid opening into the crosswalk.

C300

1. Please callout the pipe size and slope on the pipe runs from STCO-3 to S-1.

RESPONSE: The pipe from STCO-3 to S-1 is now properly labeled.

C310

1. Please revise section A-A to be perpendicular to the basin sides.

RESPONSE: The basin shapes are irregular therefore the cross section cannot be perpendicular to both sides of the basin. It is currently perpendicular to the east side of the basin.

2. Cross section A-A shows back slope to be 3:1, however the plan view shows it to be 4:1. Please revise for consistency.

RESPONSE: Back slope on the basins are now consistent at 4:1.

3. Please revise and label the structure in Cross Section A-A.

RESPONSE: Structures in section A-A are now labelled.

4. Please revise section B-B to be perpendicular to the basin sides.

RESPONSE: Section B-B is perpendicular to as many basin sides as possible.

5. Please extend Section B-B to show how it will tie back into natural grade.

RESPONSE: Section B-B now shows the tie to natural grade.

6. The Basin Outfall S-4 detail shows a top elevation of 73.00; however the structure table shows it as 71.69. Please revise for clarity.

RESPONSE: The top elevation of structure S-4 has been corrected.

7. The callout on the detail states that a 6” skimmer will be utilized; however the detail still shows a 3” dimension.

RESPONSE: The skimmer shall be a 3” skimmer, the details have been revised for consistency.

8. Please add an elevation on the bottom of the skimmer or provide vertical dimension on the skimmer.

RESPONSE: Bottom of skimmer elevation is now shown on the detail.

C400

1. The 1” PVC water main under the entry road does not show casing as stated in the previous comment response.

RESPONSE: The proposed casing is now shown.

C410

1. The discharge elevation on the lift station detail reads 73.48, however, the plan view reads 72.23

RESPONSE: The discharge elevation has been corrected.

Zimbra **ju_tabor@cityofalachua.org**

Re: Black Flag Metal - NFPA Calculations

From : Brian Green <bgreen@AlachuaCounty.US> Mon, Nov 09, 2020 11:33 AM
Subject : Re: Black Flag Metal - NFPA Calculations 15 attachments
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : John Adler <jadler@alachuacounty.us>

Justin

Sprinkling these buildings is acceptable with the fire flow provided.

On Nov 2, 2020 12:59 PM, Justin Tabor <jtabor@cityofalachua.org> wrote:
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brian,

EDA has resubmitted the site plan application for Black Flag Metalsmith. They are now proposing to sprinkle both buildings. A new fire flow hydrant test was performed on 10/6/20. The results were 1270 gpm @ 20 psi. Minimum fire flow required for sprinklered buildings is 1,000 gpm per EDA. See attached reports.

Please advise if this is acceptable to address previous comments and fire protection requirements. A response is needed by **Monday, November 9, at 5 PM**.

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

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

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From: "bgreen" <bgreen@AlachuaCounty.US>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "John Adler" <jadler@alachuacounty.us>
Sent: Tuesday, August 4, 2020 1:10:18 PM
Subject: RE: Black Flag Metal - NFPA Calculations

Justin,

These fire flow requirement forms are not acceptable. There is no NFPA 1- 18.4.1.1.2 in the Florida Fire Prevention Code. There for there is no reduction for fire hydrant proximity. There reduction they can use in for fire sprinkling both buildings.

Brian Green
Plans Reviewer/Inspector
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3103 (office) • 352-494-3140 Cell (mobile)

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From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, August 4, 2020 12:05 PM
To: Brian Green <bgreen@AlachuaCounty.US>
Subject: Fwd: Black Flag Metal - NFPA Calculations

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Brian,

Following up to my email from earlier this morning, please see the revised NFPA calculations for the Black Flag Metalsmith site plan.

Please let me know if you have any comments by 5 PM on Monday, 8/10.

Thanks in advance.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua

15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Claudia Vega" <cvega@edafl.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>, "Sergio Reyes" <sreyes@edafl.com>
Cc: "Stephanie Sutton" <ssutton@edafl.com>
Sent: Tuesday, August 4, 2020 11:58:09 AM
Subject: RE: Black Flag Metal - NFPA Calculations

Justin, Attached are the updated NPFA calculations and the Pressure loss calculations. Let me know if you need any other documents.

Claudia S. Vega, P.E.
Director of Engineering
cvega@edafl.com
edafl.com

720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, August 4, 2020 8:38 AM
To: Sergio Reyes <sreyes@edafl.com>
Cc: Claudia Vega <cvega@edafl.com>; Stephanie Sutton <ssutton@edafl.com>
Subject: Black Flag Metal - NFPA Calculations

Sergio,

I'm just beginning to review the materials delivered yesterday for the Black Flag Metal Site Plan. The NFPA calculations are dated 6/25/20. Is this correct? ISO calculations were updated, but NFPA were not... Please let me know at your earliest convenience.

Sincerely,

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

386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 9, 2020

Sent by electronic mail to sreyes@edafl.com

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

RE: Development Review Team (DRT) Comments – Resubmittal #2:
Black Flag Metalsmith Site Plan

Dear Mr. Reyes:

On October 29, 2020, the City of Alachua received your revised application for a Site Plan on behalf of Black Flag Metalsmith, LLC. The Site Plan proposes two buildings totaling ±15,000 square feet (a ±6,000 square foot building and a ±9,000 square foot building) with associated parking, stormwater, landscaping, and site improvements on a ±6.98 acre subject property, comprised of Tax Parcel Number 03918-003-000. The revised application received on October 29, 2020 was submitted to address the Development Review Team (DRT) comments issued to you in a letter dated August 10, 2020 and as discussed at a DRT Meeting held on July 21, 2020.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, November 12, 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 **December 8, 2020 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

Previous DRT Comments – 7/20/20 Letter

1. *Section 6.2, Tree Protection/Landscaping Standards*

   a. Section 6.2.3(C) requires service areas to be screened a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of six feet within three years of planting. Specify the details of the proposed rolling gate to confirm it shall provide screening in accordance with this section.

Remaining Issues:

i. Please clarify on plan details if service area screening will be the same as shown on the 'fence detail for dumpster screening' and if so revise the detail title accordingly. If a different screening material is proposed for service areas, provide further information/detail about the proposed fencing material to demonstrate it shall fully screen service areas.

ii. There are inconsistencies in the proposed height of proposed fencing between the 'fence/gate detail for service areas and dumpster pad' detail (6 foot height) and the 'fence detail for dumpster screening' (8 foot height). Please resolve inconsistencies.

2. *Section 6.6.3, Residential Protection Standards*
   a. As part of any recommendation to approve this application, Staff shall recommend conditions to the Planning & Zoning Board to address compliance with these standards. These conditions shall include:
      i. Landscaping and buffering (6.6.3(A)(9)): Mitigation trees shall be placed along the CR 235 frontage to the maximum extent practicable in order to provide a visual buffer between the proposed development and nearby residential areas.

   Remaining Issues: The 10/29/20 plans relocated the private lift station and revised landscaping along the frontage of CR 235. Additional mitigation trees shall be required to be placed near the former lift station location and to the south of the stabilized drive to the relocated lift station in order to fulfill the previous comment and recommended condition.

3. *Environmental Considerations*
   a. Best available data indicates a potential sinkhole may be located east of the proposed location of Building B. Documentation must be provided which addresses this potential feature and which confirms no potential issues are present that would impede construction of Building B as shown on the plans.

   Remaining Issue: The 10/29/20 resubmittal states the report is being prepared and will be submitted once complete. Report must be received and reviewed by Staff and the comment must be resolved before item may be scheduled for a public hearing before the Planning & Zoning Board.

4. *Miscellaneous*
   a. Provide legal descriptions and sketches of all proposed PUEs.

   Remaining Issue: Comment not addressed.

5. *Minor Revisions*
   a. Sheet C110: Construction Notes, #7 – Plan is approved by the Planning & Zoning Board (PZB). Revise accordingly.

   Remaining Issue: Comment not fully addressed. Two references to DRC remain.

New Comments – 10/29/20 Plans

6. *Section 6.1, Off-Street Parking & Loading Standards*
   a. Building B has been identified on 10/29/20 plans as 'Future Building B'. A total of 22 spaces are proposed on the site. The maximum number of parking space for Building A is 15 spaces. If all parking is constructed with Building A, the maximum number of parking spaces for Building A will be exceeded. The plans must be revised to clearly identify parking and any

other site improvements to be constructed with Building A and those improvements to be constructed with Building B.

7. *Section 6.2, Tree Protection/Landscaping Standards*
   a. A "75% Reduction" has been added to the calculations for site landscaping, parking lot landscaping, and perimeter buffer landscaping. It appears this may in response to the provisions of Section 6.2.2(D)(4), which allows canopy or understory trees that are in very good to excellent health and that are protected before and during development of the site and maintained thereafter in a healthy growing condition to be used to comply with up to 75% of the landscaping standards for site landscaping, parking lot landscaping, and perimeter buffers, however, the code section from which this 'reduction' is derived is not identified on the plans. If this portion of the calculations is intended to be in response to the provisions of Section 6.2.2(D)(4), please not that this section does not provide for a ***reduction*** in the landscape requirements, but rather for the requirement to be fulfilled through tree credits (e.g., no more than 75% of tree credits may be applied to meet a site landscaping, parking lot landscaping or perimeter buffer requirement). The landscape calculation tables appear to correctly calculate the number of required trees and provided trees, correctly applying credits. However, each column labeled "75% Reduction" should be removed or clarified, since the provisions of Section 6.2.2(D)(4) do not provide for a ***reduction*** but rather provides for the fulfillment of the landscape requirements through the application of tree credits.
   b. Section 6.2.1(D)(4)(b) allows up to 25% of replacement trees planted to meet mitigation requirements to also be used to fulfill site landscaping, parking lot landscaping, or perimeter buffer requirements. There are 42 replacement trees provided to fulfill mitigation requirements. Therefore, a maximum of 10 mitigation trees may also be used to fulfill site landscaping, parking lot landscaping, or perimeter buffer requirements. Sheet L201 indicates that 28 replacement trees are used to also fulfill site landscaping, parking lot landscaping, or perimeter buffer requirements.
   c. Identify the tree ID number of all preserved trees and all trees to be removed on Sheet L100.

8. *Public Facilities Impact Analysis*
   a. Tables 3a. and 4a. were not updated to reflect the revised project impacts per 8/3/20 review comments. Update Tables 3a. and 4a. accordingly.

9. *Miscellaneous*
   a. Proposed force main within CR 235 ROW is labeled 'private'. Will the County permit a private line in County ROW?
   b. Sheet E-1 was not revised to reflect other site revisions (lift station, landscaping, etc). Revise plan sheet and resubmit.
   c. Sheet C400 references Sheet C320 for proposed lift station fence detail. Fence details on Sheet C320 do not specify fencing proposed for lift station.

10. *Minor Revisions*
    a. Sheet L300: Labels of tree species in SE corner of property extend outside of plan view.

11. *Public Services / Fire Rescue / Engineering Review Comments*
    a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated November 9, 2020.
    b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated November 9, 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. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., dated November 9, 2020
Letter from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated November 9, 2020

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Nov 9, 2020**

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

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

TR 11/9/2020

RE: **Black Flag Site Plan Comments**

Public Services has reviewed the Black Flag Site Plan (Nov 2nd Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment(s) on June 29th Submittal** **Worksheet for Pressure Loss** Please clarify the design flow – has fire flow been taken into account? For example, Paragraph A says that the velocity thru 6-inch pipe is only 0.08 fps, which obviously does not take into account fire flow. Modify calculations as necessary. **Comment(s) on August 3rd Submittal** **Approved**
2.	**Comment(s) on June 29th Submittal** **Worksheet for Needed Fire Flow & Attachment A** Fire flow calculations show that the required fire flows for Bldgs A & B are 2000 and 1750 gpm, respectively. As per actual fire flow tests, the existing hydrant can produce 1188 gpm at 20 psi. The new hydrant should make up the difference. Please include a summary that shows that the total fire flow from the existing and new hydrants exceed the fire flow requirements for Bldgs A & B. **Comment(s) on August 3rd Submittal**

NO.	COMMENTS
	Approved
3.	**Comment(s) on June 29th Submittal** **Worksheet for Commercial Water Meter Sizing** **This worksheet shows a ¾-inch water meter is required, while the meter size shown on sheet C400 calls out a 1-inch water meter.** Please clarify what size meter will be provided. **Comment(s) on August 3rd Submittal** **Approved**
4.	**Comment(s) on June 29th Submittal** **Lift Station Calculations** IV. Wet Well Design: Item 1: Please include wet well diameter. Items 2 through 5: Please clarify how storage volumes are calculated. Identify each of the two boundary levels. **Comment(s) on August 3rd Submittal** **Approved**
5.	**Comment(s) on June 29th Submittal** **Lift Station Calculations** Design flow calcs are based on a design flow of 20 gpm and a TDH of 28 ft. Pipe velocity is 2.0 fps in a 2-inch line Please review pump selection. Note that the pump produces only 21 ft at deadhead. Thus it will deliver less than 20 gpm. Please identify how much flow it will deliver. The reviewer assumes that minimum pipe flow should be 2.0 fps to prevent solids deposition. Also, the selected pump appears to have a design point very much to the left of the curve, and far from the Best Efficiency Pint (BEP). Is a better pump selection available? Will the rated voltage of 230 V ac be compatible with the site power requirements? **Comment(s) on August 3rd Submittal** The submitted Flygt information includes a range of pump curves and not the specific pump curve. From the submitted information, it appears that the selected pump has a 1.6 HP motor and with impeller code 230. Please submit the specific curve for that pump selection. Also, please clarify what power supply that the pump will receive. The motor is listed as "400 volts", which may be true. But what is the power supply? Note that the power supply

NO.	COMMENTS
	will be from the secondary of the transformer. This is called out on sheets E100 (120/240 volts) and E103 (277/480 volts). Since this appears to be the same transformer, the voltages should be the same. (Note: This reviewer thinks that the required secondary voltage is 277/480 volts). Suggest that Flygt be contacted so they can confirm the required power supply. **Submit** applicable information. **Comment(s) on Nov 2nd Submittal** Comment no longer applicable as different pump has been selected – Comment Closed - **No Further Action Required**
6.	**Comment(s) on June 29th Submittal** **Sheet C100:** Please add "SITE PLAN" to the title. **Comment(s) on August 3rd Submittal** **Approved**
7.	**Comment(s) on June 29th Submittal** **Sheet C110:** • Please add "proposed easements" to the legend. • Please add "force main" to the Proposed Utility Symbols. **Comment(s) on August 3rd Submittal** **Approved**
8.	**Comment(s) on June 29th Submittal** **Sheet C400:** • General Utility Note 2: Please remove "ENGINEERING" so it now reads "ELECTRIC DEPARTMENT". • Where the new water main ties into the existing water main (key 1)add a note similar to : "A specialty Contractor pre-approved by the City shall make the tie-in of the new water main to the existing water main. • There are two instances that call out a 2-inch water service as "2-inch C900 DR 18 PVC WATER MAIN". Please confirm that C900 DR 18 pipe is available in 2-inch. If not, replace with appropriate PVC pipe. **Comment(s) on August 3rd Submittal** The force main has been changed to 2 ½-inch PVC Schedule 40, which has an ID of 2.445

NO.	COMMENTS
	inches. The pump calculations have been based on 2-inch (presumably ID) pipe. Please review pump calculations and revise as necessary. Will this change the parameters of the selected pump? Submit applicable information. **Comment(s) on Nov 2nd Submittal** The force main is now 1- ¼ inch diameter with it now being routed in a right of way. • **Sheet C400**: Where the force main crosses the right of way, please call out where City of Alachua maintenance ends and property-owner maintenance begins. • As per detail 206, an isolation valve is required in the FM just prior to connecting to the manhole. CoA waives this requirement. • **Sheet C400**: Instead provide a buried 2-inch plug valve in the force main south of the lift station & in the right of way. Also add note similar to: "Furnish a 2-inch plug valve with valve box and concrete valve collar. Install similar to detail 118". • **Sheet C400**: The FM is called out as a "PRIVATE FORCE MAIN". Please change to a "PUBLIC FORCE MAIN". • Please **resubmit** sheet C400.
9.	**Comment(s) on June 29th Submittal** **Sheet C400 (continued):** • Note on right hand side calls out "public force main". Note that this is a "private force main". Please change. • Also this Utility Easement is likely private as it is on private land. Coordinate easement with land owner. Please evaluate, and then change to "private utility easement". **Comment(s) on August 3rd Submittal** Sanitary Sewer Comment 11, minor comment. Please change from "TRACE" to "TRACER". **Comment(s) on Nov 2nd Submittal** **Approved**
10.	**Comment(s) on June 29th Submittal** **Sheet C400 (continued - Electrical):** • Please delete General Utility Notes 5 & 6. Replace with Attachment 1. • See Comment 14 for related electrical comments. • Once location of transformer has been finalized, show a proposed utility easement for the primary electrical service on site and also the transformer. **Comment(s) on August 3rd Submittal** It appears that the notes shown in Attachment 1 have not been included. Please include

NO.	COMMENTS
	these notes. See the June 29th submittal comments. **Comment(s) on Nov 2nd Submittal** **Sheet C400 – COA Electrical Scope of Work:** • Par 1.2: Please replace "JOINT" with "COMBINED". **Approved as Noted.**
11	**Comment(s) on June 29th Submittal** **Sheet C410** • "PROPOSED PUBLIC UTILITY EASEMENT" has been called out twice. Please change to "PROPOSED PRIVATE UTILITY EASEMENT". See comments above. • A "Proposed air release valve" is called out on the force main profile. Please include applicable details for it. • Typical comment: Review all instances of "PROPOSED" Although "proposed" is suitable for preliminary conceptual documents, it is not really appropriate for contract documents. • Please evaluate all instances of "PROPOSED" and remove as appropriate. Note that "PROPOSED EASEMENT" is appropriate because the easement has not been granted yet. **Comment(s) on August 3rd Submittal** **Approved**
12.	**Comment(s) on June 29th Submittal** **Sheets 420 & 430** • Confirm that all required details are shown. As a minimum, add detail 307 (a cross-reference painting detail) and fire hydrant details. **Comment(s) on August 3rd Submittal** **Approved**
13.	**Comment(s) on June 29th Submittal** **Sheet 430** • Even though water main pipe is correctly noted on sheet C400 as "C900 DR18", suggest that it also be called out on sheet 430, so that it is specified as the default. • Suggest adding water note 6, with text similar to: "6. Unless otherwise noted or shown, water lines 4-inches in diameter and larger shall be C900 DR18 PVC, suitable for potable water service.

NO.	COMMENTS
	Comment(s) on August 3rd Submittal **Approved**
14.	**Comment(s) on June 29th Submittal** **General Comment, Electrical** As per the CoA Electric Service Policy Manual, before the site plan document set can be considered 100%, the following is required: • Site Plan: Show location of main disconnect(s), desired electrical service location(s) and desired location(s) for CoA electrical equipment. This submittal shows the desired service location(s). Call out the location of the main disconnects. This submittal shows the desired location for CoA electrical equipment; namely, the transformer. The COA is OK with the transformer location as shown, but suggests that the electrical design engineer confirm this location. • Electrical Plan: Complete set of electrical plans, including a panel schedule. Indicate the size of HVAC loads. This is necessary for COA to size the transformer. • Electrical Load Calculation: One electrical total connected load calculation for each proposed service. This is necessary for COA to size the transformer. **Comment(s) on August 3rd Submittal** See Comment 15. **Comment(s) on Nov 2nd Submittal** Electrical comments have been re-written. See new comments below. **No Further Action Required on Comment 14**
15.	**Comment(s) on June 29th Submittal** **General Comment, Electrical, Transformer** • As noted above, the COA will size the transformer once load calculations have been supplied. • In addition, please provide the required type of power supply, also necessary for COA to provide suitable primary service and to order the transformer. The most common type of electrical supply for similar applications is 460-volt, 3-phase. Other possibilities include 3-phase power of other voltages as well as several voltages of single-phase power. **Comment(s) on August 3rd Submittal** The Electrical Design is much further along than the previous submittal. However, several issues still need to be resolved. For assistance, please contact Billy Shiskin, COA Public Service Electrical Supervisor. Contact information is (1) Office: (386) 518-5831 and (2) Work Cell: (352) 316-8182. • Two electrical drawings have the same sheet number (E100). Please change

NO.	COMMENTS
	one of them. • Add the three new electrical sheet titles to the cover sheet. • Sheet E100 (Power Plan Bldg B) shows the secondary of the utility transformer to be 120/240. The reviewer assumes that sheet E103 is the riser diagram for Bldg A. It shows the secondary of the utility transformer to be 277/480. Since this is the same transformer, the secondary voltage should be the same. Please resolve. • Sheet 103 calls out two 4-inch Underground Primary Conduit. Note that the primary conduit is called out at 2-inch on C400. Please resolve. • Note that C400 shows a UGE to the lift station. In addition to the lift station panel, a meter is needed as well. Note that the CoA usually allows some design leeway to a private lift station. But the design must include the panel and power meter, and must conform to the National Electric Code. As a minimum, this would require a disconnect. • Once the above issues are resolved, then calculate the total load the transformer must deliver. Note that this load will be the sum of the loads of Bldg A, Bldg B and the lift station. **Comment(s) on Nov 2nd Submittal** Electrical comments have been re-written. See new comments below. **No Further Action Required on Comment 15**
16.	**Comment(s) on June 29th Submittal** **Sheet C400 (continued - Electrical):** The sheet shows that the primary electric service is derived from the overhead power line that is on the same side of CR235 as the site. Although the site is within the COA electric service area, the overhead power line is owned by Duke Energy. To obtain primary service, the electrical tie-in would be to a COA-owned overhead power line on the far side of CR235. Primary power service (conduit and conductors) would need to be installed under CR235. Attachment 2 shows the COA power line in red, to which the primary service connection would be made. For assistance, please contact Billy Shiskin, COA Public Service Electrical Supervisor. Contact information is (1) Office: (386) 518-5831 and (2) Work Cell: (352) 316-8182. **Comment(s) on August 3rd Submittal** **Approved**
17.	**Supplemental Comment(s) on June 29th Submittal** **Sheet C430**

NO.	COMMENTS
	Please add Sanitary Sewer comment 11, as follows: "11. For force main, provide tracer wire and appurtenances from the lift station to the connecting COA manhole." To the Site Plan documents, please add the following details: • 321A, 321C, 318, 203 and 145. **Comment(s) on August 3rd Submittal** Please include and submit detail 318. **Comment(s) on Nov 2nd Submittal** **Approved**
18.	**Supplemental Comment(s) on June 29th Submittal** **Sheet C430** Please add Water comments 7 & 8, as follows: " 7. The Contractor shall provide test assemblies and tracer wires to both metallic and non-metallic pipe as per City of Alachua design and details. 8. For the new water main, provide tracer wire and appurtenances starting from the existing water main to near the water meter (keyed note 3 on Sheet C400)." To the Site Plan documents, please add the following details: • 321B, 100, 103, 106, 112, 115, 145, 106, 109, 145, **Comment(s) on August 3rd Submittal** Details 100, 109 and 112 have not been included in the documents. Please confirm that they are not required. **Comment(s) on Nov 2nd Submittal** **Approved**
19.	**Comment(s) on Nov 2nd Submittal** • **Sheet C410:** Detail 206 cross-references detail 209, which could not be found by the reviewer. Please add detail 209 to the Contract Documents. • Please **resubmit** applicable sheets.
20.	**Comment(s) on Nov 2nd Submittal** • Electrical Design: The electrical sheets are not entirely consistent with the Utility Plan Sheet 400. Coordination is required between the civil/process designer and the electrical designer. Input may be required from the owner to obtain their preference. • Please address the comments noted below.
21.	**Comment(s) on Nov 2nd Submittal** • Sheet C400 shows one transformer, yet the electrical sheets show two utility transformers. Electrical design for the lift station circuit has not yet been done, but

NO.	COMMENTS
	from the pump vendor literature, the selected pump motor will required a third different voltage and hence a third transformer. As now shown on the construction documents and as per submitted pump, three utility transformers are required with voltages as follows: • Bldg A Utility Transformer: 277V/480V, 3-phase. • Bldg B Utility Transformer: 120V/240V, 1-phase. • Package Lift Station: 240-V, 3-phase as per submitted vendor literature. Please coordinate so that the number of transformer(s) shown on C400 is consistent with the electrical sheets and the lift station pump motor. Note that a design with one, two or three transformers are all feasible as long as there is proper coordination. Does the owner have a preference? For instance, the following design modifications would be required if only one transformer is included in the design. The City does not necessarily recommend a design with just one transformer, but are using it as an example. • The load side of the single transformer would be 277/480V, 3-phase. • Changes to the Bldg A electrical design would be minor. Transformer load-side voltage would remain at 277/480-volt 3-phase. • The utility transformer load side to Bldg B would be 277/480V, 3-phase. Presumably, the voltage requirements for Bldg B would still be 120/240V, single-phase. This would require that a secondary transformer be located within Bldg B and shown on the Power Plan for Building B. • The lift station pump would be a furnished with a 480V, 3-phase motor. Please clarify how many utility transformers are required for this project. Identify the load side voltages of each. **Submit** response. Modify and **submit** applicable sheets so that the electrical sheets are consistent with Utility sheet C400.
23.	**Comment(s) on Nov 2nd Submittal** Sheet E103: Is this the riser diagram for Bldg A? If so, please include Bldg A in the title of this sheet. **Resubmit sheet E103.**
24.	**Comment(s) on Nov 2nd Submittal** **Submit** a power plan sheet that shows power to the lift station. As a minimum, show the utility transformer (and load voltage), a power meter, disconnect and the lift station panel.
25.	**Comment(s) on Nov 2nd Submittal** • If necessary to be consistent with electrical design, change pump motor voltage. **Resubmit** catalogue cut.

NO.	COMMENTS
26.	**Comment(s) on Nov 2nd Submittal** • Confirm that a control panel will be furnished with the lift station pump. If so, call out the Control Panel Options on the submitted catalogue cut.
27.	**Comment(s) on Nov 2nd Submittal** • Once the number of transformers has been finalized, call out on the applicable sheet the total load that will be supplied by the secondary of each transformer. • **Submit** applicable sheet.
END OF COMMENTS	

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

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

November 9, 2020

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

Re: Black Flag Metalsmith – Site Plan Review #3

Dear Mr. Tabor:

As you requested, we have reviewed the Black Flag Metalsmith submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 11/9/2020. Our review generated the following comments and recommendations that are outlined below.

C300

1. Please provide additional spots on the access drive to the lift station.
2. Consider shifting the angle of the pipe from S-2 to S-3 in order to bring S-3 into the basin perpendicular to the side slopes and into the sump bottom.
3. S-5 has an invert elevation defined as 69.67; however the invert appears to be drawn directly on the 70 contour.
4. Please revise and correct the outfall riprap pad to not be on the basin back slope.

C310

1. There is concern that a 2" orifice will clog and not be effective. Consider utilizing a 2.75" or larger orifice if possible.
2. The bottom of the skimmer on S-4 should be lowered to 71.76 to be 6" below the weir elevation.

C320

1. Please provide a detail for the stabilized drive serving the lift station.

C400

1. The linetype of the line coming out of the lift station is not legible, consider revising for clarity.

Sincerely,

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

Cc: Claudio Vega

November 11, 2020

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

Re: Development Review Team (DRT) Comments – Resubmittal #2:
Black Flag Metalsmith Site Plan

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on November 9, 2020 are below.

Previous DRT Comments – 7/20/20 Letter

1. *Section 6.2, Tree Protection/Landscaping Standards*

a. Section 6.2.3(C) requires service areas to be screened a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of six feet within three years of planting. Specify the details of the proposed rolling gate to confirm it shall provide screening in accordance with this section.

Remaining Issues:

i. Please clarify on plan details if service area screening will be the same as shown on the 'fence detail for dumpster screening' and if so revise the detail title accordingly. If a different screening material is proposed for service areas, provide further information/detail about the proposed fencing material to demonstrate it shall fully screen service areas.

RESPONSE: The fence detail names have been clarified for where they are intended to be used. The service area and dumpster pad fence/screening will be the metal fence/gate detail, and the lift station screening will be the wood fence/gate detail.

ii. There are inconsistencies in the proposed height of proposed fencing between the 'fence/gate detail for service areas and dumpster pad' detail (6 foot height) and the 'fence detail for dumpster screening' (8 foot height). Please resolve inconsistencies.

RESPONSE: The inconsistencies have been resolved. Both fences will have a height of 6 feet.

2. *Section 6.6.3, Residential Protection Standards*

a. As part of any recommendation to approve this application, Staff shall recommend conditions to the Planning & Zoning Board to address compliance with these standards. These conditions shall include:

i. Landscaping and buffering (6.6.3(A)(9)): Mitigation trees shall be placed along the CR 235 frontage to the maximum extent practicable in order to provide a visual buffer between the proposed development and nearby residential areas.

Remaining Issues: The 10/29/20 plans relocated the private lift station and revised landscaping along the frontage of CR 235. Additional mitigation trees shall be required to be placed near the former lift

station location and to the south of the stabilized drive to the relocated lift station in order to fulfill the previous comment and recommended condition.

RESPONSE: A mitigation tree has been relocated near the former lift station and two mitigation trees have been relocated to the south of the stabilized drive adjacent to the newly proposed lift station to fulfill the previous comment and recommended condition. See Sheet L301 for updated locations of proposed mitigation trees.

3. *Environmental Considerations*

a. Best available data indicates a potential sinkhole may be located east of the proposed location of Building B. Documentation must be provided which addresses this potential feature and which confirms no potential issues are present that would impede construction of Building B as shown on the plans.

Remaining Issue: The 10/29/20 resubmittal states the report is being prepared and will be submitted once complete. Report must be received and reviewed by Staff and the comment must be resolved before item may be scheduled for a public hearing before the Planning & Zoning Board.

RESPONSE: The report will be submitted to the City as soon as possible. The geotechnical engineer estimates it to be finalized by the end of the day Thursday 11/12/20.

4. *Miscellaneous*

a. Provide legal descriptions and sketches of all proposed PUEs.

Remaining Issue: Comment not addressed.

RESPONSE: The legal descriptions and sketches of the proposed PUE will be submitted to the City as soon as possible.

5. *Minor Revisions*

a. Sheet C110: Construction Notes, #7 – Plan is approved by the Planning & Zoning Board (PZB). Revise accordingly.

Remaining Issue: Comment not fully addressed. Two references to DRC remain.

RESPONSE: All references to DRC have been revised to state PZB.

New Comments – 10/29/20 Plans

6. *Section 6.1, Off-Street Parking & Loading Standards*

a. Building B has been identified on 10/29/20 plans as 'Future Building B'. A total of 22 spaces are proposed on the site. The maximum number of parking space for Building A is 15 spaces. If all parking is constructed with Building A, the maximum number of parking spaces for Building A will be exceeded. The plans must be revised to clearly identify parking and any other site improvements to be constructed with Building A and those improvements to be constructed with Building B.

RESPONSE: The parking spaces and sidewalk by Building B have been indicated as to be constructed in the future with Building B.

7. *Section 6.2, Tree Protection/Landscaping Standards*

a. A "75% Reduction" has been added to the calculations for site landscaping, parking lot landscaping, and perimeter buffer landscaping. It appears this may in response to the provisions of Section 6.2.2(D)(4), which allows canopy or understory trees that are in very good to excellent health and that are protected before and during development of the site and maintained thereafter in a healthy growing condition to be used to comply with up to 75% of the landscaping standards for site landscaping, parking lot landscaping, and perimeter buffers, however, the code section from which this 'reduction' is derived is not identified on the plans. If this portion of the calculations is intended to be in response to the provisions of Section 6.2.2(D)(4), please not that this section does not provide for a ***reduction*** in the landscape requirements, but rather for the requirement to be fulfilled through tree credits (e.g., no

more than 75% of tree credits may be applied to meet a site landscaping, parking lot landscaping or perimeter buffer requirement). The landscape calculation tables appear to correctly calculate the number of required trees and provided trees, correctly applying credits. However, each column labeled "75% Reduction" should be removed or clarified, since the provisions of Section 6.2.2(D)(4) do not provide for a ***reduction*** but rather provides for the fulfillment of the landscape requirements through the application of tree credits.

RESPONSE: Per discussion with Justin via 11/10 conference call, this comment has been clarified and the "75% Reduction" columns have been removed from the landscape calculations. See Sheet L201 for revised landscape calculations.

b. Section 6.2.1(D)(4)(b) allows up to 25% of replacement trees planted to meet mitigation requirements to also be used to fulfill site landscaping, parking lot landscaping, or perimeter buffer requirements. There are 42 replacement trees provided to fulfill mitigation requirements. Therefore, a maximum of 10 mitigation trees may also be used to fulfill site landscaping, parking lot landscaping, or perimeter buffer requirements. Sheet L201 indicates that 28 replacement trees are used to also fulfill site landscaping, parking lot landscaping, or perimeter buffer requirements.

RESPONSE: Mitigation trees have been relocated to ensure a maximum of 10 mitigation trees are used to fulfill site landscaping, parking lot landscaping, and perimeter buffer requirements. Sheet L201 has been revised to reflect this calculation.

c. Identify the tree ID number of all preserved trees and all trees to be removed on Sheet L100.

RESPONSE: Per discussion with Justin via 11/10 conference call, this comment has been voided, as all tree ID numbers have been provided on Sheet L100.

8. *Public Facilities Impact Analysis*

a. Tables 3a. and 4a. were not updated to reflect the revised project impacts per 8/3/20 review comments. Update Tables 3a. and 4a. accordingly.

RESPONSE: Tables 3a and 4a have been updated accordingly.

9. *Miscellaneous*

a. Proposed force main within CR 235 ROW is labeled 'private'. Will the County permit a private line in County ROW?

RESPONSE: The proposed force main was incorrectly labeled and is now labeled as public.

b. Sheet E-1 was not revised to reflect other site revisions (lift station, landscaping, etc). Revise plan sheet and resubmit.

RESPONSE: A revised E-1 sheet has been included with this submittal.

c. Sheet C400 references Sheet C320 for proposed lift station fence detail. Fence details on Sheet C320 do not specify fencing proposed for lift station.

RESPONSE: The detail name has been revised to clarify that it is for the lift station.

10. *Minor Revisions*

a. Sheet L300: Labels of tree species in SE corner of property extend outside of plan view.

RESPONSE: Labels of trees species in SE corner of property have been relocated within plan view. See Sheet L300 for revised landscape plan.

11. *Public Services / Fire Rescue / Engineering Review Comments*

a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated November 9, 2020.

RESPONSE: All comments provided by Public Services have been addressed.

b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated November 9, 2020.

RESPONSE: All comments provided by JBrown Professional Group, Inc. have been addressed.

Public Services Comments

8. Comment(s) on Nov 2nd Submittal

The force main is now 1- 1/4 inch diameter with it now being routed in a right of way.

• Sheet C400: Where the force main crosses the right of way, please call out where City of Alachua maintenance ends and property-owner maintenance begins.

RESPONSE: The end of City of Alachua maintenance has been called out at the new plug valve located on the property line.

• As per detail 206, an isolation valve is required in the FM just prior to connecting to the manhole. CoA waives this requirement.

RESPONSE: Noted.

• Sheet C400: Instead provide a buried 2-inch plug valve in the force main south of the lift station & in the right of way. Also add note similar to: "Furnish a 2-inch plug valve with valve box and concrete valve collar. Install similar to detail 118".

RESPONSE: A 2" plug valve has been added at the property line with the corresponding note found in General Utility Note #15.

• Sheet C400: The FM is called out as a "PRIVATE FORCE MAIN". Please change to a "PUBLIC FORCE MAIN".

RESPONSE: Label for the proposed force main has been corrected to state "PUBLIC FORCE MAIN".

• Please resubmit sheet C400.

RESPONSE: Sheet C400 has been included with this resubmittal.

19. Comment(s) on Nov 2nd Submittal

• Sheet C410: Detail 206 cross-references detail 209, which could not be found by the reviewer. Please add detail 209 to the Contract Documents.

RESPONSE: Detail 209 has been added.

• Please resubmit applicable sheets.

RESPONSE: All applicable sheets have been resubmitted.

20. Comment(s) on Nov 2nd Submittal

• Electrical Design: The electrical sheets are not entirely consistent with the Utility Plan Sheet 400. Coordination is required between the civil/process designer and the electrical designer. Input may be required from the owner to obtain their preference.
RESPONSE: We are in the process of coordinating with the electrical engineer, but due to the holiday and incoming storm we have not been able to finalize the coordination. The final electrical design shall be submitted to the City by Monday as soon as possible.

• Please address the comments noted below.
RESPONSE: All comments below have been addressed.

21. Comment(s) on Nov 2nd Submittal

• Sheet C400 shows one transformer, yet the electrical sheets show two utility transformers. Electrical design for the lift station circuit has not yet been done, but from the pump vendor literature, the selected pump motor will require a third different voltage and hence a third transformer. As now shown on the construction documents and as per submitted pump, three utility transformers are required with voltages as follows:

- Bldg A Utility Transformer: 277V /480V, 3-phase.
- Bldg B Utility Transformer: 120V /240V, 1-phase.
- Package Lift Station: 240-V, 3-phase as per submitted vendor literature.

Please coordinate so that the number of transformer(s) shown on C400 is consistent with the electrical sheets and the lift station pump motor.
Note that a design with one, two or three transformers are all feasible as long as there is proper coordination. Does the owner have a preference?
For instance, the following design modifications would be required if only one transformer is included in the design. The City does not necessarily recommend a design with just one transformer but are using it as an example.

• The load side of the single transformer would be 277 / 480V, 3-phase.
• Changes to the Bldg A electrical design would be minor. Transformer load-side voltage would remain at 277 / 480-volt 3-phase.
• The utility transformer load side to Bldg B would be 277 / 480V, 3-phase. Presumably, the voltage requirements for Bldg B would still be 120/240V, singlephase. This would require that a secondary transformer be located within Bldg B and shown on the Power Plan for Building B.
• The lift station pump would be a furnished with a 480V, 3-phase motor.
Please clarify how many utility transformers are required for this project. Identify the load side voltages of each. Submit response.
RESPONSE: We are in the process of coordinating with the electrical engineer, but due to the holiday and incoming storm we have not been able to finalize the coordination. The final electrical design shall be submitted to the City by Monday as soon as possible.

Modify and submit applicable sheets so that the electrical sheets are consistent with Utility sheet C400.
RESPONSE: We are in the process of coordinating with the electrical engineer, but due to the holiday and incoming storm we have not been able to finalize the coordination. The final electrical design shall be submitted to the City by Monday as soon as possible.

23. Comment(s) on Nov 2nd Submittal
Sheet E 103: Is this the riser diagram for Bldg A? If so, please include Bldg A in the title of this sheet. Resubmit sheet E103.
RESPONSE: Yes this is the riser diagram for Building A. Revised sheet E103 will be submitted to the City once it has been received. We are in the process of coordinating with the electrical engineer, but due to the holiday and incoming storm we have not been able to finalize the coordination. The final electrical design shall be submitted to the City by Monday as soon as possible.

24. Comment(s) on Nov 2nd Submittal
Submit a power plan sheet that shows power to the lift station. As a minimum, show the utility transformer (and load voltage), a power meter, disconnect and the lift station panel.
RESPONSE: We are in the process of coordinating with the electrical engineer, but due to the holiday and incoming storm we have not been able to finalize the coordination. The final electrical design shall be submitted to the City by Monday as soon as possible.

25. Comment(s) on Nov 2nd Submittal
• If necessary to be consistent with electrical design, change pump motor voltage .
Resubmit catalogue cut.
RESPONSE: We are in the process of coordinating with the electrical engineer, but due to the holiday and incoming storm we have not been able to finalize the coordination. The final electrical design shall be submitted to the City by Monday as soon as possible.

26. Comment(s) on Nov 2nd Submittal
• Confirm that a control panel will be furnished with the lift station pump. If so, call out the Control Panel Options on the submitted catalogue cut.
RESPONSE: We are in the process of coordinating with the electrical engineer, but due to the holiday and incoming storm we have not been able to finalize the coordination. The final electrical design shall be submitted to the City by Monday as soon as possible.

27. Comment(s) on Nov 2nd Submittal
• Once the number of transformers has been finalized, call out on the applicable sheet the total load that will be supplied by the secondary of each transformer.
• Submit applicable sheet.
RESPONSE: We are in the process of coordinating with the electrical engineer, but due to the holiday and incoming storm we have not been able to finalize the coordination. The final electrical design shall be submitted to the City by Monday as soon as possible.

JBrown Comments

C300

1. Please provide additional spots on the access drive to the lift station.
RESPONSE: Additional spot elevations have been added to the lift station access drive.

2. Consider shifting the angle of the pipe from S-2 to S-3 in order to bring S-3 into the basin perpendicular to the side slopes and into the sump bottom.
RESPONSE: Noted.

3. S-5 has an invert elevation defined as 69.67; however the invert appears to be drawn directly on the 70 contour.
RESPONSE: S-5 has been adjusted so it is drawn at the correct invert elevation.

4. Please revise and correct the outfall riprap pad to not be on the basin back slope.
RESPONSE: The riprap has been revised so it is no longer in the back slope of the basin.

C310

1. There is concern that a 2" orifice will clog and not be effective. Consider utilizing a 2.75" or larger orifice if possible.
RESPONSE: In the SJRWMD Applicant Handbook Vol II page 28-5 there is a design example for the sizing of an orifice. The example determines a 1.0" orifice to be acceptable, therefore it is our opinion that a 2" orifice will be more than sufficient with the skimmer 6" below the invert elevation.

2. The bottom of the skimmer on S-4 should be lowered to 71.76 to be 6" below the weir elevation.
RESPONSE: The bottom of the skimmer has been lowered to 71.76.

C320

1. Please provide a detail for the stabilized drive serving the lift station.
RESPONSE: A detail for the stabilized lift station access drive has been added to sheet C320.

C400

1. The linetype of the line coming out of the lift station is not legible, consider revising for clarity.
RESPONSE: The linetype coming out of the lift station has been revised.

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

November 16, 2020

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

Re: Black Flag Metalsmith

Dear Mr. Tabor:

As you requested, we have reviewed the Black Flag Metalsmith submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 11/12/2020. 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 17, 2020

Sent by electronic mail to sreyes@edafl.com

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

RE: Planning & Zoning Board (PZB) Public Hearing: Black Flag Metalsmith Site Plan

Dear Mr. Reyes:

On November 12, 2020, the City of Alachua received your revised application and materials for a Site Plan on behalf of Black Flag Metalsmith, LLC. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **December 8, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Monday, November 23, 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 ***Monday, November 23, 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, December 7, 2020***). 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
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Nov 19, 2020**

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

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

TR 11/23/2020

RE: **Black Flag Site Plan Comments**

Public Services has reviewed the Black Flag Site Plan (Nov 12th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment(s) on June 29th Submittal** **Worksheet for Pressure Loss** Please clarify the design flow – has fire flow been taken into account? For example, Paragraph A says that the velocity thru 6-inch pipe is only 0.08 fps, which obviously does not take into account fire flow. Modify calculations as necessary. **Comment(s) on August 3rd Submittal** **Approved**
2.	**Comment(s) on June 29th Submittal** **Worksheet for Needed Fire Flow & Attachment A** Fire flow calculations show that the required fire flows for Bldgs A & B are 2000 and 1750 gpm, respectively. As per actual fire flow tests, the existing hydrant can produce 1188 gpm at 20 psi. The new hydrant should make up the difference. Please include a summary that shows that the total fire flow from the existing and new hydrants exceed the fire flow requirements for Bldgs A & B. **Comment(s) on August 3rd Submittal**

NO.	COMMENTS
	Approved
3.	**Comment(s) on June 29th Submittal** **Worksheet for Commercial Water Meter Sizing** **This worksheet shows a ¾-inch water meter is required, while the meter size shown on sheet C400 calls out a 1-inch water meter.** Please clarify what size meter will be provided. **Comment(s) on August 3rd Submittal** **Approved**
4.	**Comment(s) on June 29th Submittal** **Lift Station Calculations** IV. Wet Well Design: Item 1: Please include wet well diameter. Items 2 through 5: Please clarify how storage volumes are calculated. Identify each of the two boundary levels. **Comment(s) on August 3rd Submittal** **Approved**
5.	**Comment(s) on June 29th Submittal** **Lift Station Calculations** Design flow calcs are based on a design flow of 20 gpm and a TDH of 28 ft. Pipe velocity is 2.0 fps in a 2-inch line Please review pump selection. Note that the pump produces only 21 ft at deadhead. Thus it will deliver less than 20 gpm. Please identify how much flow it will deliver. The reviewer assumes that minimum pipe flow should be 2.0 fps to prevent solids deposition. Also, the selected pump appears to have a design point very much to the left of the curve, and far from the Best Efficiency Pint (BEP). Is a better pump selection available? Will the rated voltage of 230 V ac be compatible with the site power requirements? **Comment(s) on August 3rd Submittal** The submitted Flygt information includes a range of pump curves and not the specific pump curve. From the submitted information, it appears that the selected pump has a 1.6 HP motor and with impeller code 230. Please submit the specific curve for that pump selection. Also, please clarify what power supply that the pump will receive. The motor is listed as "400 volts", which may be true. But what is the power supply? Note that the power supply

NO.	COMMENTS
	will be from the secondary of the transformer. This is called out on sheets E100 (120/240 volts) and E103 (277/480 volts). Since this appears to be the same transformer, the voltages should be the same. (Note: This reviewer thinks that the required secondary voltage is 277/480 volts). Suggest that Flygt be contacted so they can confirm the required power supply. **Submit** applicable information. **Comment(s) on Nov 2nd Submittal** Comment no longer applicable as different pump has been selected – Comment Closed - **No Further Action Required**
6.	**Comment(s) on June 29th Submittal** **Sheet C100:** Please add "SITE PLAN" to the title. **Comment(s) on August 3rd Submittal** **Approved**
7.	**Comment(s) on June 29th Submittal** **Sheet C110:** • Please add "proposed easements" to the legend. • Please add "force main" to the Proposed Utility Symbols. **Comment(s) on August 3rd Submittal** **Approved**
8.	**Comment(s) on June 29th Submittal** **Sheet C400:** • General Utility Note 2: Please remove "ENGINEERING" so it now reads "ELECTRIC DEPARTMENT". • Where the new water main ties into the existing water main (key 1)add a note similar to : "A specialty Contractor pre-approved by the City shall make the tie-in of the new water main to the existing water main. • There are two instances that call out a 2-inch water service as "2-inch C900 DR 18 PVC WATER MAIN". Please confirm that C900 DR 18 pipe is available in 2-inch. If not, replace with appropriate PVC pipe. **Comment(s) on August 3rd Submittal** The force main has been changed to 2 ½-inch PVC Schedule 40, which has an ID of 2.445 inches. The pump calculations have been based on 2-inch (presumably ID) pipe. Please

NO.	COMMENTS
	review pump calculations and revise as necessary. Will this change the parameters of the selected pump? Submit applicable information. **Comment(s) on Nov 2nd Submittal** The force main is now 1- ¼ inch diameter with it now being routed in a right of way. • **Sheet C400**: Where the force main crosses the right of way, please call out where City of Alachua maintenance ends and property-owner maintenance begins. • As per detail 206, an isolation valve is required in the FM just prior to connecting to the manhole. CoA waives this requirement. • **Sheet C400**: Instead provide a buried 2-inch plug valve in the force main south of the lift station & in the right of way. Also add note similar to: "Furnish a 2-inch plug valve with valve box and concrete valve collar. Install similar to detail 118". • **Sheet C400**: The FM is called out as a "PRIVATE FORCE MAIN". Please change to a "PUBLIC FORCE MAIN". • Please resubmit sheet C400. **Comment(s) on Nov 12th Submittal** • **Sheet C400**: As part of the 2-inch plug valve note, please add "MAINTENANCE" after "CITY OF ALACHUA". **Resubmit specified item** as follows: • Please resubmit updated sheet C400 in 11 X17 pdf format. • Note that the resubmittal can just be a pdf attached to an email sent to the reviewer (th_ridgik@cityof alachua. org)
9.	**Comment(s) on June 29th Submittal** **Sheet C400 (continued):** • Note on right hand side calls out "public force main". Note that this is a "private force main". Please change. • Also this Utility Easement is likely private as it is on private land. Coordinate easement with land owner. Please evaluate, and then change to "private utility easement". **Comment(s) on August 3rd Submittal** Sanitary Sewer Comment 11, minor comment. Please change from "TRACE" to "TRACER". **Comment(s) on Nov 2nd Submittal** **Approved**
10.	**Comment(s) on June 29th Submittal** **Sheet C400 (continued - Electrical):**

NO.	COMMENTS
	• Please delete General Utility Notes 5 & 6. Replace with Attachment 1. • See Comment 14 for related electrical comments. • Once location of transformer has been finalized, show a proposed utility easement for the primary electrical service on site and also the transformer. **Comment(s) on August 3rd Submittal** It appears that the notes shown in Attachment 1 have not been included. Please include these notes. See the June 29th submittal comments. **Comment(s) on Nov 2nd Submittal** **Sheet C400 – COA Electrical Scope of Work:** • Par 1.2: Please replace "JOINT" with "COMBINED". **Approved as Noted.**
11	**Comment(s) on June 29th Submittal** **Sheet C410** • "PROPOSED PUBLIC UTILITY EASEMENT" has been called out twice. Please change to "PROPOSED PRIVATE UTILITY EASEMENT". See comments above. • A "Proposed air release valve" is called out on the force main profile. Please include applicable details for it. • Typical comment: Review all instances of "PROPOSED" Although "proposed" is suitable for preliminary conceptual documents, it is not really appropriate for contract documents. • Please evaluate all instances of "PROPOSED" and remove as appropriate. Note that "PROPOSED EASEMENT" is appropriate because the easement has not been granted yet. **Comment(s) on August 3rd Submittal** **Approved**
12.	**Comment(s) on June 29th Submittal** **Sheets 420 & 430** • Confirm that all required details are shown. As a minimum, add detail 307 (a cross-reference painting detail) and fire hydrant details. **Comment(s) on August 3rd Submittal** **Approved**
13.	**Comment(s) on June 29th Submittal**

NO.	COMMENTS
	Sheet 430 • Even though water main pipe is correctly noted on sheet C400 as "C900 DR18", suggest that it also be called out on sheet 430, so that it is specified as the default. • Suggest adding water note 6, with text similar to: "6. Unless otherwise noted or shown, water lines 4-inches in diameter and larger shall be C900 DR18 PVC, suitable for potable water service. **Comment(s) on August 3rd Submittal** **Approved**
14.	**Comment(s) on June 29th Submittal** **General Comment, Electrical** As per the CoA Electric Service Policy Manual, before the site plan document set can be considered 100%, the following is required: • Site Plan: Show location of main disconnect(s), desired electrical service location(s) and desired location(s) for CoA electrical equipment. This submittal shows the desired service location(s). Call out the location of the main disconnects. This submittal shows the desired location for CoA electrical equipment; namely, the transformer. The COA is OK with the transformer location as shown, but suggests that the electrical design engineer confirm this location. • Electrical Plan: Complete set of electrical plans, including a panel schedule. Indicate the size of HVAC loads. This is necessary for COA to size the transformer. • Electrical Load Calculation: One electrical total connected load calculation for each proposed service. This is necessary for COA to size the transformer. **Comment(s) on August 3rd Submittal** See Comment 15. **Comment(s) on Nov 2nd Submittal** Electrical comments have been re-written. See new comments below. **No Further Action Required on Comment 14**
15.	**Comment(s) on June 29th Submittal** **General Comment, Electrical, Transformer** • As noted above, the COA will size the transformer once load calculations have been supplied. • In addition, please provide the required type of power supply, also necessary for COA to provide suitable primary service and to order the transformer. The most common type of electrical supply for similar applications is 460-volt, 3-phase. Other possibilities include 3-phase power of other voltages as well as several voltages of

NO.	COMMENTS
	single-phase power. **Comment(s) on August 3rd Submittal** The Electrical Design is much further along than the previous submittal. However, several issues still need to be resolved. For assistance, please contact Billy Shiskin, COA Public Service Electrical Supervisor. Contact information is (1) Office: (386) 518-5831 and (2) Work Cell: (352) 316-8182. • Two electrical drawings have the same sheet number (E100). Please change one of them. • Add the three new electrical sheet titles to the cover sheet. • Sheet E100 (Power Plan Bldg B) shows the secondary of the utility transformer to be 120/240. The reviewer assumes that sheet E103 is the riser diagram for Bldg A. It shows the secondary of the utility transformer to be 277/480. Since this is the same transformer, the secondary voltage should be the same. Please resolve. • Sheet 103 calls out two 4-inch Underground Primary Conduit. Note that the primary conduit is called out at 2-inch on C400. Please resolve. • Note that C400 shows a UGE to the lift station. In addition to the lift station panel, a meter is needed as well. Note that the CoA usually allows some design leeway to a private lift station. But the design must include the panel and power meter, and must conform to the National Electric Code. As a minimum, this would require a disconnect. • Once the above issues are resolved, then calculate the total load the transformer must deliver. Note that this load will be the sum of the loads of Bldg A, Bldg B and the lift station. **Comment(s) on Nov 2nd Submittal** Electrical comments have been re-written. See new comments below. **No Further Action Required on Comment 15**
16.	**Comment(s) on June 29th Submittal** **Sheet C400 (continued - Electrical):** The sheet shows that the primary electric service is derived from the overhead power line that is on the same side of CR235 as the site. Although the site is within the COA electric service area, the overhead power line is owned by Duke Energy. To obtain primary service, the electrical tie-in would be to a COA-owned overhead power line on the far side of CR235. Primary power service (conduit and conductors) would need to be installed under CR235. Attachment 2 shows the COA power line in red, to which the primary service connection would be made. For assistance, please contact Billy Shiskin, COA Public Service Electrical Supervisor.

NO.	COMMENTS
	Contact information is (1) Office: (386) 518-5831 and (2) Work Cell: (352) 316-8182. **Comment(s) on August 3rd Submittal** **Approved**
17.	**Supplemental Comment(s) on June 29th Submittal** **Sheet C430** Please add Sanitary Sewer comment 11, as follows: "11. For force main, provide tracer wire and appurtenances from the lift station to the connecting COA manhole." To the Site Plan documents, please add the following details: • 321A, 321C, 318, 203 and 145. **Comment(s) on August 3rd Submittal** Please include and submit detail 318. **Comment(s) on Nov 2nd Submittal** **Approved**
18.	**Supplemental Comment(s) on June 29th Submittal** **Sheet C430** Please add Water comments 7 & 8, as follows: " 7. The Contractor shall provide test assemblies and tracer wires to both metallic and non-metallic pipe as per City of Alachua design and details. 8. For the new water main, provide tracer wire and appurtenances starting from the existing water main to near the water meter (keyed note 3 on Sheet C400)." To the Site Plan documents, please add the following details: • 321B, 100, 103, 106, 112, 115, 145, 106, 109, 145, **Comment(s) on August 3rd Submittal** Details 100, 109 and 112 have not been included in the documents. Please confirm that they are not required. **Comment(s) on Nov 2nd Submittal** **Approved**
19.	**Comment(s) on Nov 2nd Submittal** • **Sheet C410:** Detail 206 cross-references detail 209, which could not be found by the reviewer. Please add detail 209 to the Contract Documents. • Please resubmit applicable sheets. **Comment(s) on Nov 12th Submittal**

NO.	COMMENTS
	Approved
20.	**Comment(s) on Nov 2nd Submittal** • Electrical Design: The electrical sheets are not entirely consistent with the Utility Plan Sheet 400. Coordination is required between the civil/process designer and the electrical designer. Input may be required from the owner to obtain their preference. • Please address the comments noted below. **Comment(s) on Nov 12th Submittal** **No further action required on this comment. Comment closed.**
21.	**Comment(s) on Nov 2nd Submittal** • Sheet C400 shows one transformer, yet the electrical sheets show two utility transformers. Electrical design for the lift station circuit has not yet been done, but from the pump vendor literature, the selected pump motor will required a third different voltage and hence a third transformer. As now shown on the construction documents and as per submitted pump, three utility transformers are required with voltages as follows: • Bldg A Utility Transformer: 277V/480V, 3-phase. • Bldg B Utility Transformer: 120V/240V, 1-phase. • Package Lift Station: 240-V, 3-phase as per submitted vendor literature. Please coordinate so that the number of transformer(s) shown on C400 is consistent with the electrical sheets and the lift station pump motor. Note that a design with one, two or three transformers are all feasible as long as there is proper coordination. Does the owner have a preference? For instance, the following design modifications would be required if only one transformer is included in the design. The City does not necessarily recommend a design with just one transformer, but are using it as an example. • The load side of the single transformer would be 277/480V, 3-phase. • Changes to the Bldg A electrical design would be minor. Transformer load-side voltage would remain at 277/480-volt 3-phase. • The utility transformer load side to Bldg B would be 277/480V, 3-phase. Presumably, the voltage requirements for Bldg B would still be 120/240V, single-phase. This would require that a secondary transformer be located within Bldg B and shown on the Power Plan for Building B. • The lift station pump would be a furnished with a 480V, 3-phase motor. Please clarify how many utility transformers are required for this project. Identify the load side voltages of each. Submit response. Modify and submit applicable sheets so that the electrical sheets are consistent with Utility

NO.	COMMENTS
	sheet C400. **Comment(s) on Nov 12th Submittal** **No further action required on this comment. Comment closed.** But please address related new comments, starting with comment 28.
23.	**Comment(s) on Nov 2nd Submittal** Sheet E103: Is this the riser diagram for Bldg A? If so, please include Bldg A in the title of this sheet. Resubmit sheet E103. **Comment(s) on Nov 12th Submittal** **Approved**
24.	**Comment(s) on Nov 2nd Submittal** Submit a power plan sheet that shows power to the lift station. As a minimum, show the utility transformer (and load voltage), a power meter, disconnect and the lift station panel. **Comment(s) on Nov 12th Submittal** Power plan for the lift station is now shown on sheet E100 B. For safety reasons, please show a disconnect on the line side of the power meter. **Resubmit specified item** as follows: • Please resubmit updated sheet E100B in 11 X 17 pdf format. Note that the resubmittal can just be a pdf attached to an email sent to the reviewer (th_ridgik@cityof alachua. org)
25.	**Comment(s) on Nov 2nd Submittal** • If necessary to be consistent with electrical design, change pump motor voltage. Resubmit catalogue cut. **Comment(s) on Nov 12th Submittal** From the electrical sheets, it appears that the current design intent is that the service to the lift station is 480-volt, 3-phase. To be consistent with this, suggest that the model number of the Barnes catalogue cut be changed so the furnished motor is 480-volt, 3-phase. **Resubmit specified item** as follows: • Please resubmit updated Barnes catalogue cut. Note that the resubmittal can just be a pdf attached to an email sent to the reviewer (th_ridgik@cityof alachua. org)
26.	**Comment(s) on Nov 2nd Submittal** • Confirm that a control panel will be furnished with the lift station pump. If so, call out the Control Panel Options on the submitted catalogue cut. **Comment(s) on Nov 12th Submittal**

NO.	COMMENTS
	From the electrical sheets, it appears that the current design intent is that power service to the lift station is 480-volt, 3-phase. To be consistent with this, on the Control Panel Options catalogue cut, suggest calling out that the control panel requires 480-volt 3-phase. **Resubmit specified item** as follows: • Please resubmit updated Control Panel options catalogue cut. Note that the resubmittal can just be a pdf attached to an email sent to the reviewer (th_ridgik@cityof alachua. org)
27.	**Comment(s) on Nov 2nd Submittal** • Once the number of transformers has been finalized, call out on the applicable sheet the total load that will be supplied by the secondary of each transformer. • Submit applicable sheet. **Comment(s) on Nov 12th Submittal** **Approved**
28	**Comment(s) on Nov 12th Submittal** • **Sheet C400:** This sheet now shows a 120/208-volt transformer installed in the field between the 480-volt 3-phase transformer and Bldg. A. It is likely that this transformer is NOT required at that location. Suggest confirming this with electrical designer, and then delete. **Resubmit specified item** as follows: • Please resubmit updated sheet C400 in 11 X 17 pdf format. Note that the resubmittal can just be a pdf attached to an email sent to the reviewer (th_ridgik@cityof alachua. org)
29	**Comment(s) on Nov 12th Submittal** **Sheet E100B:** For safety reasons, please provide **line-side** disconnects on all 480-volt, 3-phase power meters not having CTs. On sheet E100B, show **line-side** disconnects for • The three future power meters adjacent to Bldg B. • The power meter for the lift station. **Resubmit specified item** as follows: • Please resubmit updated sheet E100B in 11X17 pdf format. Note that the resubmittal can just be a pdf attached to an email sent to the reviewer (th_ridgik@cityof alachua. org)

NO.	COMMENTS
	END OF COMMENTS

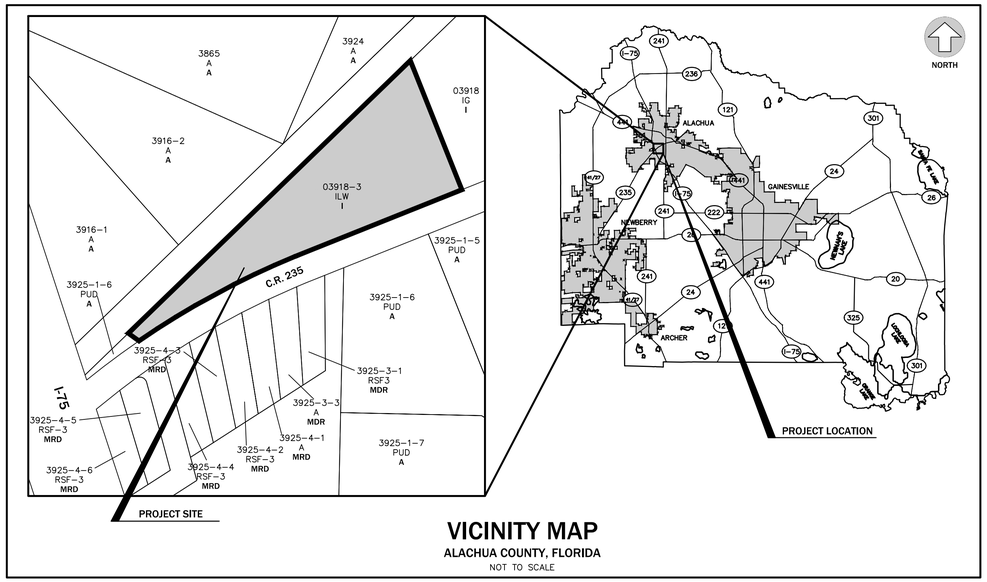
Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician

BLACK FLAG METALSMITH SITE PLAN

CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	BLACK FLAG METALSMITH, LLC
2.	NAME OF PROJECT:	BLACK FLAG METALSMITH
3.	PROJECT DESCRIPTION:	THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF TWO INDUSTRIAL BUILDINGS TOTALING 15,000 S.F. WITH ASSOCIATED PARKING, UTILITY AND STORMWATER IMPROVEMENTS.
4.	PROJECT ADDRESS:	13218 NW COUNTY ROAD 235 ALACHUA, FLORIDA 32615
5.	TAX PARCEL NUMBER:	03918-003-000
6.	SECTION/TOWNSHIP/RANGE:	SECTION 22, TOWNSHIP 08 SOUTH, RANGE 18 EAST
7.	ZONING:	LIGHT AND WAREHOUSE INDUSTRIAL (ILW)
8.	FUTURE LAND USE DESIGNATION:	INDUSTRIAL (I)
9.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	298,223	6.85	100%
2.	PROPOSED BUILDING COVERAGE:	15,000	0.34	5.0%
3.	PAVEMENT AND SIDEWALK AREA:	26,865	0.62	9.0%
4.	TOTAL IMPERVIOUS AREA:	41,865	0.96	14.0%
5.	OPEN AREA:	256,358	5.89	86.0%



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGAL DESCRIPTION

PART OF GOVERNMENT LOTS 1, 2, AND 3 LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING SOUTH OF A.C.L. RAILROAD (NOW SEABOARD COASTLINE RAILROAD), AND NORTH OF STATE ROAD NO. 235 DESCRIBED AS: STARTING AT THE NW CORNER OF THE NE QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN SOUTH 00°20'48" WEST, 2407.72 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S.R. 235; THENCE RUN SOUTH 68°15'11" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 992.31 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING RUN NORTH 21°44'49" WEST A DISTANCE OF 482.44 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 46°03'11" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 1340.58 FEET; THENCE RUN SOUTH 52°15'41" EAST 46.31 FEET TO THE NORTHERLY RIGHT OF WAY OF S.R. 235 SAID POINT BEING ON A CURVE; THENCE RUN EASTERLY ALONG SAID RIGHT OF WAY AND CURVE, SAID CURVE HAVING A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 12°01'38", AN ARC LENGTH OF 611.86 FEET TO THE P.C. OF SAID CURVE, THENCE CONTINUE ALONG SAID RIGHT OF WAY 610.32 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 6.850 ACRES, MORE OR LESS.

LEGEND:

ZONING:
- A – AGRICULTURAL
- PUD – PLANNED UNIT DEVELOPMENT
- RSF-3 – RESIDENTIAL SINGLE FAMILY-3
- IG – INDUSTRIAL GENERAL
- ILW – LIGHT AND WAREHOUSE INDUSTRIAL

FUTURE LAND USE:
- A – AGRICULTURAL
- MDR – MODERATE DENSITY RESIDENTIAL
- I – INDUSTRIAL

BUILDING INFORMATION		
BUILDING HEIGHT:	20'-0"	
SPRINKLERED:	NO	
OCCUPANCY CLASS:	B	
CONSTRUCTION TYPE:	V-B	
NUMBER OF STORIES:	1	
GROSS FLOOR AREA:	BLDG A	BLDG B
TOTAL GROSS FLOOR AREA:	9,000 S.F.	6,000 S.F.
BUILDING AREA:	BLDG A	BLDG B
TOTAL BUILDING AREA UNDER ROOF:	9,000 S.F.	6,000 S.F.

TRIP GENERATION							
ITE LAND USE: 140 MANUFACTURING							
PROPOSED: 15,000 SF GFA OF MANUFACTURING							
				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.62	15.00	9.30	77%	23%	7.16	2.14
PM	0.67	15.00	10.05	31%	69%	3.12	6.93
AVG	3.93	15.00	58.95	50%	50%	29.48	29.48
SOURCE: ITE TRIP GENERATION, 10TH EDITION							

PARKING CALCULATIONS					
#	DESCRIPTION	CRITERIA	BUILDING A MINIMUM REQUIRED	BUILDING B MINIMUM REQUIRED	PROVIDED
1.	VEHICULAR PARKING	MANUFACTURING, LIGHT FOR OFFICES, LABS AND AREAS SUPPORTING OFFICES. 1 SPACE PER 350 SF OF FLOOR AREA	1 SPACE PER 350 S.F. X 1,860 S.F. = 5 SPACES		22 PARKING SPACES INCLUDING 2 HANDICAP SPACES
		MANUFACTURING, LIGHT FOR ALL OTHER AREAS. 1 SPACE PER 1,000 SF OF FLOOR AREA	1 SPACE PER 1,000 S.F. X 7,140 S.F. = 7 SPACES	1 SPACE PER 1,000 S.F. X 6,000 S.F. = 6 SPACES	
		TOTAL	MINIMUM PARKING SPACES REQUIRED = 12 SPACES MAXIMUM PARKING SPACES PER SECTION 6.1.4 (B)(5)(a) 12 SPACES X 125% = 15 SPACES	MINIMUM PARKING SPACES REQUIRED = 6 SPACES MAXIMUM PARKING SPACES PER SECTION 6.1.4 (B)(5)(a) 6 SPACES X 125% = 8 SPACES	
		REQUIRED HANDICAP SPACES	UP TO 25 TOTAL SPACES = 1 HANDICAP SPACE	UP TO 25 TOTAL SPACES = 1 HANDICAP SPACE	
2.	BICYCLE PARKING	N/A	N/A		N/A
3.	MOTORCYCLE PARKING	N/A	N/A		N/A

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C110	LEGEND, SYMBOLS, AND NOTES
C130	TREE REMOVAL, DEMOLITION, AND EROSION CONTROL PLAN
C140	DEVELOPMENT PLAN
C200	DIMENSION PLAN
C300	PAVING, GRADING AND DRAINAGE PLAN
C310	BASIN DETAIL
C320	PAVING, GRADING AND DRAINAGE DETAILS AND NOTES
C390	STORMWATER POLLUTION PREVENTION PLAN
C400	UTILITY PLAN
C410	LIFT STATION AND FORCE MAIN DETAILS
C420	UTILITY DETAILS
C430	UTILITY DETAILS AND NOTES
C440	UTILITY DETAILS AND NOTES CONT.
V-001	BOUNDARY AND TOPOGRAPHIC SURVEY
L100-L300	LANDSCAPE PLANS
A	ARCHITECTURAL PLANS
E-100	POWER PLAN – BUILDING A
E-100	POWER PLAN – BUILDING B
E-103	RISER DIAGRAM AND PANEL SCHEDULES
E-1	PHOTOMETRIC PLAN

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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: 20-018

Project phase: CONSTRUCTION PLANS

Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed: DJM
Drawn: MAB
Checked: CSV
Date: 11/09/20

Sheet No.: C100

\\SERVER3\engprojects\Black Flag\Plans\Current DWG\B2001801.dwg, C100 - COVER SHEET, 11/12/2020 1:54:10 PM, mbarahona

EXISTING SYMBOLS & ABBREVIATIONS

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

TREE LEGEND

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

LOCATION / SPECIES / DIAMETER AT BREAST HEIGHT IN INCHES	SIZE/COMMON NAME	
ba10.	=	10" BAY
ch11.	=	11" CHINABERRY
ce11.	=	11" CEDAR
ch12.	=	12" CHERRY
ch110.	=	10" CHINESE TALLOW
hi11.	=	11" HICKORY
la012.	=	12" LAUREL OAK
li015.	=	15" LIVE OAK
mb12.	=	12" MULBERRY
mg18.	=	18" MAGNOLIA
pa18.	=	18" PALM
pi14.	=	14" PINE
po9.	=	9" POST OAK
sb11.	=	11" SUGARBERRY
sg17.	=	17" SWEETGUM
tk011.	=	11" TURKEY OAK
tree18.	=	18" UNIDENTIFIED TREE
wo14.	=	14" WATER OAK
pi20	=	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
- RP — REDUCED PRESSURE ZONE BFP
- DC — DOUBLE CHECK BFP
- DUAL CHECK VALVE
- ARV — AIR RELEASE VALVE
- REDUCER FITTING
- R — PRESSURE REGULATOR
- POST INDICATOR VALVE
- CLEAN OUT OR ROOF DRAIN LATERAL
- FITTING W/ THRUST BLOCK
- FIRE HYDRANT W/ THRUST BLOCK
- FIRE HYDRANT ASSEMBLY
- POTABLE WATER METER
- SINGLE SERVICE WATER METER
- DUAL SERVICE WATER METER
- GANG WATER METER ASSEMBLY
- TX — ELECTRIC TRANSFORMER
- ELECTRIC POLE
- RECLAIMED WATER METER ASSEMBLY
- RCW — RECLAIMED WATER MAIN, PROPOSED
- RCW — PLUG END AND CAP
- RCW — BLOW-OFF ASSEMBLY
- RCW — GATE VALVE & BOX
- RCW — REDUCER FITTING
- FM — WASTEWATER FORCE MAIN, PROPOSED
- SS — SANITARY SEWER MAIN, PROPOSED
- SS — SANITARY SEWER MAIN, EXISTING
- SS — SANITARY SEWER MANHOLE, PROPOSED
- SS — SANITARY SEWER MANHOLE, EXISTING
- SANITARY SEWER PLUG
- PLUG VALVE
- SEWER LATERAL, SINGLE SERVICE
- GATE VALVE
- CHECK VALVE
- A.R. — AIR RELEASE VALVE

GENERAL NOTES

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

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION / PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
5. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CLOSURE OF THESE FACILITIES MAY REQUIRE A MAINTENANCE OF TRAFFIC PLAN PREPARED BY A REGISTERED PROFESSIONAL AT THE CONTRACTORS EXPENSE.
6. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
7. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.

CONSTRUCTION NOTES

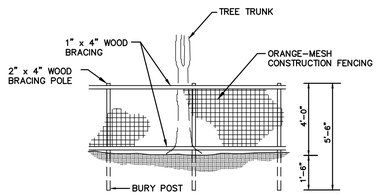
1. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES', AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S 'ROADWAY AND TRAFFIC DESIGN STANDARDS' INDEXES 600 THROUGH 685 (LATEST EDITIONS).
2. SAFE PEDESTRIAN TRAFFIC IS TO BE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

EROSION CONTROL NOTES

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

PAVING, GRADING, AND DRAINAGE NOTES

1. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
5. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
6. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION IMPROVEMENTS TO FOLLOW.
9. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHTS TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
12. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD.
13. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT 'ROADWAY AND TRAFFIC DESIGN STANDARDS' AND FHWA 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'.
14. REGULATORY SIGNS (STOP, ETC.) SHALL BE PAID FOR BY THE CONTRACTOR AND IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
15. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 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 O



ELEVATION

NOTES:

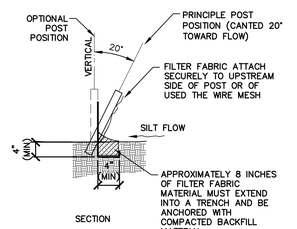
1. TREE BARRICADES WILL BE BUILT BEFORE ANY SITE WORK IS UNDERTAKEN AND WILL REMAIN IN PLACE UNTIL THE LANDSCAPING IS PLANTED.
2. EACH BARRICADE MUST BE AT LEAST 3 FEET TALL, WITH CORNER POSTS OF 2" X 4" WOOD INSERTED AT LEAST ONE AND A HALF (1-1/2) FEET DEEP. THE TWO ROWS OF SIDE SLATS MUST BE 1" X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

TREE BARRICADE FENCING DETAIL

N.T.S.

LEGEND

- SILT FENCE
- TREE BARRICADE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISITING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- pi20 — EXISTING TREE TO BE REMOVED

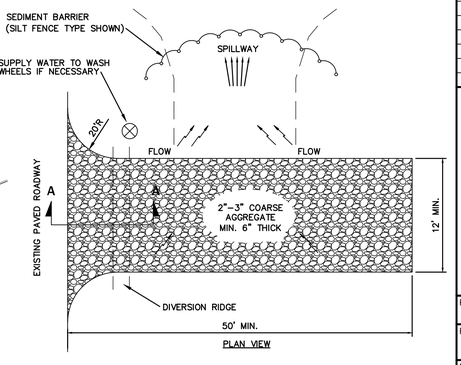


TYPE III SILT FENCE DETAIL

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 CONTRACTORS EXPENSE.
6. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
7. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.
9. EROSION CONTROLS ARE TO BE INSTALLED AND INSPECTED PRIOR TO BEGINNING DEMOLITION WORK.
10. IN AREAS WHERE PROPOSED CURBING IS TO BE PLACED, THE ASPHALT PAVEMENT SHALL BE REMOVED TO THE FACE OF CURB TO ALLOW PLACEMENT OF 6" STANDARD CONCRETE CURBING.
11. IN AREAS OF PROPOSED LANDSCAPE AREA THE PAVEMENT, LIMEROCK BASE, AND 12" OF THE STABILIZED SUBGRADE SHALL BE REMOVED. COORDINATE WITH LANDSCAPE ARCHITECT TO DETERMINE IF ADDITIONAL REMOVAL IS REQUIRED TO MAKE AREA SUITABLE FOR LANDSCAPE PURPOSES. THE REMOVED LIMEROCK BASE SHALL NOT BE USED IN THE BASE FOR THE NEW PAVEMENT (PER FDOT SECTION 200). BUT THE REMOVED BASE CAN BE USED IN THE STABILIZATION OF SUBGRADE. SEE GRADING PLAN FOR BACKFILL REQUIREMENTS.
12. ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDER'S SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND 36" OF CLEAN FILL OF PH 5.5 – 6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
13. SEE DIMENSION PLAN FOR DIMENSIONING OF PROPOSED LANDSCAPE AREAS.
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES TO REMAIN AS SHOWN IN THE UTILITY PLAN. ANY EXISTING UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY COMPANY, AND PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
15. SEE ELECTRICAL AND IRRIGATION PLANS FOR COORDINATION OF PAVEMENT CUTS FOR ASSOCIATED CONDUITS.



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.

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NORTH
SCALE: 1"= 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

Project title:
BLACK FLAG METALSMITH
CITY OF ALACHUA, FLORIDA

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

Designed: DJM	Sheet No.: C130
Drawn: MAB	
Checked: CSV	
Date: 11/09/20	

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CONSTRUCTION REFERENCE COORDINATE N=10448.13 E=9821.24

CONCRETE MONUMENT (4"X 4", PRM 748) S 23°22'41" E., 0.43' FROM PROPERTY CORNER

CHAIN LINK FENCE ENDS 1.0' SE OF PROPERTY CORNER AND ON THE EAST PROPERTY LINE

6' CHAINLINK FENCE

GATE

TAX PARCEL NO. 03918-000-000

6' CHAINLINK FENCE

6' CHAINLINK FENCE

CHAIN LINK FENCE CORNER IS 0.4' NE OF PROPERTY LINE AND 0.4' NW OF RIGHT OF WAY LINE

POINT OF BEGINNING (4"x4", PRM 748)

CONSTRUCTION REFERENCE COORDINATE N=9999.97 E=10000.01

RAILWAY

CSX RAILROAD TAX PARCEL NO. 9A060-511-900

RAILROAD TRACKS

R/W LINE

WIRE FENCE IS 10.5' FROM PROPERTY LINE

4' WIRE FENCE

6.85 ACRES, +/- 298,301 SQUARE FEET VACANT NO BUILDINGS

BUILDING A

OFFICE

FUTURE BUILDING B

PROPOSED STORMWATER FACILITY

SIGN

ASPHALT PAVEMENT

WHITE STRIPE

DASHED YELLOW STRIPE

BENCHMARK: MAG NAIL AND DISK (LB2389) IN SE SIDE OF POWER POLE TOP OF MAG NAIL ELEV= 76.97'

COUNTY ROAD 235

(6"X 6" SRD R/W)

TELPED

BENCHMARK: MAG NAIL AND DISK (LB2389) IN SE SIDE OF GUY POLE TOP OF MAG NAIL ELEV= 73.65'

NW COUNTY ROAD 235 (100' RIGHT OF WAY)

LT PL & PP

DOUBLE YELLOW STRIPE (TYP.)

STORM HEADWALL top elev=69.49' 24"rcp SE inv=66.18'

24"rcp inv=69.48'

WHITE STRIPE (TYP.)

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NORTH

SCALE: 1"= 40'

0 20 40 80

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer

51532 — Certificate No.

Project No: 20-018

Project phase: CONSTRUCTION PLANS

Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: DEVELOPMENT PLAN

Designed: DJM	Sheet No.: C140
Drawn: MAB	
Checked: CSV	
Date: 11/09/20	

GENERAL NOTES

1. ALL PARKING LOT DIMENSIONS AND RADII SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.

TREE BARRICADE (TYP.)
SILT FENCE (TYP.)
N=10157.02
E=9670.47
12'
12'
N 21°47'38" W
32.00'
R10'
R10'
36.00'
N 68°12'22" E
R10'
R5'
COMPRESSOR PAD
162.00'
N 68°12'22" E
12'
12'
5'
150'
3'
92'
N=10110.04
E=9684.95
4' LANDSCAPE STRIP
OVERHEAD DOOR (TYP.)
60'
PROPOSED GATES
N=10054.33
E=9707.22
N=10054.35
E=9545.67
BUILDING A
HANDICAP PARKING SIGN (TYP.)
HANDICAP RAMP (SEE DETAIL SHEET C320)
PROPOSED FIRE DEPARTMENT CONNECTION
12" WHITE CROSSWALK STRIPING
BUILDING CANOPY
4' LANDSCAPE STRIP
150'
PROPOSED AC UNIT
OFFICE
60'
60'
30'
N=9998.64
E=9567.94
7 SPACES @ 9' = 63'
8 SPACES @ 9' = 72'
10'
24'
5'
5'
18'
18'
12'
12'
R5'
R5'
R10'
R10'
S-1
S-2
S-3
S-4
167.00'
S 68°12'22" W
38.00'
S 68°12'22" W
80.00'
S 21°47'38" E
116.00'
N 21°47'38" W
158.35'
N 21°47'38" W
BUILDING CANOPY
N=10091.63
E=9746.61
PROPOSED 10'X20' DUMPSTER PAD WITH SCREENING (SEE DETAIL SHEET C320)
N=10088.44
E=9766.35
FUTURE PARKING TO BE CONSTRUCTED WITH BUILDING B
HANDICAP PARKING SIGN (TYP.) (MOUNTED)
5'X5' CONCRETE LANDING (TYP.)
FUTURE BUILDING B
2 SPACES @ 9' = 18'
PROPOSED 6" REMOVABLE BOLLARD (TYP) (SEE DETAIL SHEET C320)
PROPOSED WHEEL STOP (TYP.)
PROPOSED FIRE DEPARTMENT CONNECTION
OVERHEAD DOOR (TYP.) 60'
N=10003.79
E=9887.90
6 SPACES @ 9' = 54'
18'
5'
5'
12'
12'
14'
12'
12'
6' METAL FENCE (SEE DETAIL SHEET C320)
N=10096.65
E=9850.77
87.8'
60'
100'
100'
102.72'
45.07'
6' WOOD SCREENING (SEE DETAIL SHEET C320)
PROPOSED PRIVATE LIFT STATION (SEE DETAILS SHEET C410)
N=9959.43
E=9790.40
R5'
N=9963.71
E=9867.31
PROPOSED STABILIZED BASE ACCESS ROAD
R17'
15'
5'
20'
10'
15'
10'
PROPOSED UTILITY EASEMENT
PROPOSED TRANSFORMER
PROPOSED FIRE HYDRANT
5' SETBACK
6' CHAINLINK FENCE
6' CHANLINK FENCE
CHAIN LINK FENCE CORNER IS 0.4' NE OF PROPERTY LINE AND 0.4' NW OF RIGHT OF WAY LINE.
POINT OF BEGINNING (4"x4", PRM 748)
CONSTRUCTION REFERENCE COORDINATE N=10000.00 E=10000.00
TAX PARCEL NO. 03918-000-000
BEARING BASIS N 21°44'49" W 4527.7' (4527.44')
6.85 ACRES, +/- (298,301 SQUARE FEET) VACANT NO BUILDINGS
PROPOSED STORMWATER FACILITY
5' MAINTENANCE PATH
TREE BARRICADE (TYP.)
20' SETBACK
N 68°14'48" E 610.25' (610.32')
24" WHITE STOP BAR
PROPOSED STOP SIGN
N=9912.65
E=9781.10
R27'
N=9877.02
E=9795.35
R35'
12'
100' TAPER
DASHED YELLOW STRIPE
WHITE STRIPE
WHITE STRIPE
ASPHALT PAVEMENT
RIGHT-OF-WAY LINE
R/W LINE
SIGN
BENCHMARK: MAG NAIL AND DISK (LB#2389) IN SE SIDE OF POWER POLE TOP OF MAG NAIL ELEV= 76.97'
COUNTY ROAD 235

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

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No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-018

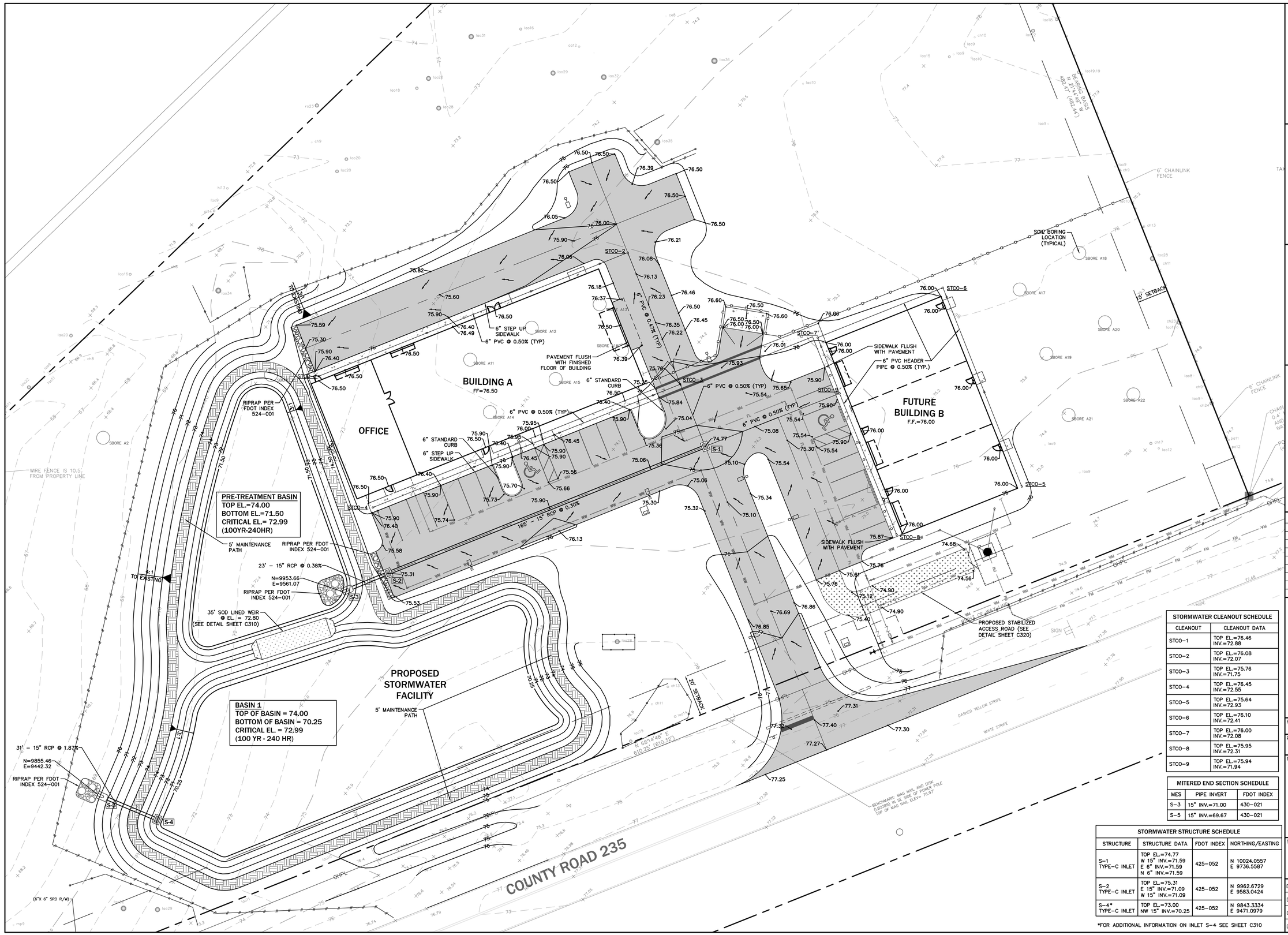
Project phase: CONSTRUCTION PLANS

Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION PLAN

Designed: DJM	Sheet No.: C200
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Checked: CSV	
Date: 11/09/20	

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STORMWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
STCO-1	TOP EL.=76.46 INV.=72.88
STCO-2	TOP EL.=76.08 INV.=72.07
STCO-3	TOP EL.=75.76 INV.=71.75
STCO-4	TOP EL.=76.45 INV.=72.55
STCO-5	TOP EL.=75.64 INV.=72.93
STCO-6	TOP EL.=76.10 INV.=72.41
STCO-7	TOP EL.=76.00 INV.=72.08
STCO-8	TOP EL.=75.95 INV.=72.31
STCO-9	TOP EL.=75.94 INV.=71.94

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-3	15" INV.=71.00	430-021
S-5	15" INV.=69.67	430-021

STORMWATER STRUCTURE SCHEDULE			
STRUCTURE	STRUCTURE DATA	FDOT INDEX	NORTHING/EASTING
S-1 TYPE-C INLET	TOP EL.=74.77 W 15" INV.=71.59 E 6" INV.=71.59 N 6" INV.=71.59	425-052	N 10024.0557 E 9736.5587
S-2 TYPE-C INLET	TOP EL.=75.31 E 15" INV.=71.09 W 15" INV.=71.09	425-052	N 9962.6729 E 9583.0424
S-4* TYPE-C INLET	TOP EL.=73.00 NW 15" INV.=70.25	425-052	N 9843.3334 E 9471.0979

*FOR ADDITIONAL INFORMATION ON INLET S-4 SEE SHEET C310

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

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

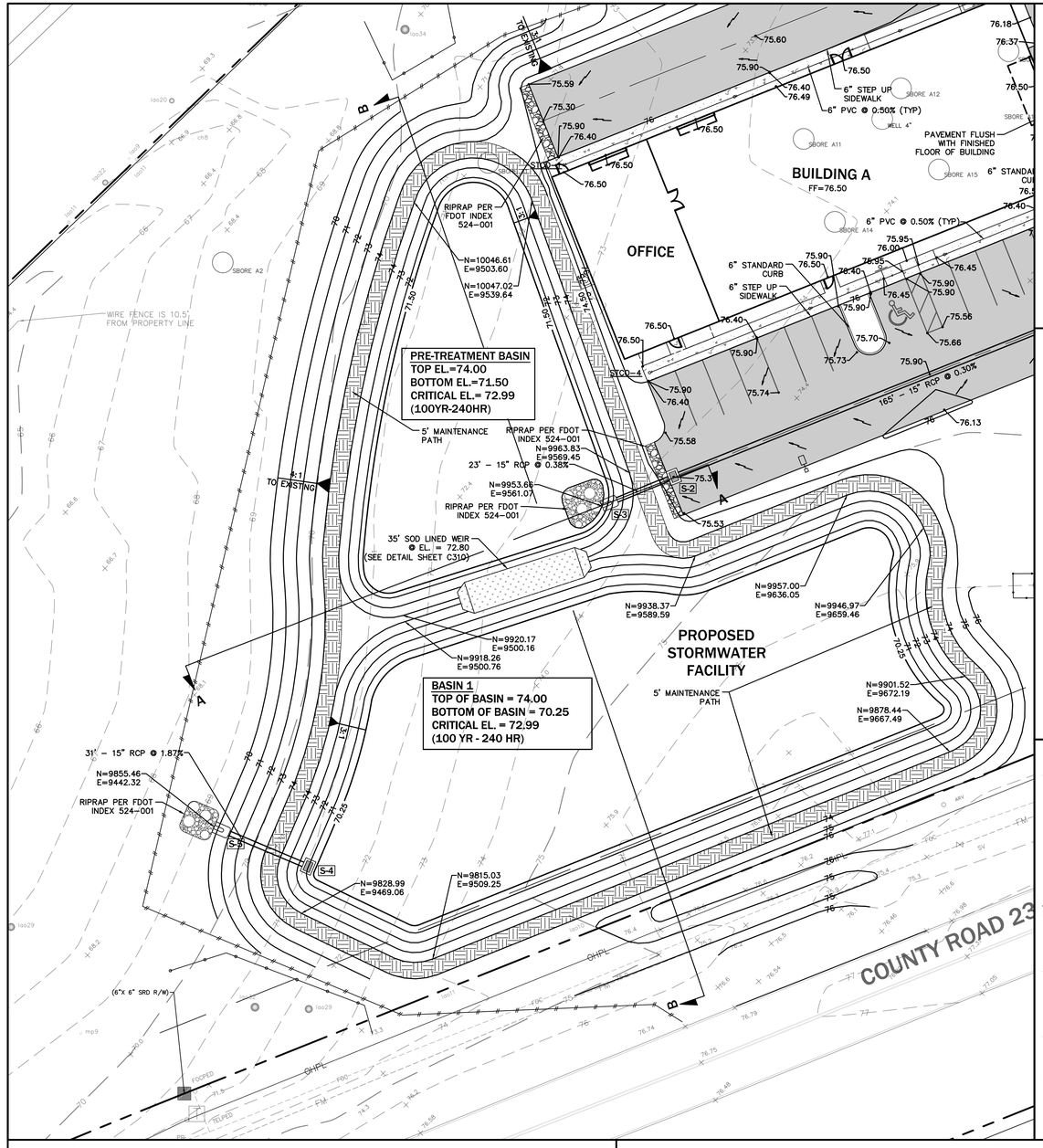
Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING AND DRAINAGE PLAN

Designed: DJM
Drawn: MAB
Checked: CSV
Date: 11/09/20

Sheet No.: C300

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MAINTENANCE NOTES

1. MAINTENANCE RESPONSIBILITY:

   BLACK FLAG METALSMITH, LLC WILL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE PROPOSED 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.

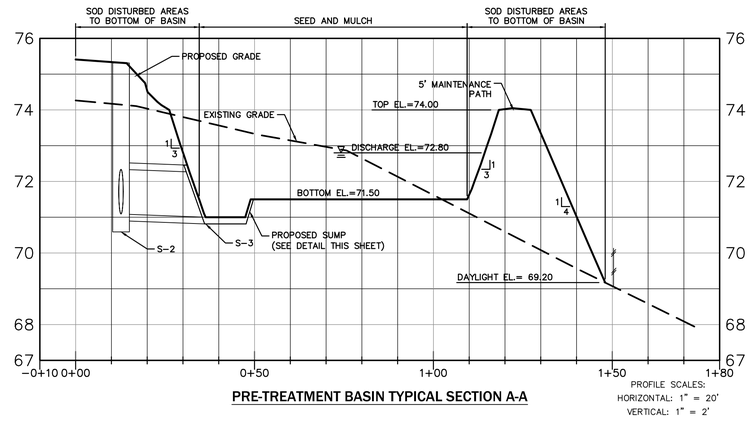
   B. BASIN SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE OFTEN AS THE CONDITION DICTATES.

   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.

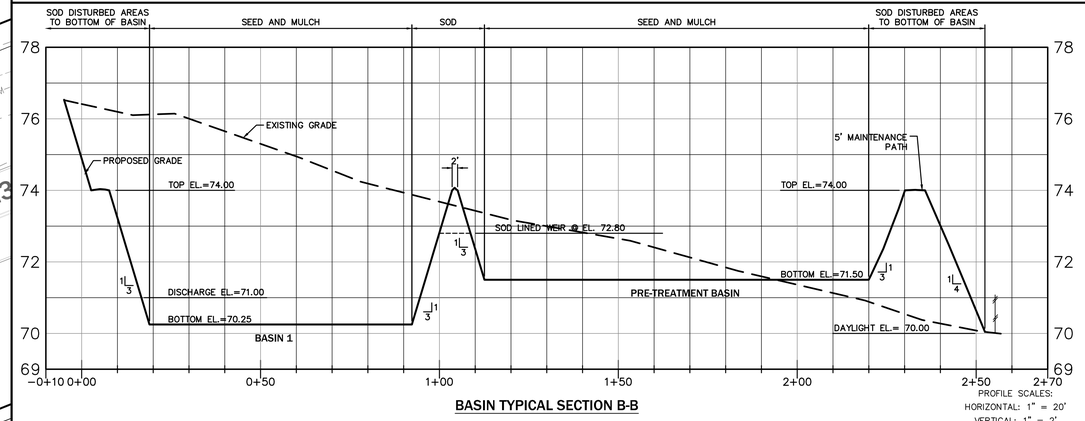
   E. THE REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES. ANY DEAD LANDSCAPING MATERIALS SHALL BE REPLACED IMMEDIATELY TO ASSURE PUBLIC SAFETY.

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-3	15" INV.=71.00	430-021
S-5	15" INV.=69.67	430-021



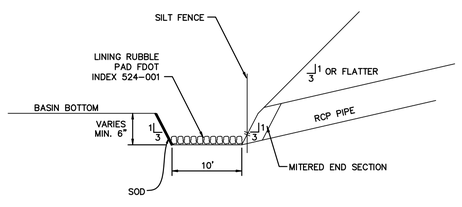
PRE-TREATMENT BASIN TYPICAL SECTION A-A

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

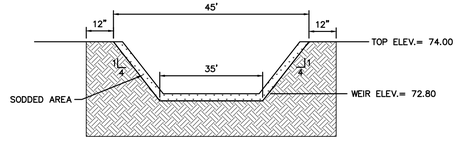


BASIN TYPICAL SECTION B-B

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

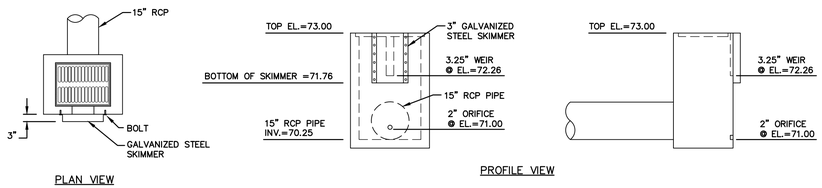


BASIN 1 SUMP DETAIL
N.T.S.



SOD LINED WEIR DETAIL
N.T.S.

S-4 TYPE-C INLET	TOP EL.=73.00 NW 15" INV.=70.25	425-052	N 9843.3334 E 9471.0979



BASIN OUTFALL S-4 DETAIL
N.T.S.

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

No.	Date	Comment

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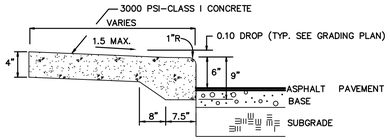
Project phase: CONSTRUCTION PLANS

Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: BASIN DETAIL

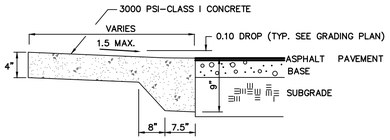
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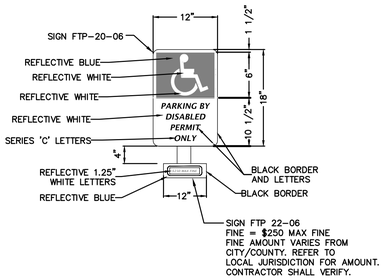
TYPICAL STEPUP SIDEWALK

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TYPICAL FLUSH SIDEWALK DETAIL

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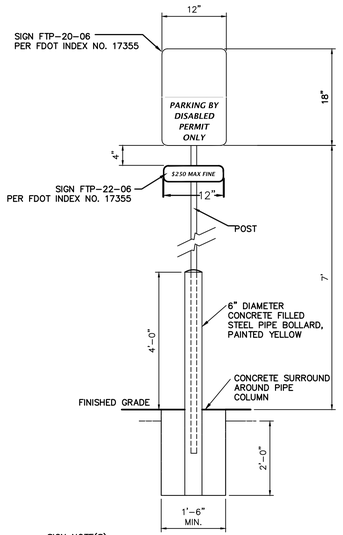


SIGN NOTE(S):

1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

H.C. PARKING SIGN (MOUNTED)

NTS

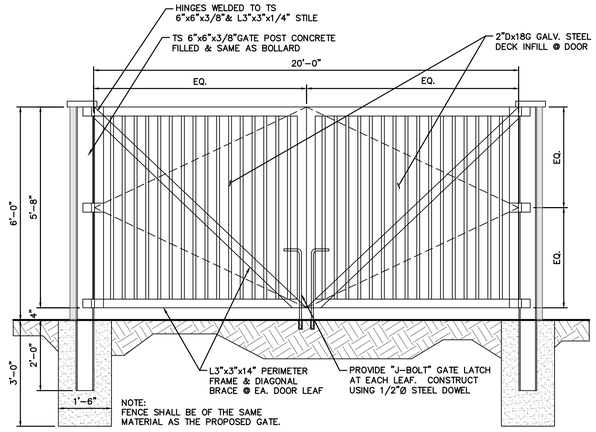


SIGN NOTE(S):

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HANDICAP PARKING SIGN

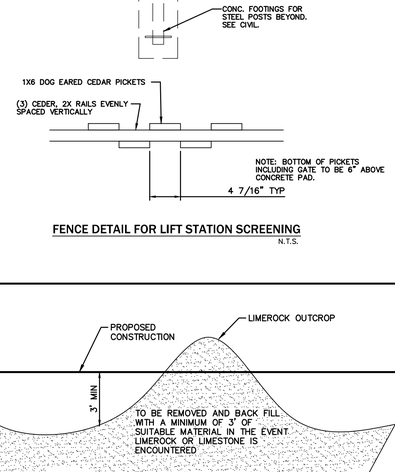
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NOTE:
FENCE SHALL BE OF THE SAME MATERIAL AS THE PROPOSED GATE.

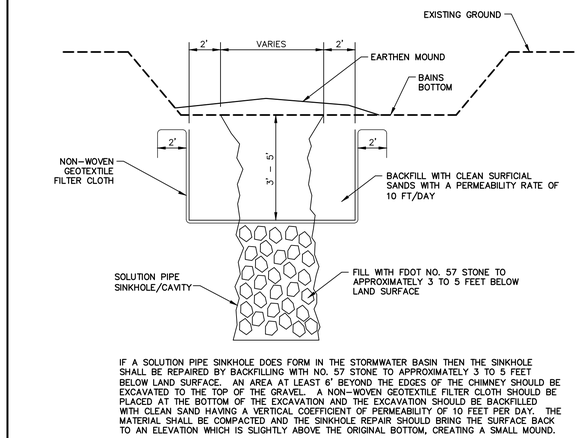
FENCE/GATE DETAIL FOR SERVICE AREAS AND DUMPSTER PAD

N.T.S.



FENCE DETAIL FOR LIFT STATION SCREENING

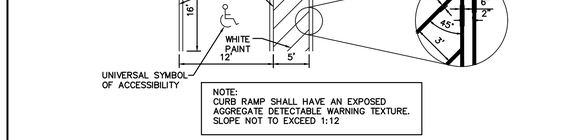
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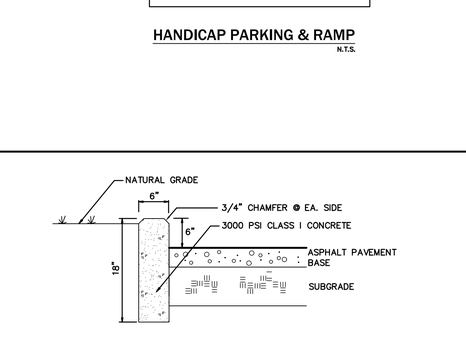
IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH NO. 57 STONE TO APPROXIMATELY 3 TO 5 FEET BELOW LAND SURFACE. AN AREA AT LEAST 6' BEYOND THE EDGES OF THE CHIMNEY SHOULD BE EXCAVATED TO THE TOP OF THE GRAVEL. A NON–WOVEN GEOTEXTILE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

SOLUTION PIPE/CHIMNEY REPAIR DETAIL

N.T.S.



SIDEWALK SCHEMATIC



NOTE:
CURB RAMP SHALL HAVE AN EXPOSED AGGREGATE DETECTABLE WARNING TEXTURE. SLOPE NOT TO EXCEED 1:12

HANDICAP PARKING & RAMP

N.T.S.

NOTES:

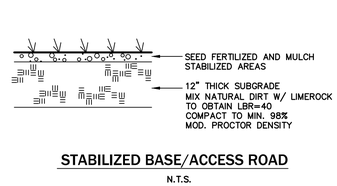
1. IF LIMESTONE OR LIMEROCK OUTCROP IS ENCOUNTERED DURING CONSTRUCTION OF THE BASIN, THE AREA WILL BE OVER–EXCAVATED A MINIMUM OF THREE FEET AND BACKFILLED WITH SUITABLE SOILS TO MEET THE SENSITIVE KARST AREA REQUIREMENTS.
2. IN THE EVENT A SINKHOLE, CAVITIES OR CHIMNEYS DEVELOPS WITHIN THE STORMWATER BASIN, THE FOLLOWING TREATMENT SHALL BE PERFORMED: THE OWNER SHALL NOTIFY 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.

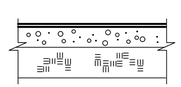
6" STANDARD CURB DETAIL

N.T.S.



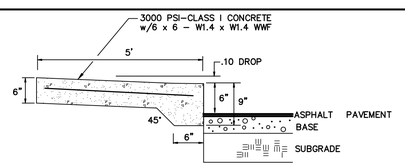
STABILIZED BASE/ACCESS ROAD

N.T.S.



TYPICAL ASPHALT PAVEMENT DETAIL

N.T.S.



CONCRETE DUMPSTER PAD DETAIL

N.T.S.

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. GENERAL: ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE PREPARED AFTER SITE DEMOLITION. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.
3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A–1, A–3, OR A–2–4 AND SHALL BE PLACED IN 6"–12" LOOSE LIFTS AND COMPACTED TO 98% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T–180).
   B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914–3 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.
   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" MINIMUM COMPACTED LIFT OR DOUBLE COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T–180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
   E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE AS PER DESIGN SECTIONS AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330. ASPHALT PAVEMENT SHALL BE SUPERPAVE SP–PG 67–22 ASPHALT BINDER.
4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, AND CURBING SHALL BE CLASS I CONFORMING TO SECTION 346.
5. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 430.
6. ALL PAVEMENT MARKINGS REQUIRED IN THE R/W SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS, WHERE REQUIRED CONFORMING TO SECTION 711.
7. ALL PAVEMENT MARKING, SYMBOLS AND STRIPING WITHIN THE SITE SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 4" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.D.O.T. AND M.U.T.C.D. STANDARDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL CONSULTANT TO PROVIDE A FIELD INVESTIGATION REPORT DELINEATING RECOMMENDATIONS FOR UNDERCUTTING AND/OR UNDERDRAINS. A COPY OF THIS REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO UNDERCUTTING OR INSTALLING UNDERDRAIN. UNIT PRICES SHALL BE PROVIDED FOR UNDERDRAIN AND UNDERCUTTING. THE CONTRACTOR SHALL NOT CONSTRUCT BASE COURSE UNTIL THE REPORT IS REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
9. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBGRADE AND BASE COURSE, IN ACCORDANCE WITH THE DESIGN SECTION. A MINIMUM OF 5 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE SUBSEQUENT PAVEMENT SECTION UNTIL TESTING –RESULTS ARE APPROVED FOR PREVIOUS SECTION. ALL TESTING REQUIRED WITHIN THE COUNTY R/W SHALL BE COORDINATED WITH THE COUNTY INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING COST.
10. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY IRRIGATION AND ELECTRICAL CONDUIT SLEEVES DURING CONSTRUCTION.
11. ROOF RUNOFF WILL BE DIRECTED TO THE STORMWATER SYSTEM IF A GUTTER COLLECTION SYSTEM IS NOT SHOWN IN THE PLANS. RUNOFF COLLECTION SHALL BE COORDINATED WITH THE ARCHITECT.
12. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF pH 5.5–6.5.
13. TREE BARRICADES MUST REMAIN IN PLACE AND IN THE DIMENSIONS SHOWN ON THE PLAN UNTIL LANDSCAPING BEGINS. SEE NOTE ON SHEET C0.20 AND THE DETAIL ON THE LANDSCAPE PLAN.
14. COUNTY RIGHT–OF–WAY
   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE COUNTY ROW SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT.
   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE ROW, WITHOUT INSPECTION BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT (462–2147), AND THE CONTRACTOR/DEVELOPER SHALL FURNISH THE DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.

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SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING AND DRAINAGE DETAILS AND NOTES

Designed:	DJM
Drawn:	MAB
Checked:	CSV
Date:	11/09/20

Sheet No.: C320

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

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

I. PROJECT INFORMATION:

PROJECT: BLACK FLAG METALSMITH
COUNTY: ALACHUA, FLORIDA
SECTION/TOWNSHIP/RANGE: S 22, T 08 SOUTH, R 18 EAST
COUNTY PARCEL NO.: 03918-003-000
LATITUDE AND LONGITUDE: 29°46'38.4"N 82°30'22.5"W
STREET ADDRESS: 13218 NW COUNTY ROAD 235
PROJECT AREA: 6.85 AC.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: 3.75 Ac.

II. SITE DESCRIPTION:

1. THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION TWO INDUSTRIAL BUILDINGS TOTALING 15,000 S.F. WITH ASSOCIATED PARKING, UTILITY AND STORMWATER IMPROVEMENTS.

2. THE SOIL CONDITIONS WERE INVESTIGATED AND SUMMARIZED IN THE SOILS REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC. THE PROPOSED DRAINAGE PLAN WILL CONSIST OF (5) DRAINAGE AREAS. AREA (1): 2.28 ACRES OF RUNOFF WILL BE ATTENUATED BY BASIN No.1. AREA (2): 10.48 ACRES WILL SHEET FLOW TO THE EXISTING ON SITE DEPRESSION AS IN EXISTING CONDITIONS. AREA (3): 1.18 ACRES WIL SHEET FLOW TO THE NORTHEAST AS IN EXISTING CONDITIONS. AREA (4): 0.94 ACRES WILL SHEET FLOW TO THE SOUTHEAST AS IN EXISTING CONDITIONS. AREA (5): 2.03 ACRES WILL SHEET FLOW TO THE EXISTING DEPRESSION ON THE SOUTH SIDE OF CR 235 AND BE PIPED ACROSS CR 235 TO THE EXISTING ON SITE DEPRESSION AS IN EXISTING CONDITIONS.

3. EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE DRAINAGE PLAN FOR PRE-DEVELOPMENT CONDITIONS AND POST-DEVELOPMENT CONDITIONS. OUTFALLS, AND STORMWATER BASINS ARE SHOWN IN THE DRAINAGE PLAN AND THE DETAIL PLAN.

4. SEQUENCE OF CONSTRUCTION:

   A. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.

   B. THE CONSTRUCTION ENTRANCE WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.

   C. THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.

   D. THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.

   E. THE SITE WILL BE ROUGHLY GRADED. IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED. (THE BASIN AREA SHALL BE STABILIZED AS SPECIFIED IN THE PLANS.)

   F. ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.

   G. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.

   H. STORMWATER BASIN WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.

   I. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

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

1. THE CONSTRUCTION ACCESS SHALL BE STABILIZED WITH GRAVEL AND TEMPORARY VEGETATION TO PREVENT SILT LEAVING THE SITE.

2. TREE BARRICADES SHALL BE IMPLEMENTED BEFORE CLEARING AND GRUBBING OF ANY OF THE WORK AREAS.

3. BEFORE CLEARING, SILT FENCES SHALL BE INSTALLED AROUND THE PERIMETER OF THE CONSTRUCTION AND AROUND THE WETLAND(S) AND/OR BASIN(S) AS SHOWN IN THE PLANS. ALL EXISTING STORM DRAINAGE SWALES AND INLETS SHALL BE PROTECTED PER THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.

4. AFTER CLEARING BUT BEFORE EXCAVATION AND GRADING, TEMPORARY BERMS AND SWALES SHALL BE CONSTRUCTED AS REQUIRED TO DIVERT THE FLOW INTO THE CORRESPONDING STORMWATER BASIN.

5. THE BASIN AREA SHALL BE PROTECTED AS INDICATED ON THE PLANS.

6. THE STORMWATER BASIN SHALL BE ROUGH GRADED TO WITHIN 6" OF THE DESIGNED BASIN BOTTOM. THE BASIN SIDE SLOPES SHALL BE STABILIZED AS SHOWN IN THE PLANS BY SEEDING, MULCHING AND/OR SODDING TO PREVENT EXCESSIVE EROSION.

7. DURING CONSTRUCTION OF PAVING AND BUILDINGS, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.

8. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE SHALL BE COMPLETELY LANDSCAPED AND/OR GRASSED. FINAL STABILIZATION (INCLUDING SEEDING, MULCHING, SODDING OR RIPRAP) SHALL BE INSTALLED AS REQUIRED. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS AND PRIOR TO FINAL RELEASE.

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

1. ALL ENTRANCES TO THE SITE SHALL BE STABILIZED BEFORE CONSTRUCTION AND FURTHER DISTURBANCE BEGINS. GRAVEL PAD SHALL PROVIDE STABILIZATION AND MINIMIZE THE AMOUNT OF SEDIMENT LEAVING THE SITE. MAINTENANCE OF THE ENTRANCE SHALL INCLUDE SWEEPING OF THE AREA ADJACENT TO THE ENTRANCE. STONE AND GRAVEL MIGHT NEED TO BE PERIODICALLY ADDED TO MAINTAIN THE EFFECTIVENESS OF THE ENTRANCE(S).

2. TREE BARRICADES SHALL BE INSTALLED AROUND THE TREES AS SHOWN IN THE DETAIL PLAN TO PROTECT THE EXISTING VEGETATION.

3. MULCH SHALL BE PLACED IN THE AREAS REQUIRED TO PREVENT EROSION FROM STORMWATER RUNOFF AND THE AREAS SHOWN ON THE PLANS. MULCH SHALL BE ANCHORED TO RESIST WIND DISPLACEMENT AND SHALL BE INSPECTED AFTER EVERY RAINSTORM TO IDENTIFY AREAS WHERE MULCH HAS BEEN WASHED OUT OR LOOSENED. THESE AREAS SHALL HAVE MULCH COVER REPLACEMENT.

4. SEEDING SHALL BE STARTED AFTER GRADING HAS BEEN FINISHED ON THE AREAS SHOWN IN THE PLANS. SEEDED AREAS SHOULD BE INSPECTED FOR FAILURE TO ESTABLISH, AND NECESSARY REPAIRS AND RESEEDING SHOULD BE MADE AS SOON AS POSSIBLE. ADDITIONAL SEEDING AND MULCH MAY BE REQUIRED AS NECESSARY TO PREVENT EROSION DURING OR AFTER CONSTRUCTION HAS FINISHED.

5. SOD SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS. SOD SHALL BE PEGGED IF INSTALLED ON SLOPES GREATER THAN 3:1. SODDED AREAS SHALL BE MAINTAINED AND INSPECTED TO ENSURE SUCCESSFUL ESTABLISHMENT.

SEDIMENTATION PRACTICES

1. SILT FENCES SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS AND AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT TO ENSURE THAT THERE ARE NO GAPS OR TEARS. IF GAPS OR TEARS ARE FOUND THE FABRIC SHOULD BE REPAIRED OR REPLACED. SEDIMENT REMOVAL SHALL BE PART OF THE REGULAR MAINTENANCE. SILT FENCES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS FINISHED AND DISTURBED AREAS ARE PERMANENTLY STABILIZED.

2. DIVERSION SWALES, IF REQUIRED, SHALL BE CONSTRUCTED BEFORE MAJOR LAND DISTURBANCE OF THE RECEIVING BASIN. DIVERSION SWALES SHALL BE STABILIZED AFTER CONSTRUCTION TO MAINTAIN ITS EFFICIENCY.

3. INLETS SHOULD BE TEMPORARILY PROTECTED TO PREVENT SEDIMENT ENTERING THE INLET. BARRIERS WILL CATCH SOIL, DEBRIS AND SEDIMENT AT THE ENTRANCE OF THE INLET.

4. OUTFALL STRUCTURES SHALL HAVE SILT FENCES TO PREVENT SILT FROM ENTERING THE STORMWATER BASINS AND SHALL BE STABILIZED AS REQUIRED TO PREVENT EROSION FROM WASHOUTS.

V. STORMWATER MANAGEMENT:

1. THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE PROPOSED SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF RULE 40C-42 OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.

2. TO TREAT AND CONTROL THE STORMWATER PRODUCED BY THE PROPOSED DEVELOPMENT, THE PROJECT REQUIRES THE INSTALLATION AND CONSTRUCTION OF THE FOLLOWING BMP'S: (1) DRY RETENTION BASIN WITH ALL GRADING ASSOCIATED WITH THE CONSTRUCTION. THE BASIN HAS BEEN DESIGNED TO CONTAIN AND ATTENUATE THE STORMS AND DISCHARGE AT PRE-DEVELOPMENT CONDITIONS, WHILE PROVIDING TREATMENT TO THE RUNOFF AS REQUIRED BY THE DISTRICT AND STATE RULES USING THE GUIDELINES CONTAINED IN THE SRWMD HANDBOOK.

3. AREA (1) WILL HAVE A DRY RETENTION BASIN THAT DISCHARGES TO THE EXISTING DEPRESSION LOCATED ON SITE.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

1. WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO SURFACE WATERS AND ARE NOT AUTHORIZED UNDER THE ISSUED ENVIRONMENTAL RESOURCE PERMIT.

2. THE USE OF GRAVEL AND CONTINUING SWEEPING ACTIVITIES AT THE ENTRANCE OF THE SITE WILL CONTROL THE TRACKING OF SEDIMENT AND DUST LEAVING THE SITE.

3. THE PROPOSED DEVELOPMENT WILL PROVIDE WATER AND SEWER SYSTEM BY CONNECTING INTO THE CENTRAL MUNICIPAL SYSTEM OF CITY OF ALACHUA.

4. ANY APPLICATION OF FERTILIZERS AND PESTICIDES NECESSARY TO ESTABLISH AND MAINTENANCE OF VEGETATION DURING CONSTRUCTION AND THROUGH PERPETUITY MAINTENANCE SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS AND THE APPLICABLE RULES OF THE STATE OF FLORIDA.

5. ANY TOXIC MATERIALS REQUIRED DURING CONSTRUCTION SHALL BE PROPERLY STORED, DISPOSED OF AND CONTRACTOR AND/OR OWNER SHALL PROVIDE THE APPROPRIATE PERMITS FROM THE LOCAL OR STATE AGENCIES.

VII. APPROVED STATE OR LOCAL PLANS:

1. ALL THE SEDIMENT AND EROSION CONTROLS THAT ARE LISTED IN THE SITE PLAN AS APPROVED BY THE SRWMD ARE INCLUDED IN THIS STORMWATER POLLUTION PREVENTION PLAN (SEE ITEM III AND IV).

2. THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED IF REQUIRED BY ANY LOCAL OR STATE AGENCY OR AS REQUIRED BY UNFORESEEABLE CONDITIONS AND THE OWNER SHALL SUBMIT A RE-CERTIFICATION TO THE NPDES STATE OFFICE THAT THE PLAN HAS BEEN AMENDED TO ADDRESS THOSE CHANGES.

VIII. MAINTENANCE:

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

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

1. MAINTENANCE WOULD BE DIVIDED IN ROUTINE MAINTENANCE AND REPAIR MAINTENANCE. ALL STORMWATER BMP'S SHOULD BE INSPECTED FOR CONTINUED EFFECTIVENESS AND STRUCTURAL INTEGRITY ON A REGULAR BASIS. THE SYSTEMS SHOULD BE CHECKED AFTER EACH STORM EVENT IN ADDITION TO REGULARLY SCHEDULED INSPECTIONS.

2. ROUTINE MAINTENANCE REQUIREMENTS SHOULD BE INCLUDED IN THE INSPECTOR CHECKLIST TO AID THE INSPECTOR IN DETERMINING WHETHER A BMP'S MAINTENANCE IS ADEQUATE OR NEEDS A REVISION. INSPECTORS SHALL KEEP RECORD OF MAINTENANCE, ROUTINE OR REPAIR, TO PROVIDE EVIDENCE OF AN EFFICIENT INSPECTION AND MAINTENANCE.

3. SIDE ENTRANCES: MAINTENANCE SHALL INCLUDE REPLACEMENT OF GRAVEL AND CLEANING THE SOIL THAT IS TRACKED OFFSITE FOR PROPER DISPOSAL.

4. TREE BARRICADES: MAINTENANCE SHALL INCLUDE INSPECTION OF MESH AND POSTS AND REPAIR OR REPLACEMENT OF DAMAGED VEGETATION.

5. SILT FENCES: MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL AND INSPECTION TO ENSURE PROPER ANCHORING AND THAT NO TEARING OR GAPS HAVE OCCURRED. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF SILT FENCE.

6. DIVERSION SWALES: MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY RAINFALL EVENT AND ONCE EVERY TWO WEEKS BEFORE FINAL STABILIZATION. THEY SHOULD BE CLEARED OF SEDIMENT AND MAINTAIN VEGETATIVE COVER.

7. TEMPORARY BERMS: MAINTENANCE SHALL INCLUDE REMOVAL OF DEBRIS, TRASH SEDIMENT AND LEAVES. SIDES OF THE BERM SHALL BE INSPECTED FOR EROSION AFTER EACH STORM EVENT.

8. MULCHING: ROUTINE MAINTENANCE SHALL INCLUDE REPLACEMENT PERIODICALLY.

9. SEEDING: ROUTINE MAINTENANCE SHALL INCLUDE RESEEDING OF AREAS THAT FAILED TO ESTABLISH.

10. SODDING: ROUTINE MAINTENANCE SHALL INCLUDE WATERING AND MOWING. REPLACEMENT OF GRASS MAY BE NECESSARY IF COVER IS NOT FULLY ESTABLISHED.

11. INLETS: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT AND MIGHT INCLUDE REMOVAL OF ACCUMULATED SEDIMENT.

12. OUTFALL STRUCTURES: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT TO ASSURE NO EROSION OR SCOUR HAS OCCURRED.

13. DRY RETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.

14. WET DETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.

IX. INSPECTIONS:

1. THE OWNER AND /OR CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR DISTURBED AREAS, THE EROSION AND SEDIMENTATION CONTROLS AND BMP'S AS LISTED IN THIS PLAN. THE INSPECTION SHALL BE PERFORMED DURING CONSTRUCTION AND BEFORE FINAL STABILIZATION, ONCE EVERY SEVEN-CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS GREATER THAN 0.50 INCHES. AFTER FINAL STABILIZATION AND BEFORE FINISH OF CONSTRUCTION THE INSPECTION SHALL BE CONDUCTED ONCE EVERY MONTH.

2. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS IN EXCESS OF 0.50 INCHES.

3. ALL DISTURBED AREAS AND AREAS USED FOR MATERIALS STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER 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.

4. REPAIR OR MAINTENANCE NEEDED TO ASSURE PROPER OPERATION OF THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE DONE IN A TIMELY MANNER BUT NO LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

5. A REPORT SHALL BE KEPT OF EACH INSPECTION FOR THREE YEARS AFTER FINAL STABILIZATION AND SHALL INCLUDE THE DATES OF EACH INSPECTION, THE SCOPE OF THE INSPECTION, MAJOR OBSERVATIONS, ANY REPAIR AND/OR MAINTENANCE REQUIRED AND ANY INCIDENT OF NON-COMPLIANCE. IF THE REPORT DOES NOT CONTAIN ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY HAS BEEN IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE NPDES PERMIT. THE REPORT SHALL INCLUDE THE NAME AND QUALIFICATIONS OF THE INSPECTOR AND SHALL BE SIGNED IN ACCORDANCE TO FDEP RULE 62-621.300, PART VII.C. A COPY OF THE CONSTRUCTION INSPECTION FORM IS INCLUDED ON THIS STORMWATER POLLUTION PREVENTION PLAN SHEET. A COPY SHALL BE RETAINED AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

X. NON-STORMWATER DISCHARGES:

1. THE FOLLOWNG NON-STORMWATER DISCHARGES MIGHT BE COMBINED WITH STORMWATER AND WOULD BE AUTHORIZED AS PART OF THIS PERMIT: FIRE HYDRANT FLUSHING, CONTROL OF DUST, POTABLE WATER FLUSHING AND IRRIGATION DRAINAGE. BECAUSE OF THE NATURE OF THESE DISCHARGES, THE EROSION, STABILIZATION AND TREATMENT SYSTEMS TO BE IMPLEMENTED, AS PART OF THIS PLAN WOULD BE APPROPRIATE TO PREVENT AND TREAT ANY POLLUTION RELATED TO THESE NON-STORMWATER DISCHARGES.

2. DISCHARGES FROM DEWATERING ACTIVITIES ASSOCIATED WITH SITE CONSTRUCTION ARE NOT AUTHORIZED AND REQUIRED CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND USE OF APPROPRIATE FLOCCULATING AGENTS TO ENHANCE PARTICLE SEGREGATION AND SPEED UP SETTLING OF PARTICLES.

XI. CONTRACTORS:

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

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

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

PROJECT NAME: **BLACK FLAG METALSMITH** FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10 _____

OWNER: BLACK FLAG METALSMITH, LLC CONTRACTOR: _____

CONSTRUCTION MANAGER: _____

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

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

CONTROL TYPE CODES

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

INSPECTOR INFORMATION:

_____ Name _____ Qualification _____ Date

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

* * * * * *

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

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: BLACK FLAG METALSMITH

PROJECT ADDRESS: 13218 NW COUNTY ROAD 235

ALCHUA COUNTY, FLORIDA 32615

NAME: _____ SIGNATURE: _____

DATE: _____

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

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed: DJM
Drawn: MAB
Checked: CSV
Date: 11/09/20

Sheet No.: C390

\\SERVER3\engprojects\Black Flag\Plans\Current DWG\BK2001811.dwg, C390 - SPPP, 11/12/2020 1:54:52 PM, mbarahona

SANITARY SEWER NOTES

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 PVC, UNLESS OTHERWISE NOTED.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
4. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE UPGRADED TO C-900, DR18 AND PRESSURE TESTED TO 150 PSI.
5. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/LATERALS AND WATER MAINS/LATERALS, SEE WATER NOTES 3 & 4.
6. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
7. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF ALACHUA UTILITIES INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
8. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE CITY OF ALACHUA'S SYSTEMS SHALL CONFORM TO THE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
9. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRE TO BOTH METALLIC AND NON-METALLIC PIPE AS PER THE CITY OF ALACHUA DESIGN STANDARDS AND DETAILS.
11. FOR FORCE MAIN, PROVIDE TRACER WIRE AND APPURTENANCES FROM THE LIFT STATION TO THE CONNECTING COA MANHOLE.

WATER FITTING SCHEDULE

KEY	ASSEMBLY
1	CONNECT PROPOSED 8" PVC WATERMAIN TO EXISTING WATERMAIN 1-8" GATE VALVE AND BOX (TAP AND VALVE SHALL BE INSTALLED BY A CITY OF ALACHUA PRE-APPROVED CONTRACTOR)
2	1-8" DI 45° PVC BEND
3	1-8"X2" SADDLE 1-2" GATE VALVE AND BOX 1-1" WATER METER 1-1" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 2" PVC WATERMAIN
4	1-8"x4" DI TEE 1-4" GATE VALVE AND BOX 1-4" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 4" PVC FIRE LINE
5	1-8" GATE VALVE AND BOX 1-6" FIRE HYDRANT ASSEMBLY
6	1-2" DI TEE 2-2" GATE VALVE AND BOX 2" WATER SERVICE
7	1-2" 90° PVC BEND
8	1-2"X1" PVC TEE 1-1" GATE VALVE AND BOX 1-1" REDUCED PRESSURE BACKFLOW PREVENTER 1-1" HOSE BIB
9	1-4" 90° PVC BEND
10	1-4" PVC TEE 2-4" GATE VALVE AND BOX

WATER NOTES

1. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA'S STANDARD DETAILS AND LAND DEVELOPMENT CODES (L.D.C.). POTABLE WATER SYSTEM UP TO THE METER IS TO BE OWNED/MAINTAINED BY THE CITY. ALL MATERIAL AND CONSTRUCTION METHODS FOR THE WATER DISTRIBUTION SYSTEM SHALL MEET THE CITY OF ALACHUA'S REQUIREMENTS AS OUTLINED ON THE CITY UTILITY DETAILS SHEET IN THESE PLANS.
2. THE CONTRACTOR SHALL LAY THE WATER LINE AND SERVICES A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, TO THE TOP OF PIPE.
3. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS WHERE POSSIBLE.
4. ALL WATER FITTINGS SHALL BE PROVIDED WITH MECHANICAL RESTRAINTS.
5. (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), ES., AND RULE 64E-6.002, F.A.C.

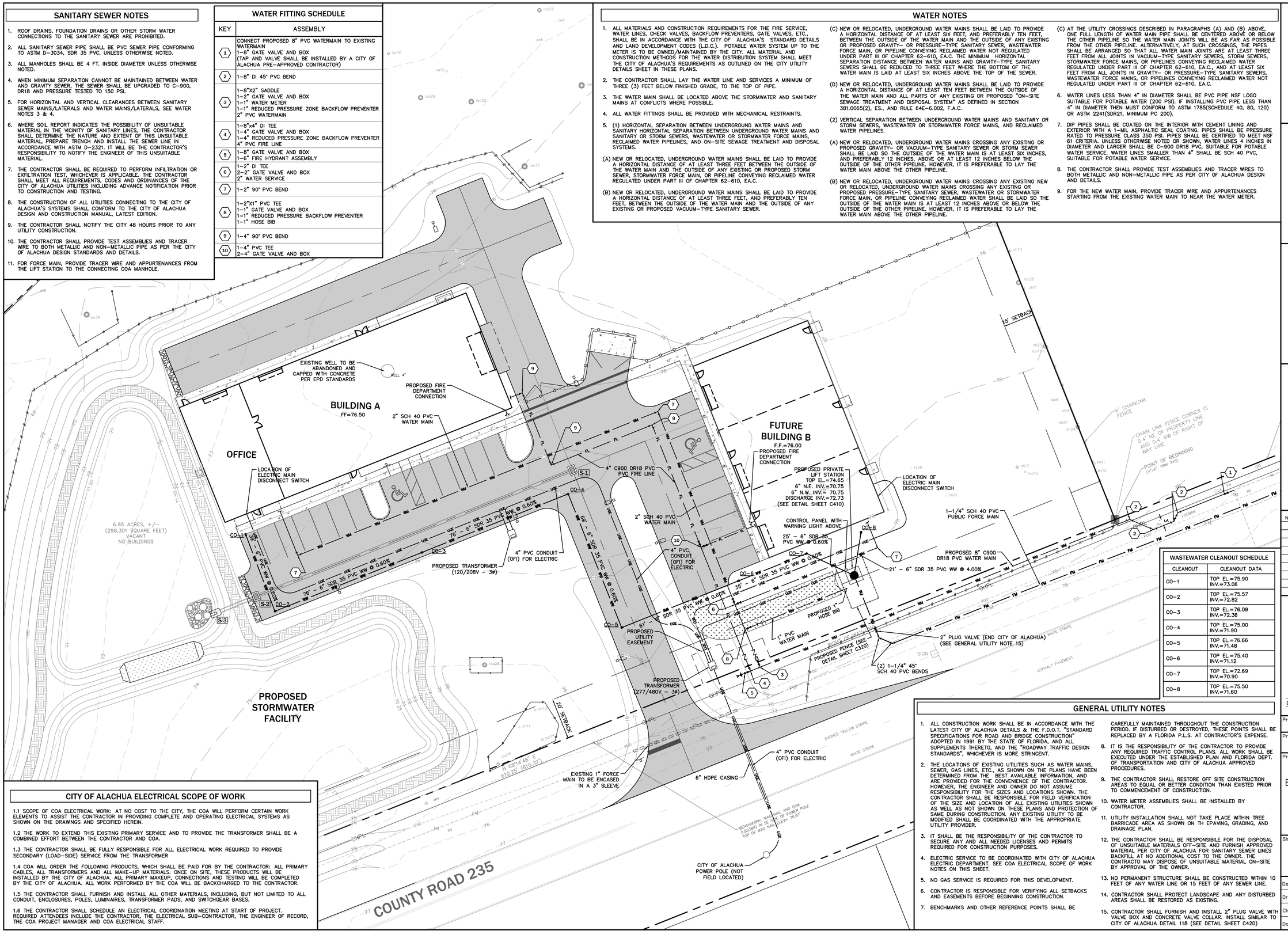
(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

6. WATER LINES LESS THAN 4" IN DIAMETER SHALL BE PVC PIPE NSF LOGO SUITABLE FOR POTABLE WATER (200 PSI). IF INSTALLING PVC PIPE LESS THAN 4" IN DIAMETER THEN MUST CONFORM TO ASTM 1785(SCHEDULE 40, 80, 120) OR ASTM 2241(SDR21, MINIMUM PC 200).
7. DIP PIPES SHALL BE COATED ON THE INTERIOR WITH CEMENT LINING AND EXTERIOR WITH A 1-MIL ASPHALTIC SEAL COATING. PIPES SHALL BE PRESSURE RATED TO PRESSURE CLASS 350 PSI. PIPES SHALL BE CERTIFIED TO MEET NSF 61 CRITERIA. UNLESS OTHERWISE NOTED OR SHOWN, WATER LINES 4 INCHES IN DIAMETER AND LARGER SHALL BE C-900 DR18 PVC, SUITABLE FOR POTABLE WATER SERVICE. WATER LINES SMALLER THAN 4" SHALL BE SCH 40 PVC, SUITABLE FOR POTABLE WATER SERVICE.
8. THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRES TO BOTH METALLIC AND NON-METALLIC PIPE AS PER CITY OF ALACHUA DESIGN AND DETAILS.
9. FOR THE NEW WATER MAIN, PROVIDE TRACER WIRE AND APPURTENANCES STARTING FROM THE EXISTING WATER MAIN TO NEAR THE WATER METER.



WASTEWATER CLEANOUT SCHEDULE

CLEANOUT	CLEANOUT DATA
CO-1	TOP EL.=75.90 INV.=73.06
CO-2	TOP EL.=75.57 INV.=72.82
CO-3	TOP EL.=76.09 INV.=72.36
CO-4	TOP EL.=75.00 INV.=71.90
CO-5	TOP EL.=76.66 INV.=71.48
CO-6	TOP EL.=75.40 INV.=71.12
CO-7	TOP EL.=72.69 INV.=70.90
CO-8	TOP EL.=75.50 INV.=71.60

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA DETAILS & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AS WELL AS NOT SHOWN ON THESE PLANS AND PROTECTION OF SAME DURING CONSTRUCTION. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
4. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC DEPARTMENT. SEE COA ELECTRICAL SCOPE OF WORK NOTES ON THIS SHEET.
5. NO GAS SERVICE IS REQUIRED FOR THIS DEVELOPMENT.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND CITY OF ALACHUA APPROVED PROCEDURES.
9. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WATER METER ASSEMBLIES SHALL BE INSTALLED BY CONTRACTOR.
11. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON TH EPAVING, GRADING, AND DRAINAGE PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTO MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
13. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
14. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.
15. CONTRACTOR SHALL FURNISH AND INSTALL 2" PLUG VALVE WITH VALVE BOX AND CONCRETE VALVE COLLAR. INSTALL SIMILAR TO CITY OF ALACHUA DETAIL 118 (SEE DETAIL SHEET C420)

CITY OF ALACHUA ELECTRICAL SCOPE OF WORK

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

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

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

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

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

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

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720 S.W. 2nd Ave, South Tower, Suite 300
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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

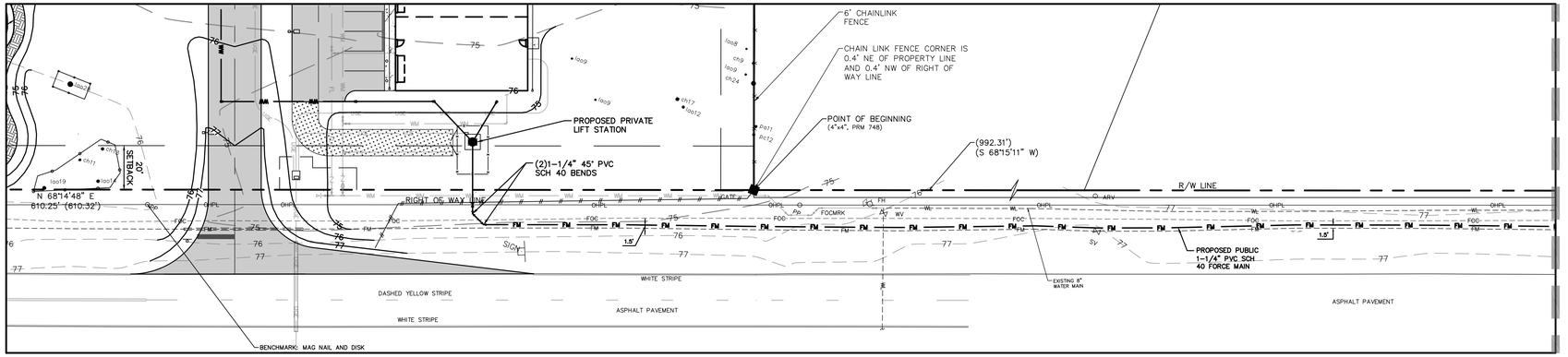
Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

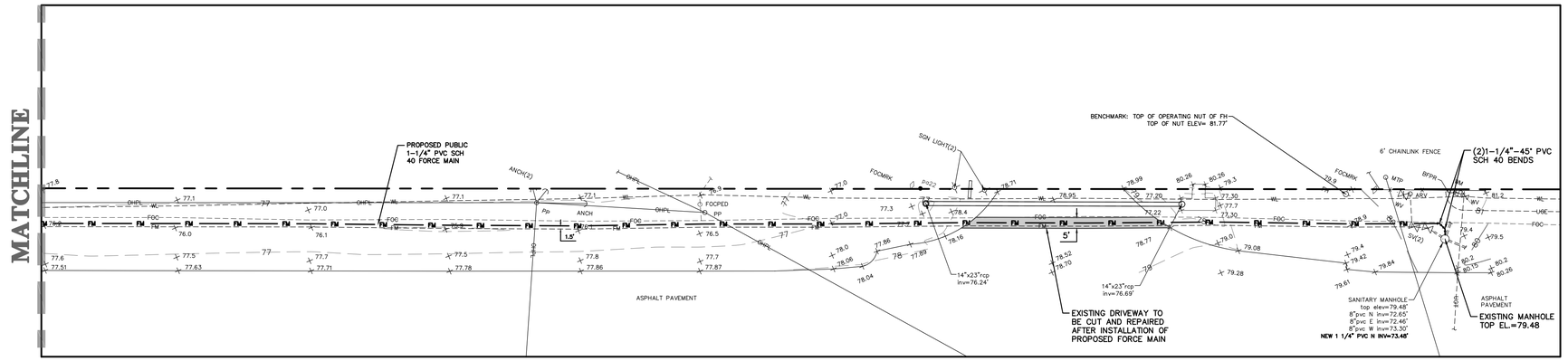
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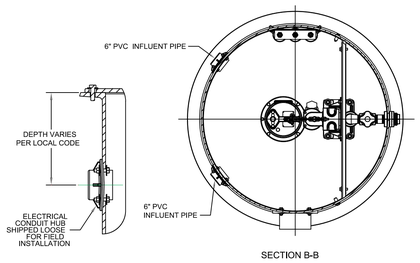
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Date: 11/09/20

Sheet No.: C400

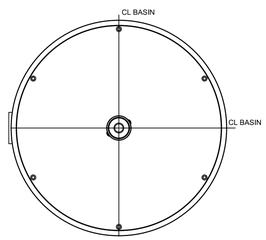
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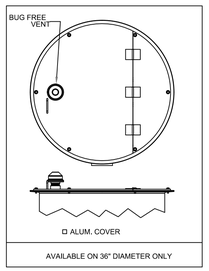




DETAIL A
SCALE 1 : 4



SECTION B-B



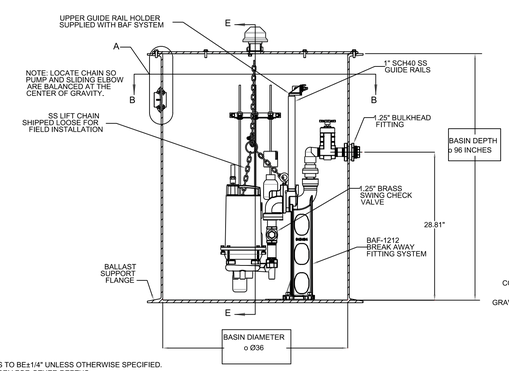
AVAILABLE ON 36" DIAMETER ONLY

LIFT STATION NOTES:

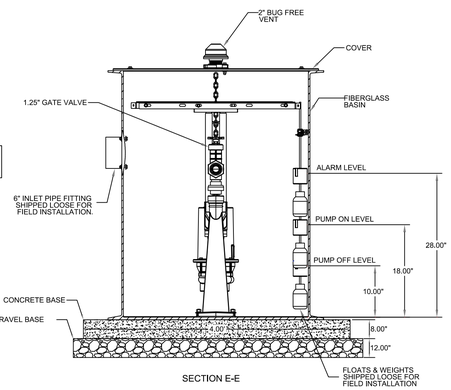
1. LIFT STATION SHALL BE A PACKAGED CRANE PIPE RAIL SIMPLEX SYSTEM, MODEL BAF-1212 (96" DEPTH, 36" DIAMETER BASIN, WITH AN ALUMINUM COVER.)

2. CONTRACTOR SHALL CONSTRUCT A CONCRETE BASE WITH THE FOLLOWING DIMENSIONS:
DIAMETER: 4 FEET
THICKNESS: 8 INCHES

PUMP SPECIFICATIONS	
PUMPS REQUIRED	1
MANUFACTURER	BARNES
MODEL NUMBER	SERIES SGVH2032L
PUMP DISCHARGE SIZE	1-1/4"
DESIGN FLOW (GPM)	15
TOTAL HEAD (FEET)	79.49
IMPELLER CODE	4.75 (121)
MOTOR HP REQUIRED	2
SPEED (RPM)	3450
ELECTRICAL	480V – 3ø



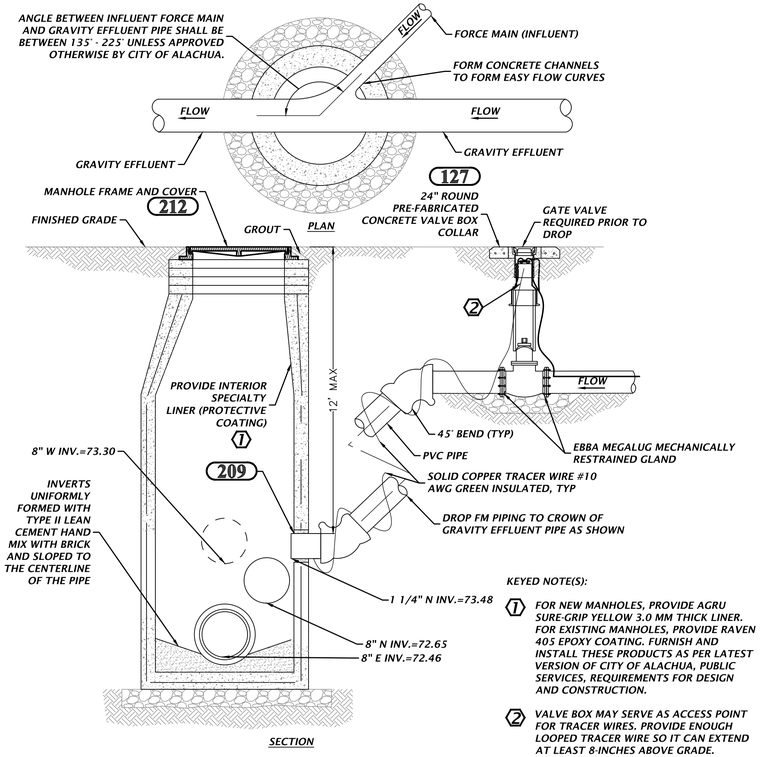
NOTES:
1. ALL DIMENSIONS TO BE±1/4" UNLESS OTHERWISE SPECIFIED.
2. CONSULT FACTORY FOR OTHER DEPTHS.
3. LEVEL CONTROLS MUST BE INSTALLED OUT OF THE INFLUENT FLOW TO AVOID TURBULENCE.
4. ELECTRICAL CONDUIT & FITTINGS TO BE INSTALLED ACCORDING TO STATE AND LOCAL CODES.



SECTION E-E

PRIVATE LIFT STATION DETAIL
NTS

ANGLE BETWEEN INFLUENT FORCE MAIN AND GRAVITY EFFLUENT PIPE SHALL BE BETWEEN 135° - 225° UNLESS APPROVED OTHERWISE BY CITY OF ALACHUA.



KEYED NOTE(S):

1. *FOR NEW MANHOLES, PROVIDE AGRU SURE-GRIP YELLOW 3.0 MM THICK LINER. FOR EXISTING MANHOLES, PROVIDE RAVEN 405 EPOXY COATING. FURNISH AND INSTALL THESE PRODUCTS AS PER LATEST VERSION OF CITY OF ALACHUA, PUBLIC SERVICES, REQUIREMENTS FOR DESIGN AND CONSTRUCTION.*

2. *VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE GRADE.*

206 MANHOLE FORCE MAIN CONNECTION
NTS

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

NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

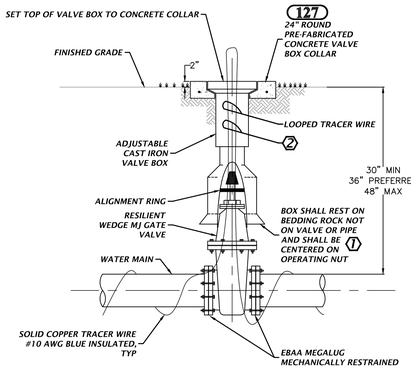
Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: LIFT STATION AND FORCE MAIN DETAILS

Designed: DJM
Drawn: MAB
Checked: CSV
Date: 11/09/20

Sheet No.: C410

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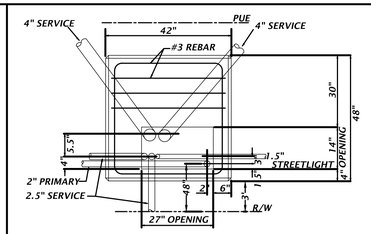
GENERAL NOTE(S):

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

KEYED NOTE(S):

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

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



FIRE HYDRANTS SHALL BE 5'-0" MINIMUM CLEAR FROM TRANSFORMERS.

WARNING: CONTRACTOR SHALL NOT OPEN TRANSFORMER, PUSH CONDUIT UNDER TRANSFORMER, OR INSTALL CONDUCTORS WHEN TRANSFORMER IS ENERGIZED. LIFE THREATENING ELECTRICAL SHOCK MAY occur.

ELEVATION

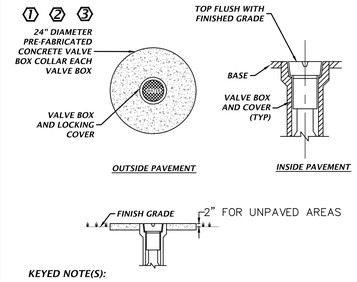
TRANSFORMER BUSHINGS WILL ACCOMMODATE UP TO 8 SETS OF 500 KCMIL CONDUCTORS.

539 TYPICAL SINGLE PHASE TRANSFORMER PAD
NTS

ABBREVIATIONS

APP	APPROXIMATE
ARV	AIR RELEASE VALVE
AWG	AMERICAN WIRE GAUGE
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
E	ELECTRIC CONDUCTOR
FLG	FLANGED
FT	FOOT
FM	FORCE MAIN
GA	GAUGE
GALV	GALVANIZED
GRN	GREEN
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
ID	INSIDE DIAMETER
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OS&Y	OUTSIDE SCREW AND YOKE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
TYP	TYPICAL
URD	UNDERGROUND RESIDENTIAL DISTRIBUTION
YEL	YELLOW
WM	WATER MAIN
WW	WASTEWATER

151 DETAIL ABBREVIATIONS
NTS



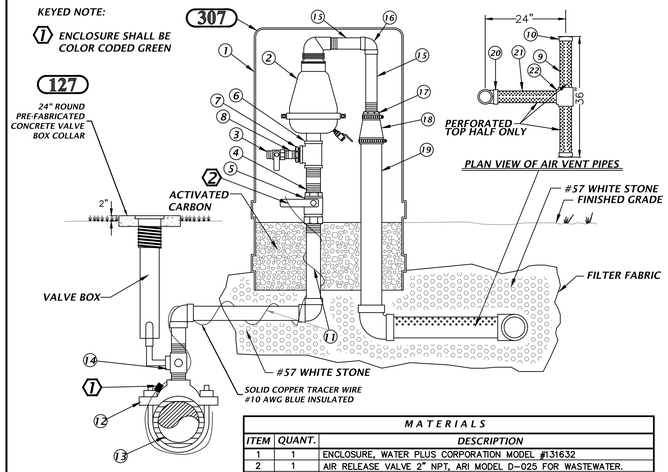
KEYED NOTE(S):

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

127 VALVE BOX COLLAR
NTS

KEYED NOTE:

1. ENCLOSURE SHALL BE COLOR CODED GREEN



GENERAL NOTE(S):

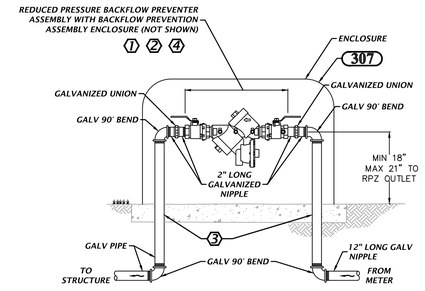
1. AIR RELEASE VALVES 2" IN DIAMETER SHALL BE USED ON 4" THROUGH 12" DIAMETER FORCE MAINS. FOR 16" FORCE MAIN, PROVIDE 2" ARVS.
2. WASTEWATER AIR RELEASE VALVES SHALL HAVE ODOR PROTECTION AS SHOWN WHEN LOCATED ADJACENT TO RESIDENTIAL OR POPULATED AREAS.

KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO ARV WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE

MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	ENCLOSURE, WATER PLUS CORPORATION MODEL #131632
2	1	AIR RELEASE VALVE 2" NPT, ARI MODEL D-025 FOR WASTEWATER.
3	1	1" CURB STOP, S.S.
4	1	2" x 4" NIPPLE, S.S.
5	1	2" BALL VALVE, PVC OR SST (WITH SST HANDLE AND SST NUTS)
6	1	2" TEE, S.S.
7	1	2" X 1" REDUCER, S.S.
8	1	1" SHORT NIPPLE, S.S.
9	2	3" PIPE, PVC, LENGTH AS SHOWN,PERFORATED TOP HALF ONLY
10	2	3" CAP, PVC
11	1	2" PIPE, S.S. LENGTH AS REQUIRED
12	1	2" DOUBLE STRAP TAPPING SADDLE, STAINLESS STEEL
13	1	4" & LARGER PIPE, D.I. OR PVC (DR-18)
14	1	MODEL 4001 S.S. FLANGED END BALL VALVE, 2" NUT WITH RIGHT ANGLE
15	2	1-1/2" PIPE, PVC, LENGTH AS REQUIRED
16	1	1-1/2" x 90° ELBOW, PVC
17	1	2" X 1-1/2" REDUCER, PVC
18	1	3" X 2" FLEX COUPLING
19	1	3" PIPE, PVC, LENGTH AS REQUIRED
20	1	3" x 90° ELBOW, PVC
21	1	3" PIPE, PVC, LENGTH AS SHOWN,PERFORATED TOP HALF ONLY
22	1	3" TEE, PVC

203 SEWER AIR RELEASE VALVE
NTS



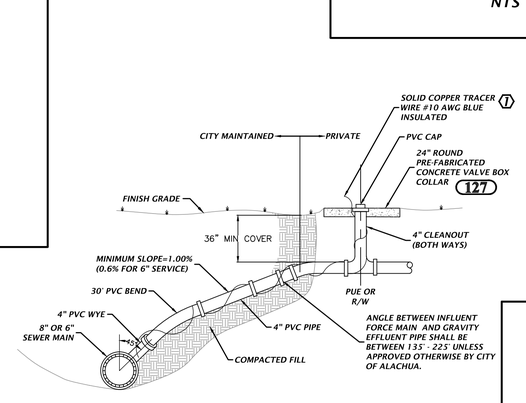
KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL

POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
- PROVIDE SLEEVES AROUND PIPING

BACKFLOW PREVENTER MAINTAINED BY PROPERTY OWNER, NOT COA.

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



GENERAL NOTE:

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

209 MANHOLE PIPE CONNECTION
NTS

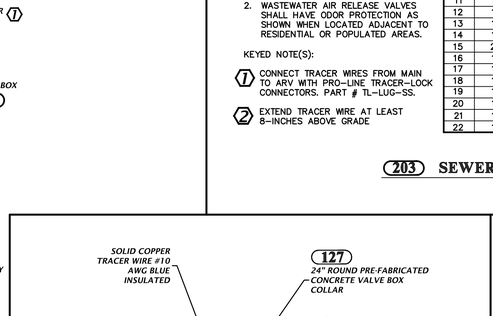
AS NECESSARY. REFER TO THE OTHER UTILITY ALLOCATIONS AND LOCATIONS.

512 TYPICAL ELECTRIC UTILITY ALLOCATION
NTS

KEYED NOTE(S):

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

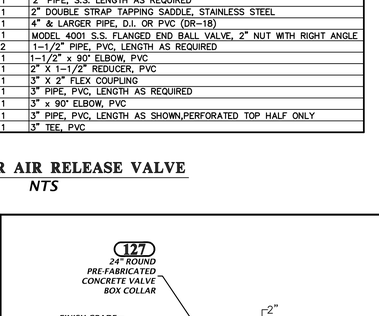
200 WASTEWATER SERVICE LATERAL
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

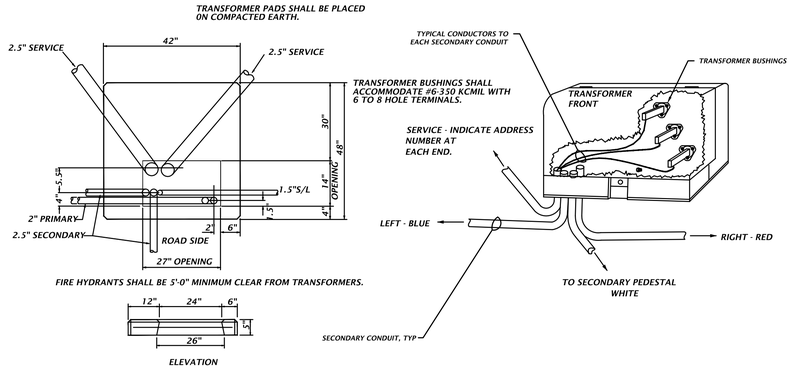
118 2" WATER SERVICE CONNECTION
NTS



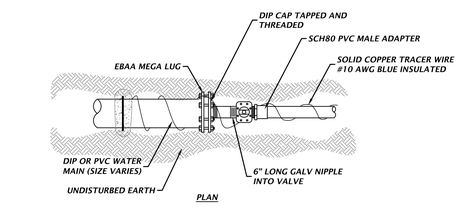
GENERAL NOTE(S):

1. WATER VALVE BOX TOPS ARE TO BE CAST WITH THE WORD "WATER" ON TOP AND PAINTED BLUE.

142 BRONZE GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 2" OR SMALLER
NTS



500 SINGLE PHASE TRANSFORMER AND PAD
NTS



124 WATER MAIN REDUCTION OF LINE SIZE
NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION –PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

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

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

COLORS

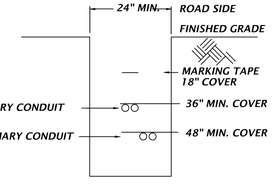
POTABLE WATER – GLOSS PATRIOTIC BLUE

WASTEWATER – GLOSSY SPRING GRASS

RECLAIMED – GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5
NTS

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



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

506 TYPICAL CONDUIT TRENCH
NTS

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

SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

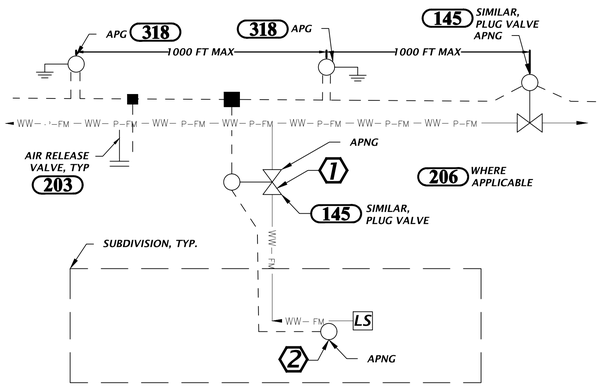
Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY DETAILS

Designed: DJM
Drawn: MAB
Checked: CSV
Date: 11/09/20

Sheet No.: C420

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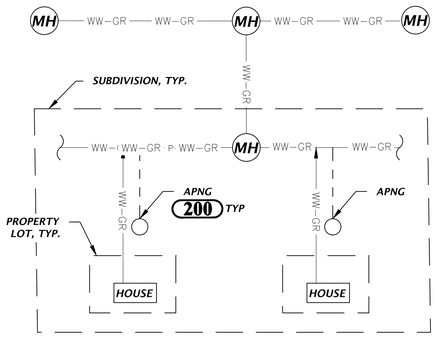


GENERAL NOTES: SEE 321A

KEYED NOTE(S):

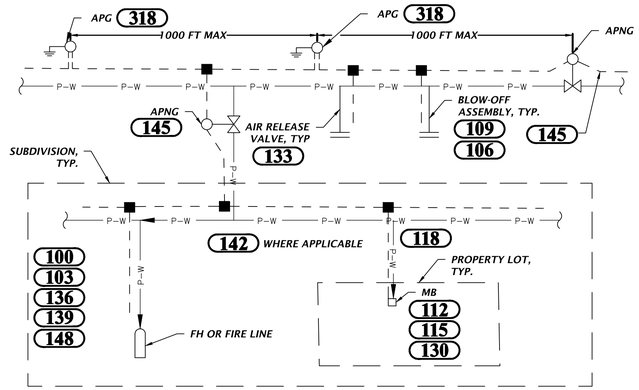
1. IF NO VALVE, THEN INSTALL AN APG, SIMILAR TO 318.
2. PROVIDE APG (GROUNDING NOT REQUIRED) IF DISCHARGE VALVE IS ABOVE GRADE. INSTALL SIMILAR TO 318. IF DISCHARGE VALVE IS IN A VAULT, THEN PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE VAULT COVER.

321C WASTEWATER FORCE MAIN TRACER WIRE CONFIGURATION
NTS



GENERAL NOTES: SEE 321A

321D WASTEWATER GRAVITY SYSTEM TRACER WIRE CONFIGURATION
NTS



GENERAL NOTES: SEE 321A

128 WHERE APPLICABLE
148 WHERE APPLICABLE

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS

FLOW STREAMS

- P–W — POTABLE WATER
- WW – FM — WASTEWATER FORCE MAIN
- WW – GR — WASTEWATER GRAVITY

LINE LEGENDS

- TRACER WIRE
- SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY
- TRACER WIRE CONNECTOR
- GROUND WIRE

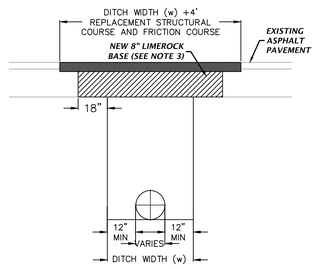
SYMBOLS

- APG — ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
- MH — MANHOLE
- APNG — GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
- LS — LIFT STATION
- MB — METER BOX
- FH — FIRE HYDRANT

GENERAL NOTE(S):

1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

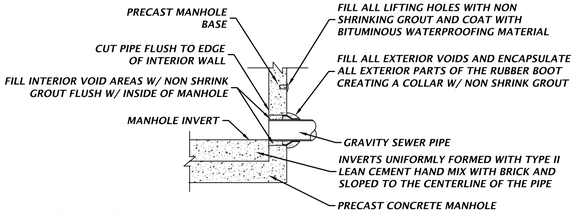
321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS
NTS



GENERAL NOTE(S):

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

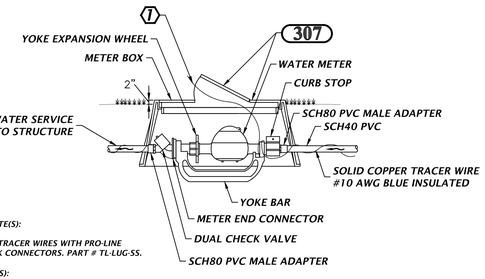
300 BACKFILL OVER PIPE/PAVEMENT REPAIR DETAIL
NTS



GENERAL NOTE:

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

209 MANHOLE PIPE CONNECTION
NTS



GENERAL NOTE(S):

1. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

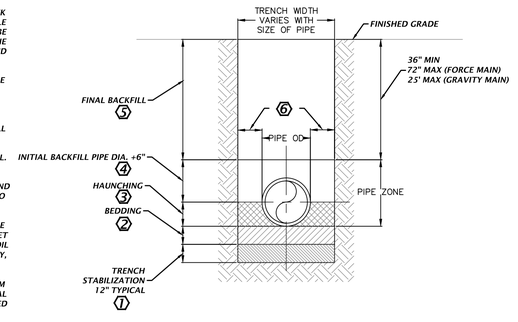
115 3/4" AND 1" WATER METER ASSEMBLY
NTS

GENERAL NOTE(S):

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

KEYED NOTE(S):

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



303 BEDDING AND TRENCHING DETAIL
NTS

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

SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

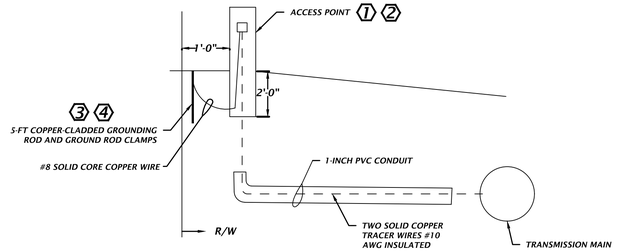
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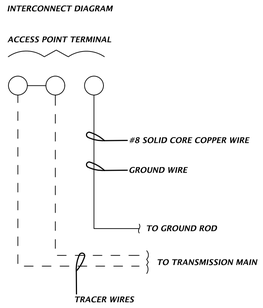
BLACK FLAG METALSMITH
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY DETAILS AND NOTES

Designed: DJM	Sheet No.: C430
Drawn: MAB	
Checked: CSV	
Date: 11/09/20	

\\SERVER3\engprojects\Black Flag\Plans\Current DWG\B20018\1.dwg, C430 - UTIL DETAIL AND NOTES, 11/12/2020 1:55:12 PM, mbarahona





GENERAL NOTE(S):

1. *THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.*

KEYED NOTE(S):

1. *PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.*
2. *COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.*
3. *INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.*
4. *DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.*

318 ACCESS POINT FOR TRANSMISSION MAIN
NTS

FLOW STREAMS

- P–W — *POTABLE WATER*
- WW – FM — *WASTEWATER FORCE MAIN*
- WW – GR — *WASTEWATER GRAVITY*

LINE LEGENDS

- *TRACER WIRE*
- *SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY*
- *TRACER WIRE CONNECTOR*
- *GROUND WIRE*

SYMBOLS

- APG — *ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER*
- APNG / MH — *MANHOLE*
- *GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)*
- LS — *LIFT STATION*
- MB — *METER BOX*
- FH — *FIRE HYDRANT*

GENERAL NOTE(S):

1. *RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.*
2. *THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.*
3. *TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.*
4. *TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.*

321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS
NTS

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TEL. (352) 373-3541
www.edafl.com mail@edafl.com

SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-018

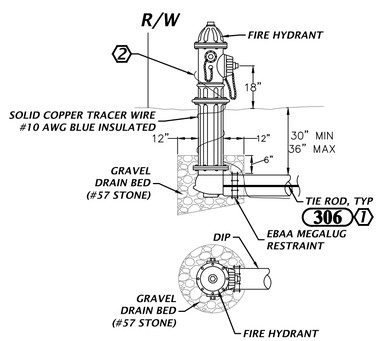
Project phase: CONSTRUCTION PLANS

Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY DETAILS AND NOTES CONT.

Designed: DJM
Drawn: MAB
Checked: CSV
Date: 11/09/20

Sheet No.: C440



GENERAL NOTE(S):

1. *RESTRAIN MINIMUM OF 58' OF PIPE.*

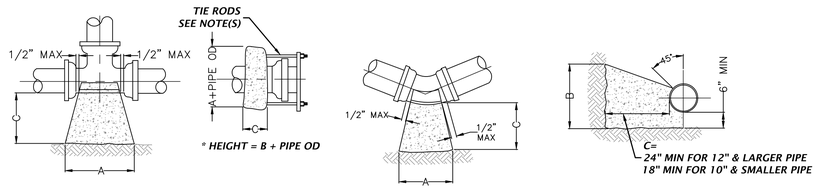
KEYED NOTE(S):

1. *PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.*
2. *EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.*

100 FIRE HYDRANT (DEAD END)
NTS

THRUST BLOCK FOR TEES AND PLUGS				
	90° BEND			*SF BEARING SURFACE*
SIZE	*A*	*B*	*C*	
4"	*16"*	*16"*	*18"*	*1.78*
6"	*20"*	*24"*	*18"*	*3.33*
8"	*26"*	*32"*	*18"*	*5.78*
10"	*32"*	*40"*	*18"*	*8.89*
12"	*36"*	*48"*	*24"*	*12.00*
14"	*40"*	*56"*	*24"*	*15.56*
16"	*48"*	*60"*	*24"*	*20.00*
18"	*56"*	*64"*	*24"*	*24.89*
20"	*60"*	*76"*	*24"*	*31.67*
24"	*72"*	*90"*	*24"*	*45.00*
30"	*86"*	*102"*	*24"*	*60.67*
36"	*116"*	*108"*	*24"*	*86.11*

THRUST BLOCK FOR BENDS																
	90° BEND			*SF BEARING SURFACE*	*45° BEND*			*SF BEARING SURFACE*	*22-1/2° BEND*			*SF BEARING SURFACE*	*11-1/4° BEND*			*SF BEARING SURFACE*
SIZE	*A*	*B*	*C*		*A*	*B*	*C*		*A*	*B*	*C*		*A*	*B*	*C*	
4"	*16"*	*16"*	*18"*	*1.78*	*14"*	*16"*	*18"*	*1.56*	*14"*	*16"*	*18"*	*1.56*	*14"*	*16"*	*18"*	*1.56*
6"	*22"*	*32"*	*18"*	*4.89*	*16"*	*18"*	*18"*	*2.00*	*14"*	*16"*	*18"*	*1.56*	*14"*	*16"*	*18"*	*1.56*
8"	*32"*	*36"*	*18"*	*8.00*	*24"*	*28"*	*18"*	*4.67*	*16"*	*18"*	*18"*	*2.00*	*14"*	*16"*	*18"*	*1.56*
10"	*36"*	*46"*	*18"*	*11.50*	*26"*	*36"*	*18"*	*6.50*	*20"*	*24"*	*18"*	*3.33*	*14"*	*18"*	*18"*	*1.75*
12"	*44"*	*56"*	*24"*	*17.11*	*32"*	*40"*	*24"*	*8.89*	*24"*	*30"*	*24"*	*5.00*	*16"*	*20"*	*24"*	*2.22*
14"	*52"*	*62"*	*24"*	*22.39*	*36"*	*48"*	*24"*	*12.00*	*26"*	*36"*	*24"*	*6.50*	*20"*	*24"*	*24"*	*3.33*
16"	*58"*	*72"*	*24"*	*29.00*	*40"*	*54"*	*24"*	*15.00*	*32"*	*38"*	*24"*	*8.44*	*22"*	*26"*	*24"*	*3.97*
18"	*64"*	*80"*	*24"*	*35.56*	*46"*	*60"*	*24"*	*19.17*	*36"*	*42"*	*24"*	*10.50*	*24"*	*32"*	*24"*	*5.33*
20"	*72"*	*88"*	*24"*	*44.00*	*52"*	*66"*	*24"*	*23.83*	*38"*	*48"*	*24"*	*12.67*	*26"*	*36"*	*24"*	*6.50*
24"	*96"*	*96"*	*24"*	*36.89*	*64"*	*78"*	*24"*	*34.67*	*46"*	*56"*	*24"*	*17.89*	*32"*	*40"*	*24"*	*8.89*
30"	*122"*	*102"*	*24"*	*86.11*	*72"*	*94"*	*24"*	*47.00*	*56"*	*62"*	*24"*	*24.11*	*36"*	*48"*	*24"*	*12.00*
36"	*166"*	*104"*	*24"*	*123.33*	*88"*	*108"*	*24"*	*66.00*	*64"*	*78"*	*24"*	*34.67*	*44"*	*54"*	*24"*	*16.50*



GENERAL NOTE(S):

1. *ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.*
2. *THESE TABLES SHOW MINIMUM SIZES FOR THRUST BLOCKS IN GOOD SOIL (A-1 THRU A-3, CLEAN SANDS AND GRAVELS) WITH MINIMUM BEARING CAPACITY OF 2000 psi.*
3. *POOR SOILS A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT WILL REQUIRE LARGER THRUST BLOCKING.*
4. *BOTH CONCRETE THRUST BLOCKS AND TIE RODS MUST BE USED WHEN, IN THE JUDGEMENT OF THE ENGINEER, THE NATURE AND CRITICALITY OF AN INSTALLATION IS SUCH AS TO REQUIRE POSITIVE ASSURANCE OF STABILITY.*
5. *THE USE OF THRUST BLOCKS SHALL BE LIMITED TO SITUATIONS SUCH AS POINT REPAIR WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE DUE TO EXISTING GROUND CONDITIONS.*
6. *CONCRETE COLLARS WITH TIE RODS MAY BE USED ON DEAD END LINES AT THE CONTRACTOR'S DISCRETION. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:*

3" - 8"	*DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (3/4" ROD)*
10" - 12"	*DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (3/4" ROD)*
14" - 16"	*DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (3/4" ROD)*
18" - 20"	*DIAMETER MAIN - 8 TIE RODS REQUIRED PER JOINT (3/4" ROD)*
24"	*DIAMETER MAIN -12 TIE RODS REQUIRED PER JOINT (3/4" ROD)*
30" - 36"	*DIAMETER MAIN -14 TIE RODS REQUIRED PER JOINT (1" ROD)*
42" - 48"	*DIAMETER MAIN -16 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)*
54"	*DIAMETER MAIN -18 TIE RODS REQUIRED PER JOINT (1 1/4" ROD)*

7. *MAXIMUM TEST PRESSURE TO BE 150 PSI.*

306 THRUST BLOCK AND TIE ROD DETAILS
NTS

\\SERVER3\engprojects\Black Flag\Plans\Current DWG\BK2018011.dwg, C440 - UTIL DETAIL AND NOTES (2), 11/12/2020 1:55:17 PM, mbarahona

BOUNDARY AND TOPOGRAPHIC SURVEY

IN

A PORTION OF GOVERNMENT LOTS 1, 2 AND 3, IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

FOR

BLACK FLAG METALSMITH, LLC

LEGEND OF SYMBOLS & ABBREVIATIONS:

CONC	=	CONCRETE
E/B	=	ELECTRICAL JUNCTION BOX
ELEV	=	ELEVATION
FOC/B	=	FIBER OPTIC CABLE JUNCTION BOX
ID.	=	IDENTIFICATION
Inv	=	INVERT
No.	=	NUMBER
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
SECTION 28-9-19	=	SECTION 28, TOWNSHIP 9 SOUTH, RANGE 19 EAST
ANCH ←	=	GUY ANCHOR
■	=	FOUND CONCRETE MONUMENT (size, ID)
GP	=	GUY POLE
FH	=	FIRE HYDRANT
LT PL	=	LIGHT POLE
FOCMRK	=	FIBER OPTIC CABLE MARKER
PP	=	POWER POLE
○	=	SET 5/8" REBAR & CAP (LB 2389)
	=	SIGN
TELPED	=	TELEPHONE PEDESTAL
FOCPED	=	FIBER OPTIC PEDESTAL
WM	=	WATER METER
WV	=	WATER VALVE
80	=	ELEVATION CONTOUR LINE
-X-X-	=	FENCE LINE
OHGW	=	OVERHEAD GUY WIRE
OHPL	=	OVERHEAD POWER LINE
FOC	=	FIBER OPTIC CABLE LINE
FM	=	SANITARY SEWER FORCE MAIN
SS	=	SANITARY SEWER LINE
W	=	UNDERGROUND WATER LINE
UGT	=	UNDERGROUND TELEPHONE LINE
UGE	=	UNDERGROUND ELECTRIC LINE
69.5	=	SPOT ELEVATION
SBORE	=	SOIL BORING
ARV	=	AIR RELEASE VALVE
SV	=	SEWER VALVE
BFPR	=	BACK FLOW PREVENTER
MTP	=	METER POLE

LEGAL DESCRIPTION:

PART OF GOVERNMENT LOTS 1, 2, AND 3 LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING SOUTH OF A.C.L. RAILROAD (NOW SEABOARD COASTLINE RAILROAD), AND NORTH OF STATE ROAD NO. 235 DESCRIBED AS: STARTING AT THE NW CORNER OF THE NE QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN SOUTH 00°20'48" WEST, 2407.72 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S.R. 235; THENCE RUN SOUTH 68°15'11" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 992.31 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING RUN NORTH 21°44'49" WEST A DISTANCE OF 482.44 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 46°03'11" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 1340.58 FEET; THENCE RUN SOUTH 52°15'41" EAST 46.31 FEET TO THE NORTHERLY RIGHT OF WAY OF S.R. 235 SAID POINT BEING ON A CURVE; THENCE RUN EASTERLY ALONG SAID RIGHT OF WAY AND CURVE, SAID CURVE HAVING A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 12°01'38", AN ARC LENGTH OF 611.86 FEET TO THE P.C. OF SAID CURVE, THENCE CONTINUE ALONG SAID RIGHT OF WAY 610.32 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 6.850 ACRES, MORE OR LESS.

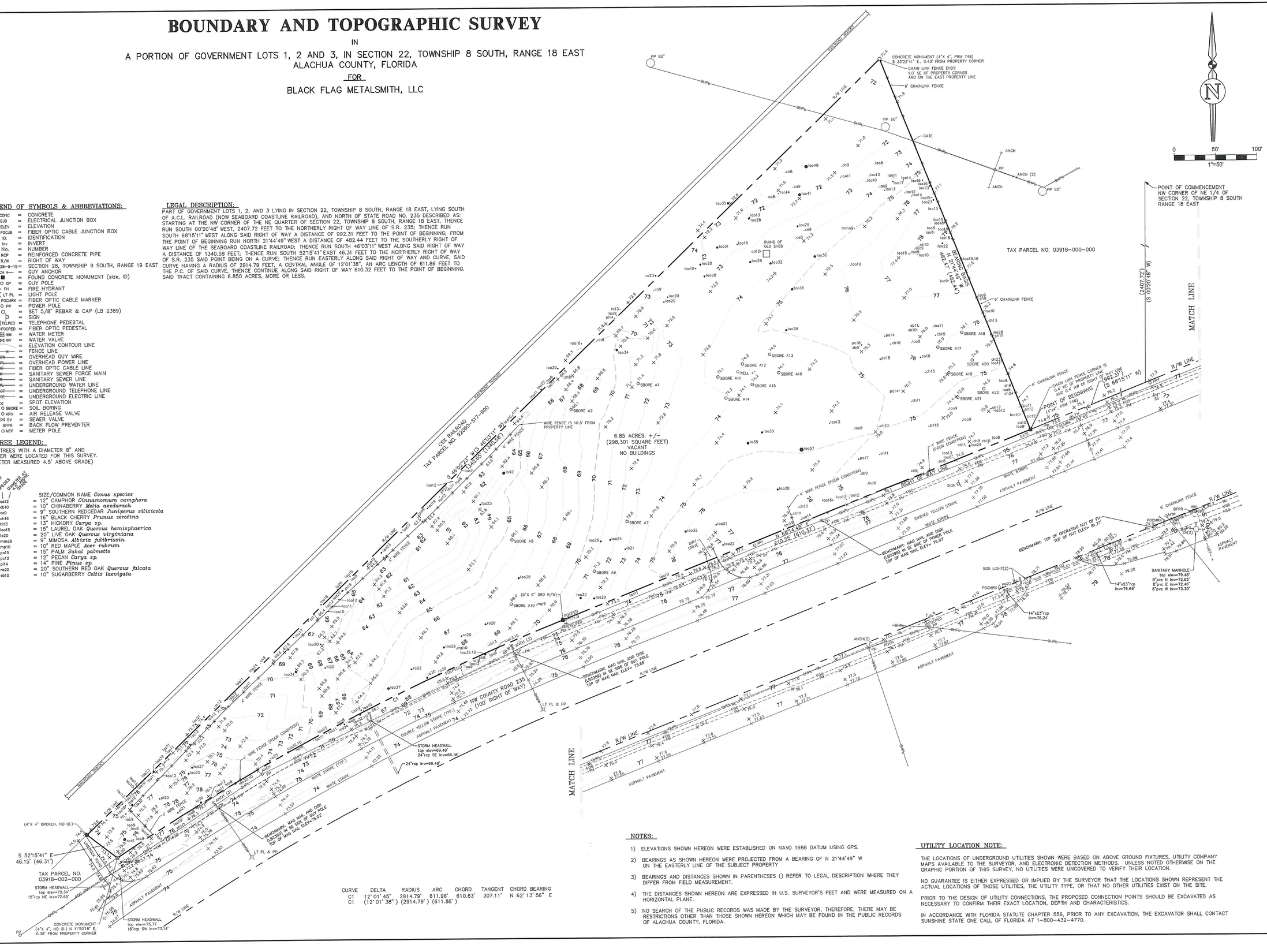
TREE LEGEND:

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

LOCATION / SPECIES / DRIVE-THRU ● SIZE / ○ SIZE

SIZE/COMMON NAME *Genus species*

- = 12" CAMPHOR *Cinnamomum camphora*
- = 10" CHINABERRY *Melia azedarach*
- = 9" SOUTHERN REDCEDAR *Juniperus silicicola*
- = 16" BLACK CHERRY *Prunus serotina*
- = 13" HICKORY *Carya sp.*
- = 15" LAUREL OAK *Quercus hemisphaerica*
- = 20" LIVE OAK *Quercus virginiana*
- = 9" MIMOSA *Albizia julibrissin*
- = 10" RED MAPLE *Acer rubrum*
- = 15" PALM *Sabal palmetto*
- = 12" PECAN *Carya sp.*
- = 14" PINE *Pinus sp.*
- = 20" SOUTHERN RED OAK *Quercus falcata*
- = 10" SUGARBERRY *Celtis laevigata*



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	12° 01' 45"	2914.79'	611.96'	610.83'	307.11'	N 62° 13' 56" E
C1	(12° 01' 38")	(2914.79')	(611.86')			

NOTES:

1) ELEVATIONS SHOWN HEREON WERE ESTABLISHED ON NAVD 1988 DATUM USING GPS.
2) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 21°44'49" W ON THE EASTERLY LINE OF THE SUBJECT PROPERTY
3) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.
4) THE DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEYOR'S FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
5) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

UTILITY LOCATION NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, UTILITY COMPANY MAPS AVAILABLE TO THE SURVEYOR, AND ELECTRONIC DETECTION METHODS. UNLESS NOTED OTHERWISE ON THE GRAPHIC PORTION OF THIS SURVEY, NO UTILITIES WERE UNCOVERED TO VERIFY THEIR LOCATION.

NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED BY THE SURVEYOR THAT THE LOCATIONS SHOWN REPRESENT THE ACTUAL LOCATIONS OF THOSE UTILITIES, THE UTILITY TYPE, OR THAT NO OTHER UTILITIES EXIST ON THE SITE.

PRIOR TO THE DESIGN OF UTILITY CONNECTIONS, THE PROPOSED CONNECTION POINTS SHOULD BE EXCAVATED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS.

IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0120 , COMMUNITY NUMBER: 120564 , PANEL: 0120D , EFFECTIVE DATE: 06/16/06 AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

No.	Date	Comment
1	05/07/20	TOPO EAST OF SITE IN R/W OF COUNTY ROAD 235 TO LIFT STATION

eda consultants, inc.
LB 2389
720 S.W. 2nd AVE. South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541 FAX: (352) 377-7249
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eda engineers-surveyors-planners, inc.
Certificate of Authorization #LB 2389
ROBERT W. CRAVER
STATE OF FLORIDA
No. 4239
PROFESSIONAL SURVEYOR AND MAPPER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT W. CRAVER, PSM ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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Project No. 2020-0018.500
Drawn JF
Check RG
Mark

1		
2		
3		
4		

Survey Date 04/10/2020
Drawing Completed 04/10/2020
Revised 05/07/2020

PREPARED FOR: 1). BLACK FLAG METALSMITH, LLC
2).
3).
4).

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 (2019), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 04/10/2020.

Field Book 693 Page 62-65

Sheet No.:

V-001

Plotted May 07, 2020 - 15:14:57 - jfenton

\\SERVER3\survey_Projects\2020\2020-0018 (Black Flag Metal)\DWG\Delivered 20200507 - REVISED TOPO\2020-0018.500.dwg - SHEET 1

TREE MITIGATION REQUIREMENTS

REGULATED TREES

Per Sec. 2.1.(D)(1) *New trees shall be installed to replace healthy regulated trees removed pursuant to this section. Regulated trees shall be replaced on a one-for-one basis.*

Reference Code	Caliper (DBH)	Common Name	Scientific Name	Health	Mitigation Required
lao	10	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
pc	12	Pecan	Carya sp.	Good	1 for 1
lao	12	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	12	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	13	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	13	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
pc	14	Pecan	Carya sp.	Good	1 for 1
pc	15	Pecan	Carya sp.	Good	1 for 1
pa	15	Palm	Sabal palmetto	Good	1 for 1
lao	16	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
pc	17	Pecan	Carya sp.	Good	1 for 1
pc	18	Pecan	Carya sp.	Good	1 for 1
lo	21	Live Oak	Quercus virginiana	Good	1 for 1
lao	24	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	25	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	28	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	29	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	21	Laurel Oak	Quercus hemisphaerica	Poor	None
lao	22	Laurel Oak	Quercus hemisphaerica	Poor	None

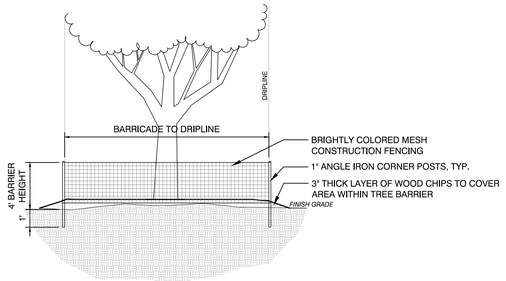
REQUIRED: 17 TREES
PROVIDED: 17 TREES (4 VIA SITE LANDSCAPING REQUIREMENTS, 13 OTHERS, ALL MARKED WITH 'M' ON SHEETS L300 AND L301)
REQUIREMENT SATISFIED.

HERITAGE TREES

Per Sec. 2.1.(D)(1) *Healthy heritage and champion trees removed as provided herein shall be replaced on an inch-for-inch basis.*

Reference Code	Caliper (DBH)	Common Name	Scientific Name	Health	Mitigation Required
lao	30	Laurel Oak	Quercus hemisphaerica	Good	30"
lao	32	Laurel Oak	Quercus hemisphaerica	Good	32"
lo	38	Live Oak	Quercus virginiana	Good	38"
lao	57	Laurel Oak	Quercus hemisphaerica	Dead	None

REQUIRED: 100"
PROVIDED: 100" OF TREES, MARKED WITH 'M' ON SHEET L-300.
REQUIREMENT SATISFIED.

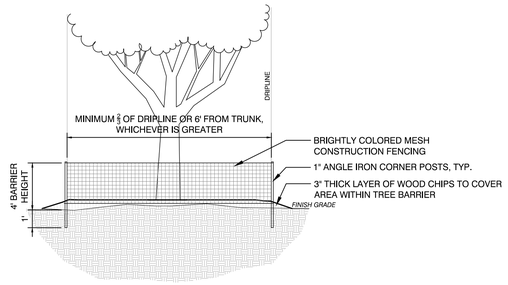


NOTES:

1. BARRICADES SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING AND SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES.
2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED HERITAGE TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED HERITAGE TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
5. NO GRADE CHANGES MAY OCCUR IN THE TREE BARRIER AREA UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:(1)THE CLEARING OF VEGETATION EXCEPT BY HAND;(2)THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;(3)THE PLACEMENT OF DEBRIS;(4)THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;(5)THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND(6)THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1 (D) (1), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED HERITAGE TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

1 HERITAGE TREE PROTECTION

SCALE: NTS P-ED-15



NOTES:

1. BARRICADES SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING AND SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES.
2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
5. NO GRADE CHANGES MAY OCCUR IN THE TREE BARRIER AREA UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:(1)THE CLEARING OF VEGETATION EXCEPT BY HAND;(2)THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;(3)THE PLACEMENT OF DEBRIS;(4)THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;(5)THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND(6)THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1 (D) (1), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

2 REGULATED TREE PROTECTION

SCALE: NTS P-ED-14

LEGEND

TREE TO BE REMOVED

TREE TO BE PRESERVED

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

Contact: Marsha Swider
(352) 373-3541

NORTH

SCALE: 1" = 50'

0 25 50 100

GRAPHIC SCALE

No.	Date	Comment

This item has been digitally signed and sealed using a digital signature.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Professional Landscape Architect of Record:

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: TREE PRESERVATION AND REMOVAL PLAN

Designed: DJM	Sheet No.: L100
Drawn: MAB	
Checked: CSV	
Date: 11/09/20	

CREDIT FOR EXISTING TREES PRESERVED

Per Sec. 2.2.(D)(4) Table 6.2-3 Credit for Existing Trees Preserved
Credits for preservation of existing trees preserved. Canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with up to 75% of the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers, of this section. Credits for the preservation of existing canopy or ornamental/understory trees will be based on the standards in Table 6.2-3, Credit for Existing Trees Preserved.

See table (right) for tree credits.
541 Credits available.

Tree #	Tree Code	Common Name	Botanical Name	DBH	Health	Credits
1	lao	Laurel Oak	Quercus hemisphaerica	19	Good	3
2	lao	Laurel Oak	Quercus hemisphaerica	14	Good	3
3	lao	Laurel Oak	Quercus hemisphaerica	28	Good	6
4	lao	Laurel Oak	Quercus hemisphaerica	9	Good	1
5	lao	Laurel Oak	Quercus hemisphaerica	9	Good	1
6	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
9	lao	Laurel Oak	Quercus hemisphaerica	9	Good	1
10	lao	Laurel Oak	Quercus hemisphaerica	8	Good	1
11	lao	Laurel Oak	Quercus hemisphaerica	28	Good	6
12	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
14	lao	Laurel Oak	Quercus hemisphaerica	9	Good	1
15	lao	Laurel Oak	Quercus hemisphaerica	19	Good	3
16	lao	Laurel Oak	Quercus hemisphaerica	22	Good	6
17	lao	Laurel Oak	Quercus hemisphaerica	18	Good	3
18	lao	Laurel Oak	Quercus hemisphaerica	18	Good	3
19	lao	Laurel Oak	Quercus hemisphaerica	18	Good	3
20	lao	Laurel Oak	Quercus hemisphaerica	19	Good	3
21	lao	Laurel Oak	Quercus hemisphaerica	13	Good	3
22	lao	Laurel Oak	Quercus hemisphaerica	23	Good	6
23	lao	Laurel Oak	Quercus hemisphaerica	15	Good	3
24	lao	Laurel Oak	Quercus hemisphaerica	23	Good	6
25	lao	Laurel Oak	Quercus hemisphaerica	16	Good	3
26	lao	Laurel Oak	Quercus hemisphaerica	16	Good	3
27	lao	Laurel Oak	Quercus hemisphaerica	14	Good	3
28	lao	Laurel Oak	Quercus hemisphaerica	17	Good	3
29	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
30	lao	Laurel Oak	Quercus hemisphaerica	8	Good	1
31	lao	Laurel Oak	Quercus hemisphaerica	13	Good	3
32	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
33	lao	Laurel Oak	Quercus hemisphaerica	9	Good	1
34	lao	Laurel Oak	Quercus hemisphaerica	13	Good	3
35	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
36	lao	Laurel Oak	Quercus hemisphaerica	14	Good	3
37	lao	Laurel Oak	Quercus hemisphaerica	8	Good	1
38	lao	Laurel Oak	Quercus hemisphaerica	8	Good	1
40	lao	Laurel Oak	Quercus hemisphaerica	9	Good	1
41	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
42	lao	Laurel Oak	Quercus hemisphaerica	15	Good	3
47	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
48	lao	Laurel Oak	Quercus hemisphaerica	36	Good	12
49	mma	Mimosa	Albizia julibrissin	9	Good	1
50	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
51	lao	Laurel Oak	Quercus hemisphaerica	48	Good	20
52	ca	Camphor	Cinnamomum camphora	9	Good	1
53	lao	Laurel Oak	Quercus hemisphaerica	41	Good	20
54	lao	Laurel Oak	Quercus hemisphaerica	14	Good	3
55	lao	Laurel Oak	Quercus hemisphaerica	25	Good	6
56	lao	Laurel Oak	Quercus hemisphaerica	28	Good	6
57	lao	Laurel Oak	Quercus hemisphaerica	13	Good	3
58	lao	Laurel Oak	Quercus hemisphaerica	16	Good	3
59	ca	Camphor	Cinnamomum camphora	12	Good	3
60	lao	Laurel Oak	Quercus hemisphaerica	29	Good	6
61	lao	Laurel Oak	Quercus hemisphaerica	32	Good	12
62	lao	Laurel Oak	Quercus hemisphaerica	35	Good	12
63	lao	Laurel Oak	Quercus hemisphaerica	31	Good	12
64	lao	Laurel Oak	Quercus hemisphaerica	28	Good	6
65	lao	Laurel Oak	Quercus hemisphaerica	18	Good	3
66	lao	Laurel Oak	Quercus hemisphaerica	28	Good	6
67	lao	Laurel Oak	Quercus hemisphaerica	20	Good	6
68	lao	Laurel Oak	Quercus hemisphaerica	20	Good	6
70	lao	Laurel Oak	Quercus hemisphaerica	34	Good	12
71	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
72	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
73	lao	Laurel Oak	Quercus hemisphaerica	29	Good	6
74	lao	Laurel Oak	Quercus hemisphaerica	32	Good	12
75	mp	Red Maple	Acer rubrum	9	Good	1
76	lao	Laurel Oak	Quercus hemisphaerica	29	Good	6
77	ro	Southern Red Oak	Quercus falcata	26	Good	6
82	mp	Red Maple	Acer rubrum	10	Good	3
83	ro	Southern Red Oak	Quercus falcata	20	Good	6
84	lao	Laurel Oak	Quercus hemisphaerica	29	Good	6
85	ro	Southern Red Oak	Quercus falcata	30	Good	12
86	ro	Southern Red Oak	Quercus falcata	30	Good	12
87	ro	Southern Red Oak	Quercus falcata	22	Good	6
88	lao	Laurel Oak	Quercus hemisphaerica	37	Good	12
89	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
90	lao	Laurel Oak	Quercus hemisphaerica	19	Good	3
94	lao	Laurel Oak	Quercus hemisphaerica	23	Good	6
97	lao	Laurel Oak	Quercus hemisphaerica	32	Good	12
98	ro	Southern Red Oak	Quercus falcata	25	Good	6
102	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
103	lo	Live Oak	Quercus virginiana	30	Good	12
107	lao	Laurel Oak	Quercus hemisphaerica	16	Good	3
108	lao	Laurel Oak	Quercus hemisphaerica	8	Good	1
109	ro	Southern Red Oak	Quercus falcata	41	Good	20
110	lao	Laurel Oak	Quercus hemisphaerica	18	Good	3
111	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
112	lao	Laurel Oak	Quercus hemisphaerica	13	Good	3
113	lao	Laurel Oak	Quercus hemisphaerica	13	Good	3
114	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
115	lao	Laurel Oak	Quercus hemisphaerica	23	Good	6
116	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
117	lao	Laurel Oak	Quercus hemisphaerica	32	Good	12
118	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
119	lao	Laurel Oak	Quercus hemisphaerica	13	Good	3
120	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
121	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
122	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
123	lao	Laurel Oak	Quercus hemisphaerica	17	Good	3
124	hi	Hickory	Carya sp.	17	Good	3
125	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
126	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
127	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
128	lao	Laurel Oak	Quercus hemisphaerica	22	Good	6
129	lao	Laurel Oak	Quercus hemisphaerica	8	Good	1
130	lao	Laurel Oak	Quercus hemisphaerica	15	Good	3
131	lao	Laurel Oak	Quercus hemisphaerica	23	Good	6
132	lao	Laurel Oak	Quercus hemisphaerica	17	Good	3
133	lao	Laurel Oak	Quercus hemisphaerica	19	Good	3
134	lao	Laurel Oak	Quercus hemisphaerica	9	Good	1
135	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
136	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
137	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
138	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
139	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
						541

TREE MITIGATION REQUIREMENTS

REGULATED TREES

Per Sec. 2.1.(D)(1) *New trees shall be installed to replace healthy regulated trees removed pursuant to this section. Regulated trees shall be replaced on a one-for-one basis.*

Reference Code	Caliper (DBH)	Common Name	Scientific Name	Health	Mitigation Required
lao	10	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
pc	12	Pecan	Carya sp.	Good	1 for 1
lao	12	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	12	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	13	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	13	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
pc	14	Pecan	Carya sp.	Good	1 for 1
pc	15	Pecan	Carya sp.	Good	1 for 1
pa	15	Palm	Sabal palmetto	Good	1 for 1
lao	16	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
pc	17	Pecan	Carya sp.	Good	1 for 1
pc	18	Pecan	Carya sp.	Good	1 for 1
lo	21	Live Oak	Quercus virginiana	Good	1 for 1
lao	24	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	25	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	28	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	29	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	21	Laurel Oak	Quercus hemisphaerica	Poor	None
lao	22	Laurel Oak	Quercus hemisphaerica	Poor	None

REQUIRED: 17 TREES
PROVIDED: 17 TREES (4 VIA SITE LANDSCAPING REQUIREMENTS, 13 OTHERS, ALL MARKED WITH 'M' ON SHEETS L300 AND L301)
REQUIREMENT SATISFIED.

HERITAGE TREES

Per Sec. 2.1.(D)(1) *Healthy heritage and champion trees removed as provided herein shall be replaced on an inch-for-inch basis.*

Reference Code	Caliper (DBH)	Common Name	Scientific Name	Health	Mitigation Required
lao	30	Laurel Oak	Quercus hemisphaerica	Good	30"
lao	32	Laurel Oak	Quercus hemisphaerica	Good	32"
lo	38	Live Oak	Quercus virginiana	Good	38"
lao	57	Laurel Oak	Quercus hemisphaerica	Dead	None

REQUIRED: 100"
PROVIDED: 100" OF TREES, MARKED WITH 'M' ON SHEET L-300.
REQUIREMENT SATISFIED.

Photo of Dead 57" Laurel Oak below.



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

Contact: Marsha Swider
(352) 373-3541

NORTH
SCALE: 1" = 30'
0 15 30 45
GRAPHIC SCALE

No.	Date	Comment

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Professional Landscape Architect of Record:

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: TREE PRESERVATION AND REMOVAL NOTES AND CALCULATIONS

Designed:	DJM
Drawn:	MAB
Checked:	CSV
Date:	11/09/20

Sheet No.: L101

GENERAL LANDSCAPE NOTES

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

2. **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.

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

4. **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.

5. **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.

6. **PLANT MATERIAL QUALITY:** ALL PLANT MATERIALS SHALL MEET FLORIDA NO. 1 OR BETTER REQUIREMENTS AS PER THE MOST CURRENT EDITION OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, GRADES AND STANDARDS FOR NURSERY PLANTS.

7. **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.

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

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

10. **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.

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

12. **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.

13. **MAINTENANCE RECOMMENDATIONS:** PER CITY OF ALACHUA ULDR, ARTICLE 6., SEC. 6.2.2.D.7.B.vii. A MAINTENANCE SCHEDULE MUST BE SUBMITTED ADDRESSING THE FOLLOWING:
    - **CHECKING:** CHECK DISTRIBUTION AND SPRINKLER FUNCTION OF THE IRRIGATION SYSTEM PERIODICALLY AND MONTHLY AT A MINIMUM. MAKE REPAIRS AS NEEDED. ADJUST SPRAY HEADS TO MINIMIZE OVERTHROW ONTO PAVEMENT.
    - **RESETTING:** WATER AT A FREQUENCY AS ALLOWED BY THE LOCAL JURISDICTIONS INCLUDING CITY OF ALACHUA AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT. WATER AT A DURATION AS INDICATED IN IRRIGATION DESIGN INDICATED FOR EACH ZONE. ADJUST FREQUENCY AND DURATION AS NEEDED AND AS DIRECTED BY REGULATING AGENCIES.
    - **REMULCHING:** MAINTAIN THE DEPTH OF MULCH IN ALL PLANTING AREAS AS SPECIFIED IN PLANS. REPLENISH A MINIMUM OF TWICE A YEAR OR AS NEEDED. DEPTH SHALL BE MEASURED WHEN MULCH IS SETTLED. REMOVE STICKS, CONES, AND DEBRIS FROM MULCH PRIOR TO PLACING. UTILIZE MULCH TYPE AS SPECIFIED IN PLANS. REMOVE DEBRIS FROM MULCH AREAS PRIOR TO REMULCHING.
    - **FERTILIZING:** APPLY A SLOW-RELEASE, GRANULAR FERTILIZER WITHIN ALL PLANTING AREAS. APPLY IN A MANNER AND AT A RATE AND FREQUENCY AS RECOMMENDED BY THE MANUFACTURER AND AS PER CITY OF ALACHUA REGULATIONS, IF APPLICABLE. DO NOT APPLY ON LEAVES OR BRANCHES. DO NOT ALLOW FERTILIZER TO FALL ON PAVEMENT OR NEAR DRAINS. FERTILIZER TO MEET SPECIFICATION FOR COMMERCIAL APPLICATIONS.
    - **WEEDING:** KEEP PLANTING BEDS, TREE RINGS, AND MULCH AREAS FREE OF UNDESIRABLE VEGETATION. APPLY A PRE-EMERGENT HERBICIDE AS APPROVED BY THE OWNER TO PLANTING AREAS PRIOR TO THE PLANTING SEASON IN EARLY SPRING. MANUALLY REMOVE WEEDS AND OTHER UNDESIRABLE SPECIES OVER 12" IN HEIGHT. UTILIZE A POST-EMERGENT HERBICIDE AS APPROVED BY THE REGULATING AGENCIES FOR WEEDS LESS THAN 12". WEED MONTHLY, MINIMUM.
    - **PRUNING:** MAINTAIN PLANTINGS TO MAINTAIN THE CLEAR SIGHT WINDOW AS DEFINED BY THE REGULATING AGENCIES OF THE ADJACENT ROADWAYS. PRUNING TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300). PRUNE FLOWERING PLANTS FOLLOWING THEIR BLOOMING PERIOD. PRUNE OTHER PLANTS IN EARLY SPRING PRIOR TO THEIR FIRST FLUSH. REMOVE DEAD OR INJURED BRANCHES. HEAD BRANCHES IF NEEDED TO MAINTAIN HEIGHT AND TRIM AT DIFFERENT LENGTHS FOR A MORE NATURAL FORM, WHERE DESIRED BY THE OWNER. DO NOT PRUNE SHRUBS INTO BALLS OR OTHER SHAPES AND INSTEAD MAINTAIN IN THEIR NATURAL FORM, AS DIRECTED BY THE OWNER.
    - **MOWING:** MOW TURF AT A FREQUENCY TO MAINTAIN TURF IN A VIGOROUS AND HEALTHY STATE WITHOUT APPEARING UNKEMPT. REMOVE UNWANTED VEGETATION. AND DEBRIS FROM TURF AREAS DURING MOWING ACTIVITIES.

XERISCAPE CRITERIA

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

Required: Preserve and maintain native vegetation
Provided: ***Site plan preserves existing trees and vegetation on western side of property as well as in the northern, southern and eastern buffer areas.***

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

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

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

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

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

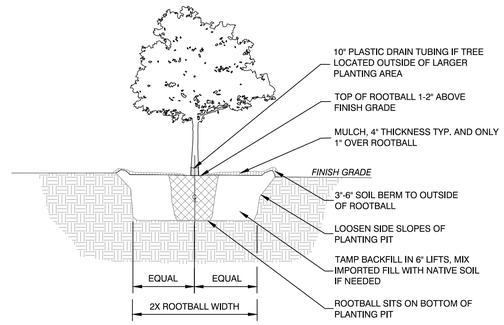
Required: Maintenance.
Provided: ***Maintenance is required as per General Landscape Note 13.***

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

FLORIDA FRIENDLY LANDSCAPING PRACTICES

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

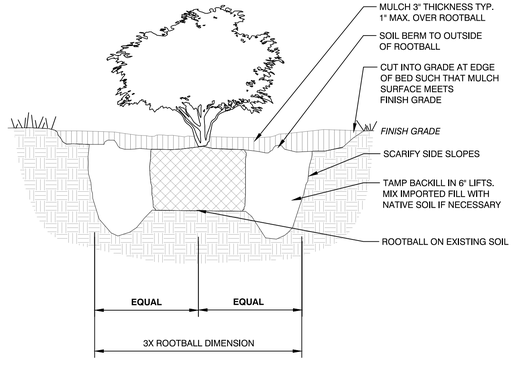
1. Right Plant Right Place. ***Proposed plants are native species that are adapted to the site conditions. Plants are chosen and placed so as to avoid utility, vehicular and pedestrian conflicts. Preference has been given to native plants that are well-suited for the site microclimate. Shrubs are massed to foster diversity, create visual interest and attract a variety of wildlife. Plants are a minimum of 2' from all building facades to reduce maintenance concerns. On the south and west sides of the buildings, deciduous trees provide shade in the summer and allow natural winter light into the buildings for passive heating. Existing trees have been preserved, retaining habitat, stormwater management and soil stability benefits.***
2. Water Efficiently. ***Irrigation Plan to be provided.***
3. Fertilize Appropriately. ***Fertilizer and application as required as per General Landscape Note 13.***
4. Mulch. ***Mulch is to be provided in all planting areas.***
5. Attract Wildlife. ***Proposed plants include species that attract pollinators and local wildlife. All plants are native and well-adapted to the region.***
6. Manage Yard Pests Responsibly. ***Proposed pest management will be per best management practices.***
7. Recycle Yard Waste.***Yard waste to be disposed of as required within Alachua County and the City of Alachua.***
8. Reduce Stormwater Runoff. ***Stormwater management meets regulating agency requirements. See civil plans.***
9. Protect the Waterfront. ***Wetland areas are protected as per Water Management District and City of Alachua requirements. See civil plans.***



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

1 TREE PLANTING DETAIL

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



2 SHRUB PLANTING DETAIL

SCALE: N.T.S. P-ED-04

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

Contact: Marsha Swider
(352) 373-3541

NORTH
SCALE: 1" = 30'
0 15 30 45
GRAPHIC SCALE

No.	Date	Comment

This item has been digitally signed and sealed using a digital signature.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Professional Landscape Architect of Record:

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

Project No:

Project phase:

Project title:

BLACK FLAG METALSMITH
CITY OF ALACHUA,
FLORIDA

Sheet title:

LANDSCAPE NOTES AND DETAILS

Designed:	DJM
Drawn:	MAB
Checked:	CSV
Date:	11/09/20

Sheet No.:

L200

TREE CREDITS & TREE MITIGATION

Per City of Alachua, ULDR, Article 6., Sec. 6.2.1.D. Tree Planting, Relocation, Replacement, Credit, Banking.

See Sheets L100 and L101 for information on tree removal, required mitigation, and tree credits.

CREDITS

See Tree Credits Table on Sheet L101.

Credits available: 541

Credits used: 235

MITIGATION

Per 6.2.1 (D)(4)(b) Tree Replacement, up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Subsection 6.2.1(D)(1) New Trees.

REQUIRED:

- Total Required Replacement Trees = *17 replacement trees plus 100 replacement inches.*
- Replacement Tree Types = *50% of the total required replacement trees shall be shade/canopy trees and at least 75% of the total replacement trees shall be site-specific trees chosen from the recommended tree list.*
- Tree Credits = 541 tree credits available

PROVIDED:

- ***42 trees (17 trees @ 2" cal.; 25 trees @ 4" cal. = 100 inches)***
- ***10 of above 42 are strictly Mitigation Trees, 32 of above 42 are Site Canopy trees***
- ***% Trees Canopy: 100% (min. 50% rqd.)***
- ***Site specific trees: 100% (min. 75% rqd.)***

TREE DIVERSITY REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.8. Plantings

REQUIRED:

- When (40) or more trees are required, no more than 50% of the required trees shall be of one single species.
- Total proposed trees = 142 trees
- Total allowable of one species = 71 trees
- Most of one species proposed = 41 trees

SITE LANDSCAPING REQUIREMENTS

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

CANOPY REQUIREMENTS

CANOPY 6.2.2.D.(1)(d)(i) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

Primary/Street facing side of the primary structure: one canopy tree per acre
6.98 x 1 trees = 6.98 trees
7 canopy trees required.
Rear of the primary structure: 2 canopy trees per acre
6.98 acres x 2 trees = 13.96 trees
14 canopy trees required.
Sides (East and West) of the primary structure: 2 canopy trees per acre
6.98 acres x 2 trees = 13.96 trees
14 canopy trees required per side

BUIDLING FACADE 6.2.2.D.(1)(d)(i) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

Front of primary facade: an additional canopy tree per 150 linear feet of facade. Per 6.2.2.D.(1)(d)(i), An existing canopy tree located on site that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.
420 LF of facade / 150 LF = 2.8
2.8 x 1 canopy tree = 2.8
3 canopy trees required

LOCATION	REQUIREMENT	PROVIDED
PRIMARY/ STREET-FACING SIDE	1 canopy tree / acre *1 canopy trees x 6.98 acres =* ***7 canopy trees required***	7 trees; 5 credits
SIDE FACADE (EAST), BUILDING A	2 canopy trees / acre = *6.98 acres x 2 trees =* *13.96 trees =* ***14 canopy trees required***	6 trees; 10 credits
SIDE FACADE (WEST), BUILDING A	2 canopy trees / acre = *6.98 acres x 2 trees =* *13.96 trees =* ***14 canopy trees required***	2 trees; 2 mitigation trees; 10 credits
REAR FACADE (NORTH), BUILDING A	2 canopy trees / acre = *6.98 acres x 2 trees =* *13.96 trees =* ***14 canopy trees required***	4 trees; 3 mitigation trees; 10 credits
PRIMARY FACADE (SOUTH), BUILDING A	1 canopy tree / 150 LF of facade = *424 LF / 150 LF = 2.82 x 1 tree =* ***3 canopy trees required***	6 trees; 0 credits
SIDE FACADE (NORTH), BUILDING B	2 canopy trees / acre = *6.98 acres x 2 trees =* *13.96 trees =* ***14 canopy trees required***	4 trees; 10 credits
SIDE FACADE (SOUTH), BUILDING B	2 canopy trees / acre = *6.98 acres x 2 trees =* *13.96 trees =* ***14 canopy trees required***	4 mitigation trees; 10 credits
REAR FACADE (EAST), BUILDING B	2 canopy trees / acre = *6.98 acres x 2 trees =* *13.96 trees =* ***14 canopy trees required***	4 trees; 10 credits

UNDERSTORY REQUIREMENTS

UNDERSTORY 6.2.2.D.(1)(d)(ii) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

Primary structure: Six ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.

6 trees x 6.98 acres = 41.88 trees = ***42 ornamental/understory trees required***
North: 50% = ***21 ornamental/understory trees required***
East: 25% = 10.5 = ***11 ornamental/understory trees required***
West: 25% = 10.5 = ***11 ornamental/understory trees required***

PROVIDED

UNDERSTORY

LOCATION	REQUIREMENT	PROVIDED
FRONT (50%)	6 trees / acre (50%) = *6 trees x 6.98 ac = 41.88 =* *42 trees x 50% =* ***21 understory trees required***	7 trees; 15 credits
SIDE - EAST (25%)	6 trees / acre (25%) = *6 trees x 6.98 acres =* *41.88 trees = 42 trees* *x 25% =* ***11 understory trees required***	4 trees; 8 credits
SIDE - WEST (25%)	6 trees / acre (25%) = *6 trees x 6.98 acres =* *41.88 trees = 42 trees* *x 25% =* ***11 understory trees required***	3 trees; 8 credits

SHRUB REQUIREMENTS

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

LOCATION	REQUIREMENT	PROVIDED
FRONT	horizontal row of shrubs or shrub masses of three or more species	horizontal row of shrubs provided
SIDE - EAST	horizontal row of shrubs or shrub masses of three or more species	horizontal row of shrubs provided
SIDE - WEST	horizontal row of shrubs or shrub masses of three or more species	horizontal row of shrubs provided

GRASSING REQUIREMENTS

GRASSING 6.2.2.D.(1)(d)(iv) **Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.**

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

PARKING LOT LANDSCAPING REQUIREMENTS

INTERIOR LANDSCAPING Per 6.2.2.D.(2)(a) Parking Lot Landscaping.

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

a. Trees shall be required at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet, or portion thereof, of the total parking lot area.
23,512 sq. ft. / 1,800 sq. ft. = ***13 trees required***

b. Shrubs shall be required at the minimum rate of ten shrubs per landscaped island.
5 landscaped island x 10 shrubs = ***50 shrubs required***

PARKING LOT AREA	REQUIREMENT	PROVIDED
23,512 SQ. FT 5 landscaped islands	1 tree / 1,800 sq. ft = *23,512 sq. ft. / 1,800 sq. ft =* ***13 trees required*** 10 shrubs / island = *10 shrubs x 5 islands =* ***50 shrubs required***	***4 trees; 9 credits ; 90 shrubs***

PARKING LOT BUFFER Per 6.2.2.D.(2)(b) Parking Lot Buffer

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

Per 6.2.2.D.(2)(b)(iv), The parking lot buffer shall have a minimum of:

a. Four canopy trees for every 100 lineal feet of buffer.
parking lot perimeter = 1,664.7 lineal feet / 100 lineal feet = 16.65 lineal feet
16.65 lineal feet x 4 canopy trees = ***67 canopy trees required***

b. Two understory/ornamental trees per 100 lineal feet of buffer.
parking lot perimeter = 1,664.7 lineal feet / 100 lineal feet = 16.65 lineal feet
16.65 lineal feet x 2 understory trees = ***33 understory trees required***

c. A continuous opaque screen of shrub material parallel to the parking lot area. The shrubs may be arranged in a linear or curvilinear pattern, as long as the screen does not have any visual breaks. The parking lot screen shall reach 36 inches in height within three years.

d. Other landscaping materials provided to meet any other requirement of this section may be considered a part of and count toward the requirement parking lot buffer, if such materials are located within 30 feet of the parking lot area.

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

PARKING PERIMETER LENGTH	TREES & SHRUBS REQUIRED	TREES & SHRUBS PROVIDED
1,664.7 LINEAL FEET	*1,664.7 lineal feet / 100 lineal feet = 16.65* *16.65 x 4 canopy trees =* ***67 canopy trees required*** *16.65 x 2 understory trees =* ***33 understory trees required*** ***Continuous opaque screen of shrub materlal required***	***14 canopy trees; 3 mitigation trees; 50 credits; 19 understory trees; 14 credits; Continuous opaque screen of shrub material provided***

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per 6.2.2.D.(3) Perimeter Buffers.

REQUIRED

Trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.

LOCATION AND BUFFER TYPE	REQUIREMENT	PROVIDED
NORTH UTILITY 10' BUFFER, TYPE C OPTION 2	One canopy tree every 30 linear ft, plus one shrub per 8 linear ft; *1329.7415 lf /30 =* ***45 canopy trees required*** *1329.7415 lf / 8 =* ***166 shrubs required***	12 trees; 2 mitigation trees; 31 credits; 166 shrubs
SOUTH SINGLE-FAMILY DETACHED 20' BUFFER, TYPE D OPTION 1	One canopy tree every 25 linear feet, one understory or ornamental tree every 40 linear feet, plus one evergreen hedge; *1219.9980 lf / 25 =* ***49 canopy trees required*** *1219.9980 lf / 40 =* ***31 understory trees required*** *plus* ***one evergreen hedge required***	14 canopy trees; 12 mitigation trees; 23 credits; 31 understory trees; 0 credits; 1 hedge
EAST INDUSTRIAL 5' BUFFER, TYPE A OPTION 1	One canopy tree every 60 linear feet, plus one understory or ornamental tree per 60 linear feet *484.0399 lf / 60 =* ***8 canopy trees required*** *484.0399 lf / 60 =* ***8 understory trees required***	0 canopy trees; 2 mitigation trees; 6 credits; 2 understory trees; 6 credits

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

Contact: Marsha Swider
(352) 373-3541

NORTH
SCALE: 1" = 30'
0 15 30 45
GRAPHIC SCALE

No.	Date	Comment

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Professional Landscape Architect of Record:

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: LANDSCAPE CALCULATIONS

Designed: DJM
Drawn: MAB
Checked: CSV
Date: 11/09/20

Sheet No.: L201

PLANT SCHEDULE L300

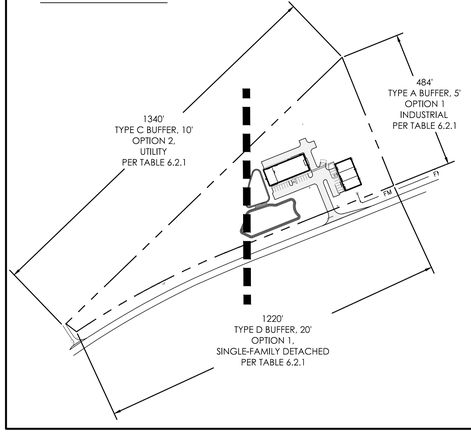
CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AR	11	Acer rubrum	Red Maple	2" cal., min 8` ht.
	QS	4	Quercus shumardii	Shumard Red Oak	2" cal., min 8` ht.
	QH	18	Quercus virginiana `Cathedral`	Cathedral Live Oak	2" cal., min 8` ht.
	TD2	3	Taxodium distichum	Bald Cypress	2" cal., min 8` ht.

HERITAGE TREE MITIGATION	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	QS2	13	Quercus shumardii	Shumard Red Oak	4" cal., min 8` ht.
	QV	7	Quercus virginiana	Southern Live Oak	4" cal., min 8` ht.

UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	IE	35	Ilex x attenuata `East Palatka`	East Palatka Holly	1.5" Cal.
	VO	3	Viburnum obovatum	Walter`s Viburnum	1.5" Cal.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	HP	69	Hamelia patens `Firefly`	Firefly Firebush	3 gal.
	IP	27	Illicium floridanum	Florida Anise	3 gal.
	IF	28	Illicium parviflorum `Florida Sunshine`	Florida Sunshine Illicium	3 gal.
	MC	131	Muhlenbergia capillaris	Pink Muhly	3 gal.
	MF	8	Myrcianthes fragrans	Simpson`s Stopper	3 gal.
	RH	61	Rhapidophyllum hystrix	Needle Palm	3 gal.
	SR	42	Serenoa repens	Saw Palmetto	3 gal.
	TF2	9	Tripsacum dactyloides	Fakahatchee Grass	3 gal.
	TD	19	Tripsacum floridanum	Florida Gamagrass	3 gal.
	VM	39	Viburnum obovatum `Mrs Shillers Delight`	Mrs Shillers Delight Viburnum	3 gal.
	ZI	94	Zamia integrifolia	Coontie	3 gal.

KEY MAP



MATCHLINE TO SHEET L301

kd design
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kaleymariedunlap@gmail.com

Contact: Marsha Swider
(352) 373-3541

NORTH
SCALE: 1" = 30'
0 15 30 45
GRAPHIC SCALE

No.	Date	Comment

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Professional Landscape Architect of Record:

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: LANDSCAPE PLAN

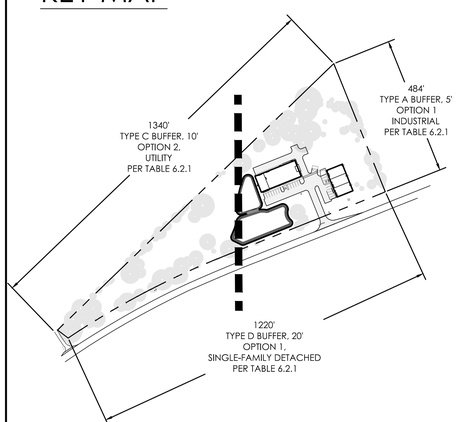
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Checked:	CSV
Date:	11/09/20

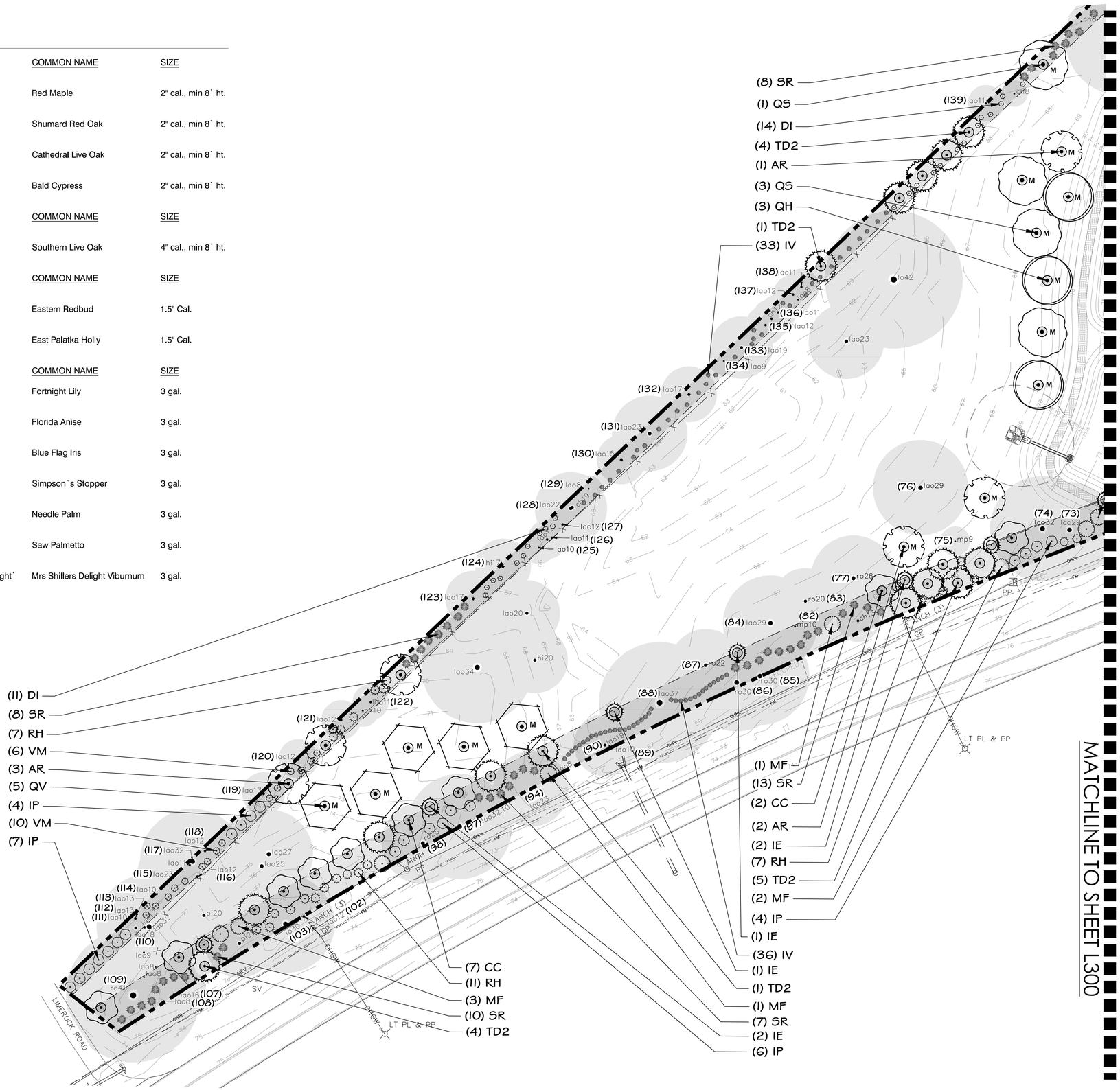
Sheet No.: L300

PLANT SCHEDULE L301

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AR	6	Acer rubrum	Red Maple	2" cal., min 8` ht.
	QS	4	Quercus shumardii	Shumard Red Oak	2" cal., min 8` ht.
	QH	3	Quercus virginiana `Cathedral`	Cathedral Live Oak	2" cal., min 8` ht.
	TD2	15	Taxodium distichum	Bald Cypress	2" cal., min 8` ht.
HERITAGE TREE MITIGATION	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	QV	5	Quercus virginiana	Southern Live Oak	4" cal., min 8` ht.
UNDERSTORY TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	CC	9	Cercis canadensis	Eastern Redbud	1.5" Cal.
	IE	6	Ilex x attenuata `East Palatka`	East Palatka Holly	1.5" Cal.
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	DI	25	Dietes iridioides	Fortnight Lily	3 gal.
	IP	21	Illicium floridanum	Florida Anise	3 gal.
	IV	69	Iris virginica	Blue Flag Iris	3 gal.
	MF	7	Myrcianthes fragrans	Simpson`s Stopper	3 gal.
	RH	25	Rhapidophyllum hystrix	Needle Palm	3 gal.
	SR	46	Serenoa repens	Saw Palmetto	3 gal.
	VM	16	Viburnum obovatum `Mrs Shillers Delight`	Mrs Shillers Delight Viburnum	3 gal.

KEY MAP





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Contact: Marsha Swider
(352) 373-3541

NORTH

SCALE: 1" = 30'

0 15 30 45

GRAPHIC SCALE

No.	Date	Comment

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: LANDSCAPE PLAN

Designed:	DJM
Drawn:	MAB
Checked:	CSV
Date:	11/09/20

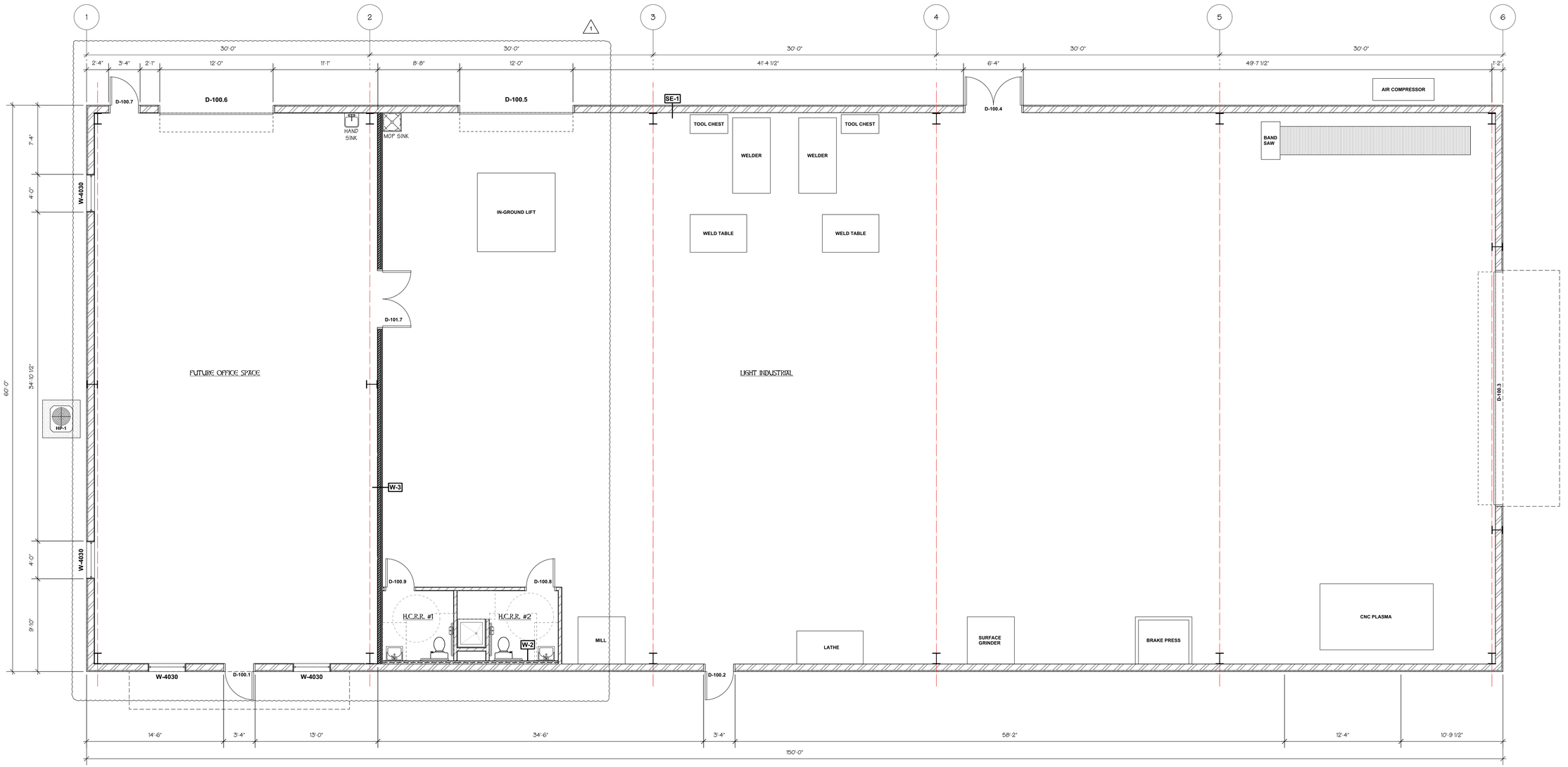
Sheet No.: L301

DOOR SCHEDULE

Door	Door	Size				Frame			Fire	Hardware	General	
100.1	FF	3'-0" X 7'-0"	1 3/4"	METAL	STAIN	1	MTL	PAINT	-	ENTRY	-	-
100.2	FF	3'-0" X 7'-0"	1 3/4"	METAL	STAIN	1	MTL	PAINT	-	ENTRY	-	-
100.3	ROLL-UP	25'-0" X 12'-0"	-	METAL	PAINT	-	MTL	PAINT	-	-	-	-
100.4	FF	6'-0" X 7'-0"	1 3/4"	METAL	PAINT	1	MTL	PAINT	-	ENTRY	-	-
100.5	ROLL-UP	12'-0" X 12'-0"	-	METAL	PAINT	-	MTL	PT	-	-	-	-
100.6	ROLL-UP	12'-0" X 10'-0"	-	METAL	PAINT	-	MTL	PT	-	-	-	-
100.7	FF	3'-0" X 7'-0"	1 3/4"	METAL	PAINT	1	MTL	PAINT	-	ENTRY	-	-
100.8	FF	3'-0" X 7'-0"	1 3/4"	METAL	STAIN	1	MTL	PAINT	-	ENTRY	-	-
100.9	FF	3'-0" X 7'-0"	1 3/4"	METAL	STAIN	1	MTL	PAINT	-	ENTRY	-	-
101.7	FF	6'-0" X 7'-0"	1 3/4"	METAL	PAINT	1	MTL	PAINT	-	PRIVACY	-	-

AREA TABULATION

AREA	SQUARE FOOTAGE
Light Industrial	7,140.00 SQ. FT
Lobby	782.11 SQ. FT
Work Area	1,077.90 SQ. FT
TOTAL SQ. FT.	9,000.00



1 A100 FLOOR PLAN, BUILDING A
Scale: 3/16" = 1'-0"

N

REVISIONS

REV.	DATE	DESCRIPTION
1	10/29/20	VE REVISIONS

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DA

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Ocala, FL 34471
T 352.867.5148
E john@donahue-arch.com
FL # AA26000933, GA. # PA012363
FL Engineering CA. # 32147, ID. # IB26000848

Floor Plan - Building A

CONSTRUCTION GRAY SERVICES, INC.

A New Building for Black Flag Metalsmith Shop

13218 NW CR 235 (Bldg A)
Alachua, FL 32615

DATE 07/14/20	
JOB D_20008	
DRAWN BY	3
CHECKED BY	
A100	OF 14

LIFE SAFETY LEGEND

SYMBOL	DESCRIPTION
	FIRE EXTINGUISHER
	ILLUMINATED EXIT SIGN
	EMERGENCY BACKUP LIGHTING
	COMBO EMERGENCY BACKUP/ EXIT LIGHTING

GENERAL NOTES:

CONTRACTOR / OWNER SHALL INSPECT AND VERIFY THE SCOPE OF WORK AND CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY ADDITIONAL WORK APPARENT DURING FIELD INSPECTION BUT NOT SPECIFICALLY NOTED ON THE DRAWINGS SHALL BE CONSIDERED AS PART OF THE SCOPE OF WORK.

ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 6TH EDITION (2017) AND AS PER MANUFACTURER'S INSTRUCTIONS.

IF ANY DISCREPANCIES IN THE BUILDING, SITE, OR DRAWINGS ARE DETECTED, NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

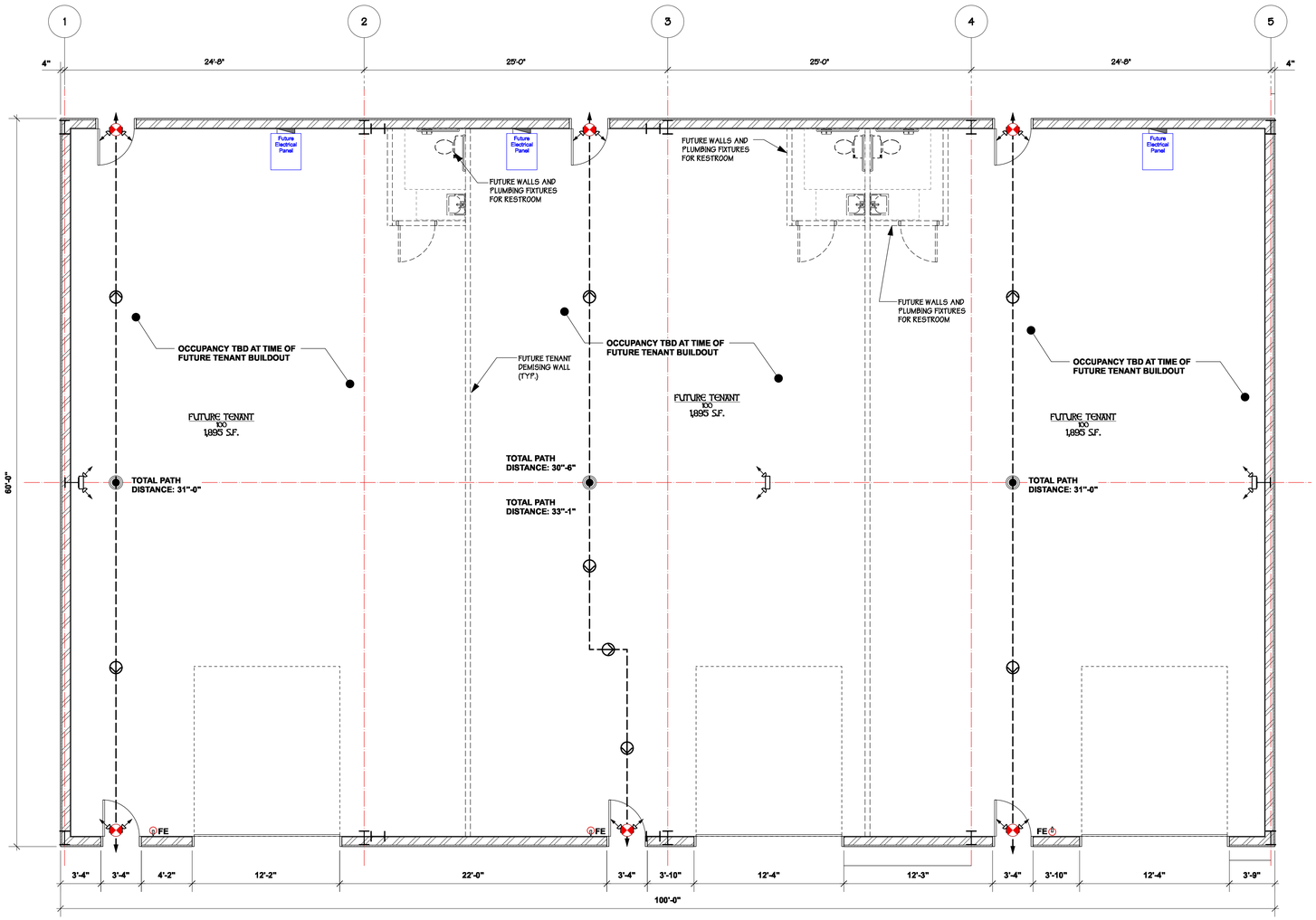
CONSTRUCTION NOTES:

KEYED TO FLOOR PLAN - ☐

1. FINISHED FLOOR REFERENCE ELEVATION = 0' - 0" .
2. ALL DIMENSIONS TO FACE OF STUD OR FACE OF CMU UNLESS NOTED OTHERWISE.
3. ALL WORK SHALL COMPLY WITH CURRENT LOCAL AND STATE CODES AND WITH THE CURRENT EDITION OF THE STATE OF FLORIDA HANDICAP STATUTES AND THE AMERICANS WITH DISABILITIES ACT (ADA).
4. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
5. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
6. **DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. CONTACT ARCHITECT IF DISCREPANCIES ARISE.**

AREA TABULATION

AREA	SQUARE FOOTAGE
Light Industrial	4,590.00 SQ. FT
Work Area	1,410.00 SQ. FT
TOTAL SQ. FT.	6,000.00



1 A100 FLOOR PLAN/ LIFE SAFETY PLAN, BUILDING B
Scale: 3/16" = 1'-0"

REVISIONS		
REV.	DATE	DESCRIPTION

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E john@donahue-arch.com
FL # AA26000933, GA. # PA012363
FL Engineering CA. # 32147 , ID. # IB26000948

DA

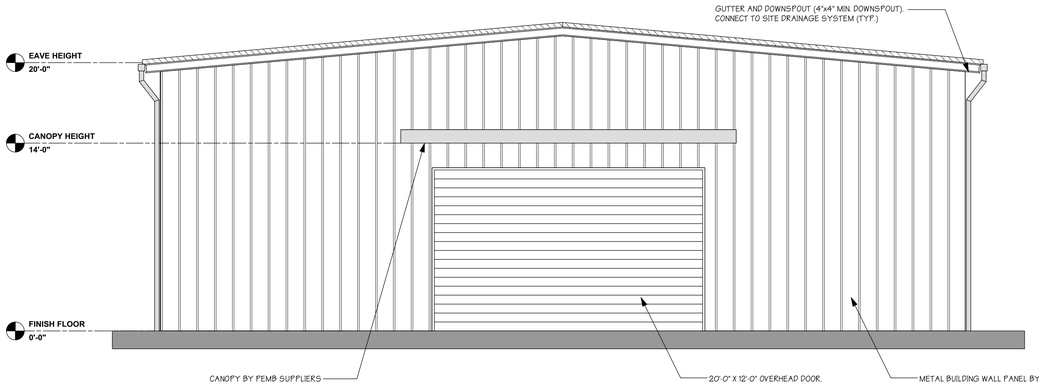
Floor Plan - Building B

CONSTRUCTION GRAY SERVICES, INC.

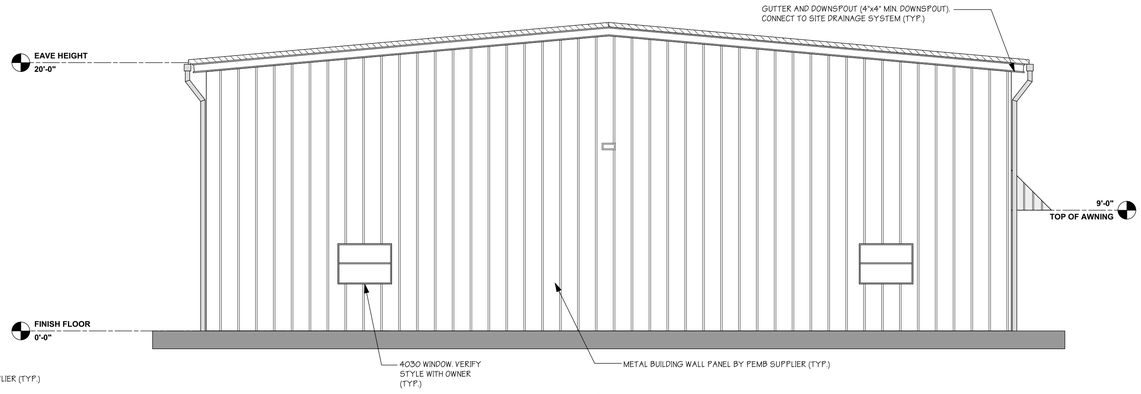
A New Building for Black Flag Metalsmith

TBD

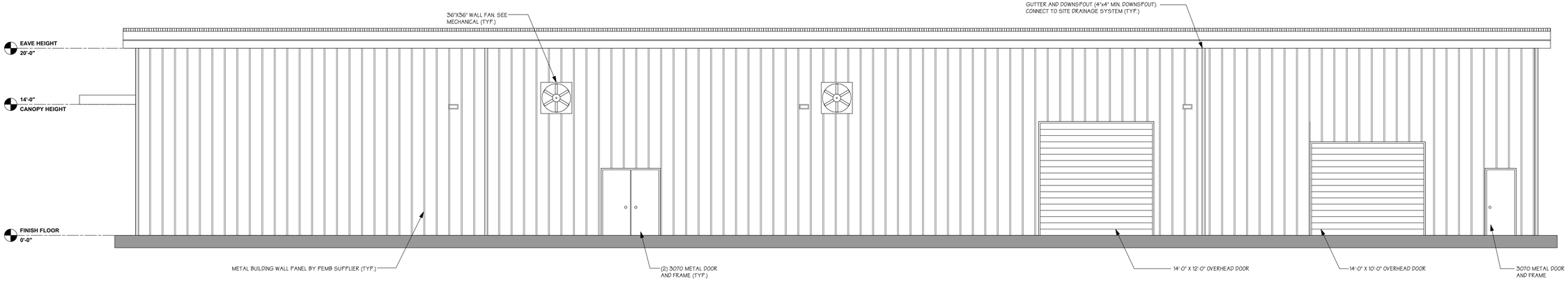
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DRAWN BY	1
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A100	OF 12



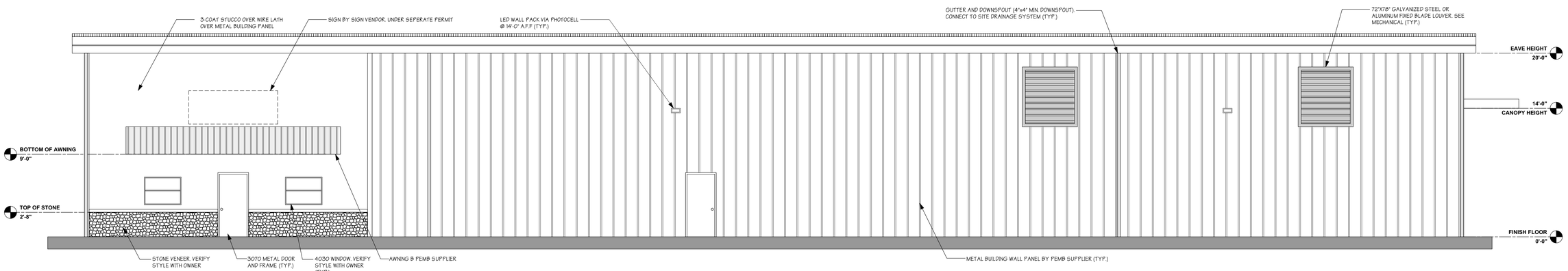
1 A200 **WEST ELEVATION**
SCALE: 3/16" = 1'-0"



2 A200 **EAST ELEVATION**
SCALE: 3/16" = 1'-0"



3 A200 **NORTH ELEVATION**
SCALE: 3/16" = 1'-0"



4 A200 **SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"

REVISIONS

REV.	DATE	DESCRIPTION

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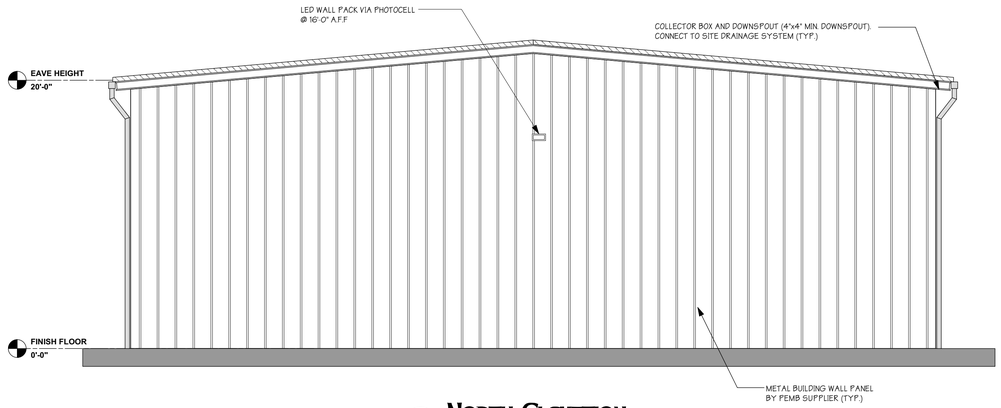
Elevations - Building A

A New Building for Black Flag Metalsmith Shop

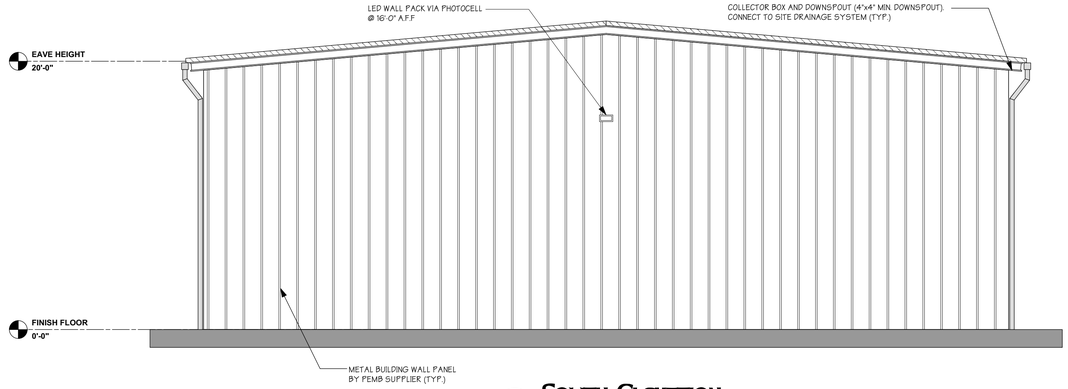
TBD

CONSTRUCTION GRAY SERVICES, INC.

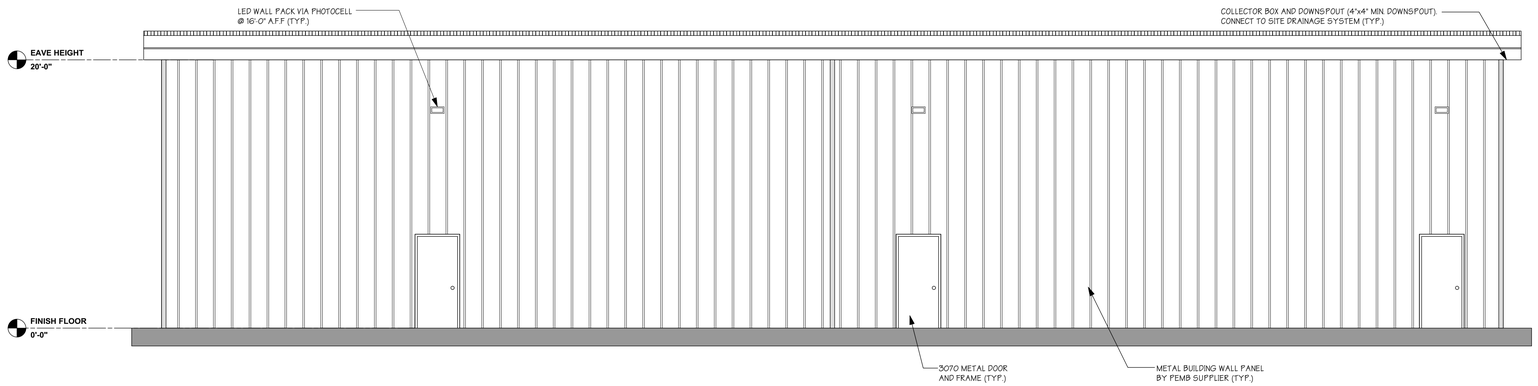
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CHECKED BY	
A200	OF 14



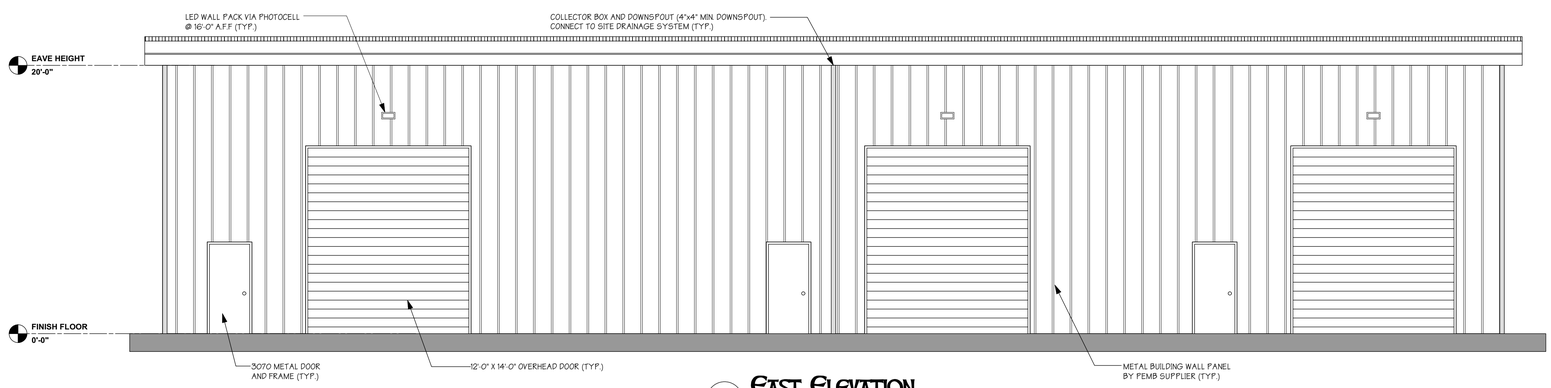
1 A200 NORTH ELEVATION
Scale: 3/16" = 1'-0"



2 A200 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



3 A200 WEST ELEVATION
Scale: 3/16" = 1'-0"



4 A200 EAST ELEVATION
Scale: 3/16" = 1'-0"

REVISIONS

REV.	DATE	DESCRIPTION

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FL # AA26000933, GA. # PA012363
FL Engineering CA. # 32147, ID. # IB26000848

Elevations - Building B

CONSTRUCTION GRAY SERVICES, INC.

A New Building for Black Flag Metalsmith

TBD

DATE	4/23/2020
JOB	D_20021
DRAWN BY	
CHECKED BY	

2

A200

OF 12



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE

0 15 30 60

Photometric Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.5 fc	4.2 fc	0.5 fc	8.4:1	3.0:1
Property Line	+	0.0 fc	0.8 fc	0.0 fc	N/A	N/A

GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.

Fixture Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Lumens Per Lamp	Light Loss Factor	Mounting Height
	PL3	5	Visionaire Lighting LLC	VSX-II-T3-16LC-7-4K-UNV-AM	23 in L x 12.5 in W x 8 in H	VSX-II_T3_16LC_7_4K-UNV_CLS.ies	3508	0.90	15FT
	PL4	2	Visionaire Lighting LLC	VSX-II-T4-16LC-5-4K-UNV-AM	23 in L x 12.5 in W x 8 in H	VSX-II_T4_16LC_5_4K-UNV_CLS.ies	2600	0.90	15FT
	W	9	STONCO / KEENE	LPW-16-30-NW-G3-3	LYTEPRO WALL 16 SCONCE	lpw16-g3-8.ies	3474	0.90	15FT

KENNETH W. HUNTER LICENSE No. 76961 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Kenneth W. Hunter, P.E. on 11/11/20 using a Digital Signature.

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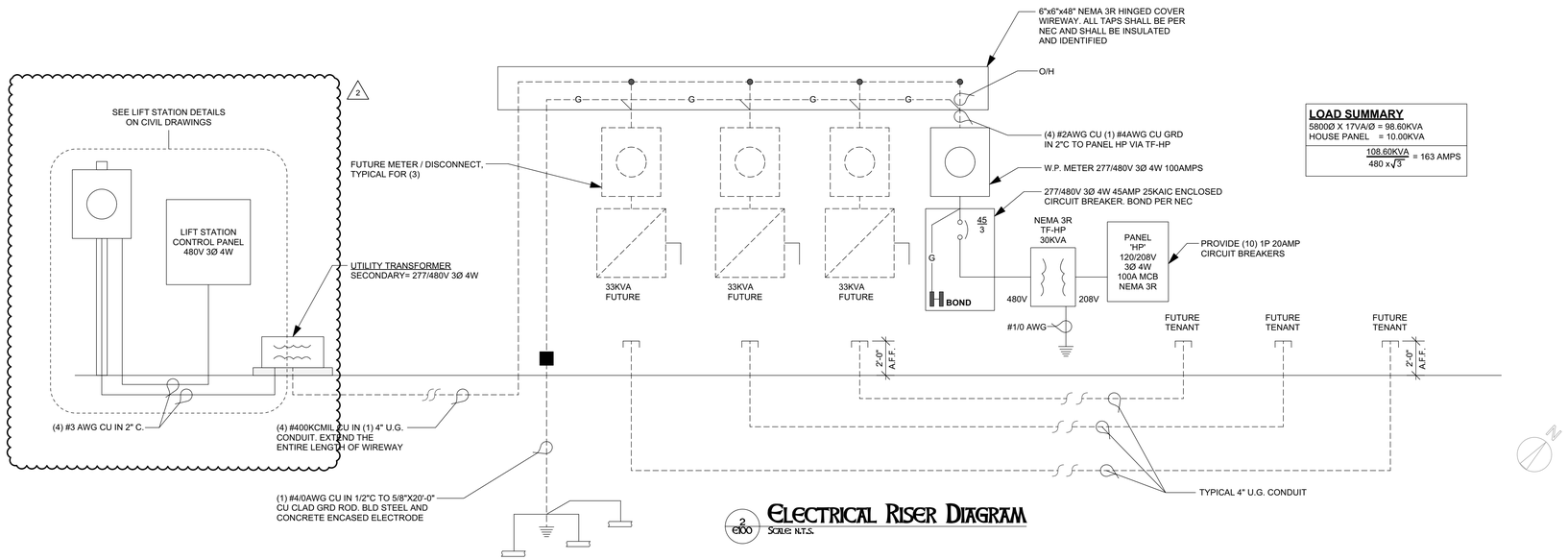
HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N. STE 200
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

BLACKFLAG METALWORKS
SITE LIGHTING PLAN
ALACHUA, FLORIDA

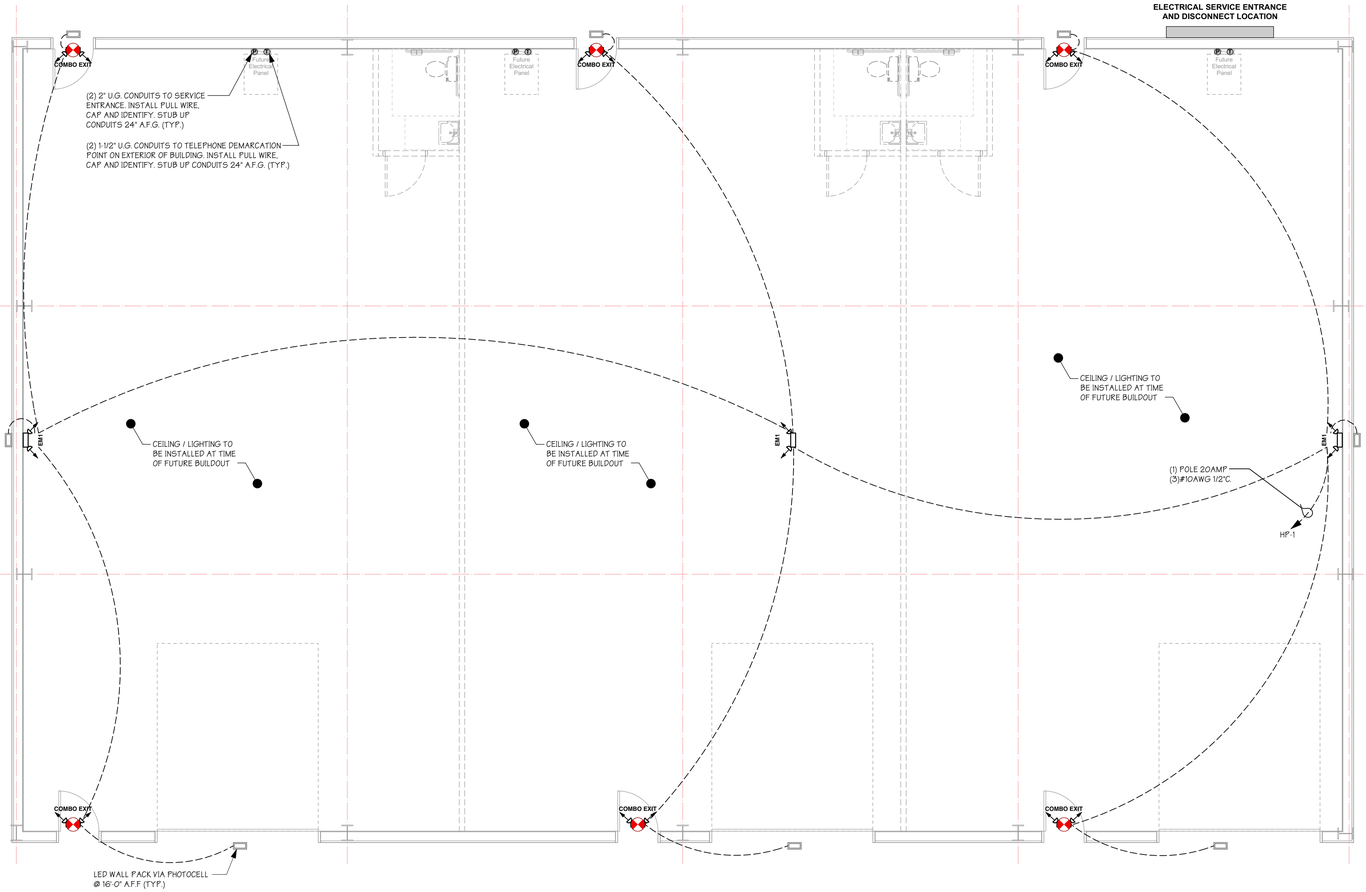
PROJECT INFORMATION	
PROJECT NUMBER:	20032
DRAFTED:	K. NORTHCUTT
DESIGNED:	K. NORTHCUTT
REVIEWED:	K. HUNTER
ISSUE DATE:	11/11/20
REVISIONS	

SHEET NUMBER

E-1



2 E100 ELECTRICAL RISER DIAGRAM
Scale: N.T.S.



1 E100 LIGHTING / POWER PLAN
Scale: 3/16" = 1'-0"

REVISIONS

REV.	DATE	DESCRIPTION
1	10/29/20	SITE REVIEW COMMENTS
2	11/11/20	SITE REVIEW COMMENTS

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E john@donahue-arch.com
FL # AA26000933, GA. # PA012363
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Power Plan - Building B

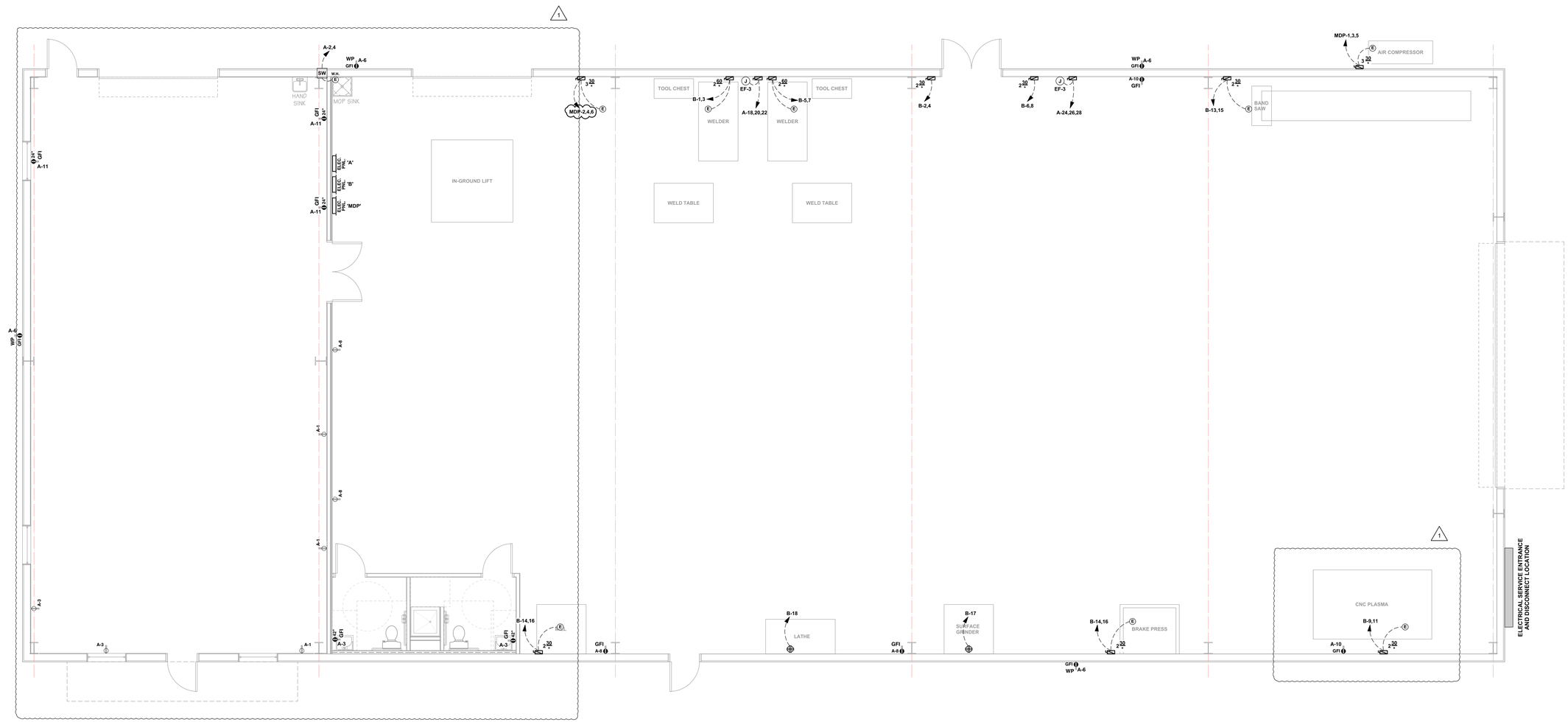
CONSTRUCTION GRAY SERVICES, INC.

A New Building for
Black Flag Metalsmith
13218 NW CR 235 (Bldg B)
Alachua, FL 32615

DATE 08/11/20	
JOB D_20008	
DRAWN BY	5
CHECKED BY	
E100B	OF 5

NOTES:

1. ALL CONVENIENCE RECEPTS IN SHOP TO BE MOUNTED AT 24" A.F.T. TO BOTTOM.



POWER PLAN

Scale: 3/16" = 1'-0"

REVISIONS

REV.	DATE	DESCRIPTION
1	10/29/20	VE REVISIONS

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FL # AA26000933, GA. # PA012363
FL Engineering CA. # 32147, IO. # IB26000848

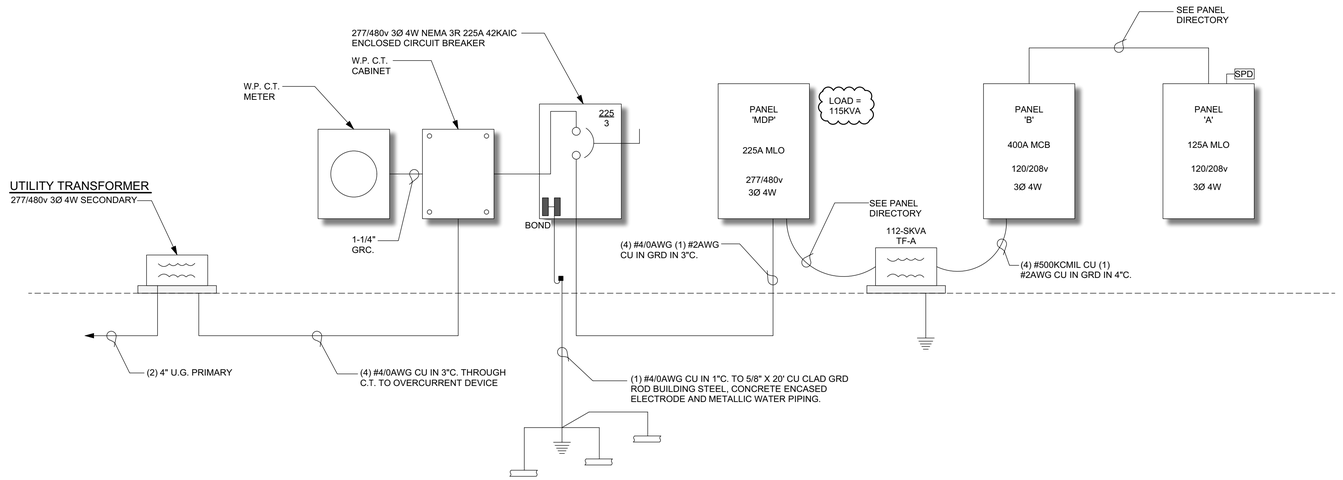
Power Plan - Building A

CONSTRUCTION GRAY SERVICES, INC.

A New Building for Black Flag Metalsmith Shop

13218 NW CR 235 (Bldg A)
Alachua, FL 32615

DATE	07/14/20
JOB	D_20008
DRAWN BY	
CHECKED BY	
	8
E100	OF 10



1 E101 **ELECTRICAL RISER DIAGRAM**
Scale: NTS

PANEL A

RATING 125 AMP MLO | LUG LOCATION TOP | A.I.C. 22K
SERVICE 120 / 208V, 3Ø, 4W | MOUNTING SURFACE | TYPE SQ.-D NQOD OR EQUAL

CKT NO	EQUIPMENT SERVED	KVA	CKT. BKR. POLE	CKT. BKR. TR	BRANCH CIRCUIT Ø	BRANCH CIRCUIT NEUT	BRANCH CIRCUIT GND	BRANCH CIRCUIT COND	Ø	CKT. NO.	EQUIPMENT SERVED	KVA	CKT. BKR. POLE	CKT. BKR. TR	BRANCH CIRCUIT Ø	BRANCH CIRCUIT NEUT	BRANCH CIRCUIT GND	BRANCH CIRCUIT COND
1	RECEPTS	1.08	1	20	12	12	12	1/2"	A	2	W.H.	2.25	2	30	10	--	10	3/4"
3	RECEPTS	1.08	1	20	12	12	12	1/2"	B	4	--	2.25	--	--	10			
5	SPACE								C	6	RECEPTS	1.00	1	20	10	10	10	1/2"
7	SPACE								A	8	RECEPTS	1.00	1	20	10	10	10	1/2"
9	EWC	.910	1	20	12	12	12	1/2"	B	10	SPACE							
11	EWH	2.25	2	30	10	--	10	3/4"	C	12	LIGHTING	1.60	1	20	10	10	10	1/2"
13	--	2.25	--	--	10				A	14	RECEPTS	1.00	1	20	12	12	12	1/2"
15	SPACE								B	16	RECEPTS	1.00	1	20	12	12	12	1/2"
17	SPACE								C	18	EF-3	0.20	3	20	10	--	10	3/4"
19	SPACE								A	20	--	0.20	--	--	10			
21	SPACE								B	22	--	0.20	--	--	10			
23	LTG	1.00	1	20	12	12	12	1/2"	C	24	EF-3	0.20	3	20	10	--	10	3/4"
25	LTG	1.00	1	20	12	12	12	1/2"	A	26	--	0.20	--	--	10			
27	LTG	0.90	1	20	12	12	12	1/2"	B	28	--	0.20	--	--	10			
29	SPARE		1	20					C	30	SPACE							
31	SPARE		1	20					A	32	SPACE							
33	SPARE		1	20					B	34	SPACE							
35	SPARE		1	20					C	36	SPACE							
37	SPARE		1	20					A	38	SPD	--	3	30	10	10	10	3/4"
39	SPARE		1	20					B	40	--	--	--	--	6			
41	SPARE		1	20					C	42	--	--	--	--	6			

EQUIPMENT SERVED	CONN. LOAD	LF	DF	DESIGN LOAD (KVA)
LIGHTING	4.60		1.25	5.75
RECEPTS	9.96	1.00		9.96
FUTURE HVAC AND EQUIPMENT	18.60	1.00		18.60
			TOTAL	34.31 KVA
			SPARE	

REMARKS
- PROVIDE TYPE WRITTEN PANEL DIRECTORY.
- PROVIDE GRND BUS & NEUTRAL BUS.
- PROVIDE FEED-THRU LUGS.

42 CIRCUITS | 96 AMPS

1

PANEL MDP

RATING 225 AMP MLO | LUG LOCATION TOP | A.I.C. 25KAIC
SERVICE 277 / 480V, 3Ø, 4W | MOUNTING SURFACE | TYPE SQ.-D I-LINE

CKT NO	EQUIPMENT SERVED	KVA	CKT. BKR. POLE	CKT. BKR. TR	BRANCH CIRCUIT Ø	BRANCH CIRCUIT NEUT	BRANCH CIRCUIT GND	BRANCH CIRCUIT COND	Ø	CKT. NO.	EQUIPMENT SERVED	KVA	CKT. BKR. POLE	CKT. BKR. TR	BRANCH CIRCUIT Ø	BRANCH CIRCUIT NEUT	BRANCH CIRCUIT GND	BRANCH CIRCUIT COND
1	AIR COMPRESSOR	5.84	3	30	8	--	8	1"	A	2	O.H. CRANE	6.00	3	30	8	--	8	1"
	--	5.84	--	--	8				B		--	6.00	--	--	8			
	--	5.84	--	--	8				C		--	6.00	--	--	8			
3	PANEL "A" VIA	25.60	3	175	2/0	--	6	2"	A	4	SPACE		3					
	TF. A.	25.60	--	--	2/0				B		--		--					
	--	25.60	--	--	2/0				C		--		--					
5	SPACE		3						A	8	SPACE		3					
	--		--						B		--		--					
	--		--						C		--		--					
7	SPACE		3						A	10	SPACE		3					
	--		--						B		--		--					
	--		--						C		--		--					
									A									
									B									
									C									
									A									
									B									
									C									
									A									
									B									
									C									

EQUIPMENT SERVED	CONN. LOAD	LF	DF	DESIGN LOAD (KVA)
EQUIPMENT	35.55		1.00	35.55
PANEL "A"	79.11		1.00	79.11
			TOTAL	115.00 KVA
			SPARE	

REMARKS
- PROVIDE TYPE WRITTEN PANEL DIRECTORY.
- PROVIDE GRND BUS & NEUTRAL BUS.
- PROVIDE FEED-THRU LUGS.

139 AMPS

PANEL B

RATING 400 AMP MLO | LUG LOCATION TOP | A.I.C. 22K
SERVICE 120 / 208V, 3Ø, 4W | MOUNTING SURFACE | TYPE SQ.-D NQOD OR EQUAL

CKT NO	EQUIPMENT SERVED	KVA	CKT. BKR. POLE	CKT. BKR. TR	BRANCH CIRCUIT Ø	BRANCH CIRCUIT NEUT	BRANCH CIRCUIT GND	BRANCH CIRCUIT COND	Ø	CKT. NO.	EQUIPMENT SERVED	KVA	CKT. BKR. POLE	CKT. BKR. TR	BRANCH CIRCUIT Ø	BRANCH CIRCUIT NEUT	BRANCH CIRCUIT GND	BRANCH CIRCUIT COND
1	WELDER	4.20	2	50	6	6	6	1"	A	2	POST LIFT	2.00	2	30	8	8	8	1"
3	--	4.20	--	--	6				B	4	--	2.00	--	--	8			
5	WELDER	4.20	2	50	6	6	6	1"	C	6	POST LIFT	2.00	2	30	8	8	8	1"
7	--	4.20	--	--	6				A	8	--	2.00	--	--	8			
9	PLASMA CNC	2.00	2	30	8	8	8	1"	B	10	PRESS BRAKE	2.50	2	30	8	8	8	1"
11	--	2.00	--	--	8				C	12	--	2.50	--	--	8			
13	BAND SAW	2.50	2	30	8	8	8	1"	A	14	MILLING MACHINE	2.50	2	30	8	8	8	1"
15	--	2.50	--	--	8				B	16	--	2.50	--	--	8			
17	GRINDER	1.80	1	20	10	10	10	3/4"	C	18	LATHE	1.80	1	20	10	10	10	3/4"
19	SPACE								A	20	SPARE		1	20				
21	SPACE								B	22	SPARE		1	20				
23	SPACE								C	24	SPARE		1	20				
25	SPACE								A	26	SPARE		1	20				
27	SPACE								B	28	SPARE		1	20				
29	SPACE								C	30	SPARE		1	20				
31	SPACE								A	32	SPACE							
33	SPACE								B	34	SPACE							
35	SPACE								C	36	SPACE							
37	PANEL "A"	11.44	3	125	1	1	6	2"	A	38	SPD	--	3	30	10	10	10	3/4"
39	--	11.44	--	--	1				B	40	--	--	--	--	6			
41	--	11.44	--	--	1				C	42	--	--	--	--	6			

EQUIPMENT SERVED	CONN. LOAD	LF	DF	DESIGN LOAD (KVA)
EQUIPMENT	46.40		1.00	46.40
PANEL "A"	34.31		1.00	34.31
			TOTAL	80.71 KVA
			SPARE	

REMARKS
- PROVIDE TYPE WRITTEN PANEL DIRECTORY.
- PROVIDE GRND BUS & NEUTRAL BUS.
- PANEL SERVED FROM PANEL 'A' FEED-THRU LUGS.

42 CIRCUITS | 224 AMPS

REVISIONS

REV.	DATE	DESCRIPTION
1	10/29/20	VE REVISIONS

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E john@donahue-arch.com
FL # AA26000933, GA. # PA012363
FL Engineering CA. # 32147, ID. # IB26000848

DA

Riser Diagram and Panel Schedules - Bldg A

A New Building for Black Flag Metalsmith Shop
13218 NW CR 235 (Bldg A)
Alachua, FL 32615

GRAY CONSTRUCTION SERVICES, INC.

DATE 07/14/20
JOB D_20008
DRAWN BY
CHECKED BY
10

E102

OF 10

November 12, 2020

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

Re: Development Review Team (DRT) Comments – Resubmittal #2:
Black Flag Metalsmith Site Plan

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on November 9, 2020 are below.

Previous DRT Comments – 7/20/20 Letter

1. *Section 6.2, Tree Protection/Landscaping Standards*

a. Section 6.2.3(C) requires service areas to be screened a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of six feet within three years of planting. Specify the details of the proposed rolling gate to confirm it shall provide screening in accordance with this section.

Remaining Issues:

i. Please clarify on plan details if service area screening will be the same as shown on the 'fence detail for dumpster screening' and if so revise the detail title accordingly. If a different screening material is proposed for service areas, provide further information/detail about the proposed fencing material to demonstrate it shall fully screen service areas.

RESPONSE: The fence detail names have been clarified for where they are intended to be used. The service area and dumpster pad fence/screening will be the metal fence/gate detail, and the lift station screening will be the wood fence/gate detail.

ii. There are inconsistencies in the proposed height of proposed fencing between the 'fence/gate detail for service areas and dumpster pad' detail (6 foot height) and the 'fence detail for dumpster screening' (8 foot height). Please resolve inconsistencies.

RESPONSE: The inconsistencies have been resolved. Both fences will have a height of 6 feet.

2. *Section 6.6.3, Residential Protection Standards*

a. As part of any recommendation to approve this application, Staff shall recommend conditions to the Planning & Zoning Board to address compliance with these standards. These conditions shall include:

i. Landscaping and buffering (6.6.3(A)(9)): Mitigation trees shall be placed along the CR 235 frontage to the maximum extent practicable in order to provide a visual buffer between the proposed development and nearby residential areas.

Remaining Issues: The 10/29/20 plans relocated the private lift station and revised landscaping along the frontage of CR 235. Additional mitigation trees shall be required to be placed near the former lift

station location and to the south of the stabilized drive to the relocated lift station in order to fulfill the previous comment and recommended condition.

RESPONSE: A mitigation tree has been relocated near the former lift station and two mitigation trees have been relocated to the south of the stabilized drive adjacent to the newly proposed lift station to fulfill the previous comment and recommended condition. See Sheet L301 for updated locations of proposed mitigation trees.

3. *Environmental Considerations*

a. Best available data indicates a potential sinkhole may be located east of the proposed location of Building B. Documentation must be provided which addresses this potential feature and which confirms no potential issues are present that would impede construction of Building B as shown on the plans.

Remaining Issue: The 10/29/20 resubmittal states the report is being prepared and will be submitted once complete. Report must be received and reviewed by Staff and the comment must be resolved before item may be scheduled for a public hearing before the Planning & Zoning Board.

RESPONSE: The report will be submitted to the City as soon as possible. The geotechnical engineer estimates it to be finalized by the end of the day Thursday 11/12/20.

4. *Miscellaneous*

a. Provide legal descriptions and sketches of all proposed PUEs.

Remaining Issue: Comment not addressed.

RESPONSE: The legal descriptions and sketches of the proposed PUE will be submitted to the City as soon as possible.

5. *Minor Revisions*

a. Sheet C110: Construction Notes, #7 – Plan is approved by the Planning & Zoning Board (PZB). Revise accordingly.

Remaining Issue: Comment not fully addressed. Two references to DRC remain.

RESPONSE: All references to DRC have been revised to state PZB.

New Comments – 10/29/20 Plans

6. *Section 6.1, Off-Street Parking & Loading Standards*

a. Building B has been identified on 10/29/20 plans as 'Future Building B'. A total of 22 spaces are proposed on the site. The maximum number of parking space for Building A is 15 spaces. If all parking is constructed with Building A, the maximum number of parking spaces for Building A will be exceeded. The plans must be revised to clearly identify parking and any other site improvements to be constructed with Building A and those improvements to be constructed with Building B.

RESPONSE: The parking spaces and sidewalk by Building B have been indicated as to be constructed in the future with Building B.

7. *Section 6.2, Tree Protection/Landscaping Standards*

a. A "75% Reduction" has been added to the calculations for site landscaping, parking lot landscaping, and perimeter buffer landscaping. It appears this may in response to the provisions of Section 6.2.2(D)(4), which allows canopy or understory trees that are in very good to excellent health and that are protected before and during development of the site and maintained thereafter in a healthy growing condition to be used to comply with up to 75% of the landscaping standards for site landscaping, parking lot landscaping, and perimeter buffers, however, the code section from which this 'reduction' is derived is not identified on the plans. If this portion of the calculations is intended to be in response to the provisions of Section 6.2.2(D)(4), please not that this section does not provide for a ***reduction*** in the landscape requirements, but rather for the requirement to be fulfilled through tree credits (e.g., no

more than 75% of tree credits may be applied to meet a site landscaping, parking lot landscaping or perimeter buffer requirement). The landscape calculation tables appear to correctly calculate the number of required trees and provided trees, correctly applying credits. However, each column labeled "75% Reduction" should be removed or clarified, since the provisions of Section 6.2.2(D)(4) do not provide for a ***reduction*** but rather provides for the fulfillment of the landscape requirements through the application of tree credits.

RESPONSE: Per discussion with Justin via 11/10 conference call, this comment has been clarified and the "75% Reduction" columns have been removed from the landscape calculations. See Sheet L201 for revised landscape calculations.

b. Section 6.2.1(D)(4)(b) allows up to 25% of replacement trees planted to meet mitigation requirements to also be used to fulfill site landscaping, parking lot landscaping, or perimeter buffer requirements. There are 42 replacement trees provided to fulfill mitigation requirements. Therefore, a maximum of 10 mitigation trees may also be used to fulfill site landscaping, parking lot landscaping, or perimeter buffer requirements. Sheet L201 indicates that 28 replacement trees are used to also fulfill site landscaping, parking lot landscaping, or perimeter buffer requirements.

RESPONSE: Mitigation trees have been relocated to ensure a maximum of 10 mitigation trees are used to fulfill site landscaping, parking lot landscaping, and perimeter buffer requirements. Sheet L201 has been revised to reflect this calculation.

c. Identify the tree ID number of all preserved trees and all trees to be removed on Sheet L100.

RESPONSE: Per discussion with Justin via 11/10 conference call, this comment has been voided, as all tree ID numbers have been provided on Sheet L100.

8. *Public Facilities Impact Analysis*

a. Tables 3a. and 4a. were not updated to reflect the revised project impacts per 8/3/20 review comments. Update Tables 3a. and 4a. accordingly.

RESPONSE: Tables 3a and 4a have been updated accordingly.

9. *Miscellaneous*

a. Proposed force main within CR 235 ROW is labeled 'private'. Will the County permit a private line in County ROW?

RESPONSE: The proposed force main was incorrectly labeled and is now labeled as public.

b. Sheet E-1 was not revised to reflect other site revisions (lift station, landscaping, etc). Revise plan sheet and resubmit.

RESPONSE: A revised E-1 sheet has been included with this submittal.

c. Sheet C400 references Sheet C320 for proposed lift station fence detail. Fence details on Sheet C320 do not specify fencing proposed for lift station.

RESPONSE: The detail name has been revised to clarify that it is for the lift station.

10. *Minor Revisions*

a. Sheet L300: Labels of tree species in SE corner of property extend outside of plan view.

RESPONSE: Labels of trees species in SE corner of property have been relocated within plan view. See Sheet L300 for revised landscape plan.

11. *Public Services / Fire Rescue / Engineering Review Comments*
a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated November 9, 2020.

RESPONSE: All comments provided by Public Services have been addressed.

b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated November 9, 2020.

RESPONSE: All comments provided by JBrown Professional Group, Inc. have been addressed.

Public Services Comments

8. Comment(s) on Nov 2nd Submittal
The force main is now 1- 1/4 inch diameter with it now being routed in a right of way.

• Sheet C400: Where the force main crosses the right of way, please call out where City of Alachua maintenance ends and property-owner maintenance begins.
RESPONSE: The end of City of Alachua maintenance has been called out at the new plug valve located on the property line.

• As per detail 206, an isolation valve is required in the FM just prior to connecting to the manhole. CoA waives this requirement.
RESPONSE: Noted.

• Sheet C400: Instead provide a buried 2-inch plug valve in the force main south of the lift station & in the right of way. Also add note similar to: "Furnish a 2-inch plug valve with valve box and concrete valve collar. Install similar to detail 118".
RESPONSE: A 2" plug valve has been added at the property line with the corresponding note found in General Utility Note #15.

• Sheet C400: The FM is called out as a "PRIVATE FORCE MAIN". Please change to a "PUBLIC FORCE MAIN".
RESPONSE: Label for the proposed force main has been corrected to state "PUBLIC FORCE MAIN".

• Please resubmit sheet C400.
RESPONSE: Sheet C400 has been included with this resubmittal.

19. Comment(s) on Nov 2nd Submittal

• Sheet C410: Detail 206 cross-references detail 209, which could not be found by the reviewer. Please add detail 209 to the Contract Documents.
RESPONSE: Detail 209 has been added.

• Please resubmit applicable sheets.
RESPONSE: All applicable sheets have been resubmitted.

20. Comment(s) on Nov 2nd Submittal

• Electrical Design: The electrical sheets are not entirely consistent with the Utility Plan Sheet 400. Coordination is required between the civil/process designer and the electrical designer. Input may be required from the owner to obtain their preference.
RESPONSE: Electrical plans have been revised to match civil plans.

• Please address the comments noted below.

RESPONSE: All comments below have been addressed.

21. Comment(s) on Nov 2nd Submittal

• Sheet C400 shows one transformer, yet the electrical sheets show two utility transformers. Electrical design for the lift station circuit has not yet been done, but from the pump vendor literature, the selected pump motor will require a third different voltage and hence a third transformer. As now shown on the construction documents and as per submitted pump, three utility transformers are required with voltages as follows:

• Bldg A Utility Transformer: 277V /480V, 3-phase.

• Bldg B Utility Transformer: 120V /240V, 1-phase.

• Package Lift Station: 240-V, 3-phase as per submitted vendor literature.

RESPONSE: Bldg A = 120/208V, 3 Phase.

Bldg B = 277/480 V, 3 Phase

Lift Station = 480 V, 3Phase

Please coordinate so that the number of transformer(s) shown on C400 is consistent with the electrical sheets and the lift station pump motor.

RESPONSE: C400 has been updated to be consistent with the electrical design.

Note that a design with one, two or three transformers are all feasible as long as there is proper coordination. Does the owner have a preference?

RESPONSE: The project will have 2 transformers as shown in the electrical plans.

For instance, the following design modifications would be required if only one transformer is included in the design. The City does not necessarily recommend a design with just one transformer but are using it as an example.

• The load side of the single transformer would be 277 / 480V, 3-phase.

• Changes to the Bldg A electrical design would be minor. Transformer load-side voltage would remain at 277 / 480-volt 3-phase.

• The utility transformer load side to Bldg B would be 277 / 480V, 3-phase. Presumably, the voltage requirements for Bldg B would still be 120/240V, singlephase. This would require that a secondary transformer be located within Bldg B and shown on the Power Plan for Building B.

• The lift station pump would be a furnished with a 480V, 3-phase motor.

RESPONSE: Bldg A = 120/208V, 3 Phase.

Bldg B = 277/480 V, 3 Phase

Lift Station = 480 V, 3Phase

Please clarify how many utility transformers are required for this project. Identify the load side voltages of each. Submit response.

RESPONSE: The project will have 2 transformers as shown in the electrical plans. Electrical loads are shown in the revised electrical plans submitted.

Modify and submit applicable sheets so that the electrical sheets are consistent with Utility sheet C400.

RESPONSE: We are in the process of coordinating with the electrical engineer, but due to the holiday and incoming storm we have not been able to finalize the coordination. The final electrical design shall be submitted to the City by Monday as soon as possible.

23. Comment(s) on Nov 2nd Submittal

Sheet E 103: Is this the riser diagram for Bldg A? If so, please include Bldg A in the title of this sheet. Resubmit sheet E103.

RESPONSE: Yes, this is the riser diagram for Building A. See updated sheet E103.

24. Comment(s) on Nov 2nd Submittal
Submit a power plan sheet that shows power to the lift station. As a minimum, show the utility transformer (and load voltage), a power meter, disconnect and the lift station panel.
RESPONSE: See updated sheet E100B.

25. Comment(s) on Nov 2nd Submittal
• If necessary to be consistent with electrical design, change pump motor voltage .
Resubmit catalogue cut.
RESPONSE: Lift Station = 480 V, 3Phase.

26. Comment(s) on Nov 2nd Submittal
• Confirm that a control panel will be furnished with the lift station pump. If so, call out the Control Panel Options on the submitted catalogue cut.
RESPONSE: Control panel will be part of the packaged lift station.

27. Comment(s) on Nov 2nd Submittal
• Once the number of transformers has been finalized, call out on the applicable sheet the total load that will be supplied by the secondary of each transformer.
• Submit applicable sheet.
RESPONSE: See revised electrical loads and riser diagram.

JBrown Comments
C300
1. Please provide additional spots on the access drive to the lift station.
RESPONSE: Additional spot elevations have been added to the lift station access drive.

2. Consider shifting the angle of the pipe from S-2 to S-3 in order to bring S-3 into the basin perpendicular to the side slopes and into the sump bottom.
RESPONSE: Noted.

3. S-5 has an invert elevation defined as 69.67; however the invert appears to be drawn directly on the 70 contour.
RESPONSE: S-5 has been adjusted so it is drawn at the correct invert elevation.

4. Please revise and correct the outfall riprap pad to not be on the basin back slope.
RESPONSE: The riprap has been revised so it is no longer in the back slope of the basin.

C310
1. There is concern that a 2" orifice will clog and not be effective. Consider utilizing a 2.75" or larger orifice if possible.
RESPONSE: In the SJRWMD Applicant Handbook Vol II page 28-5 there is a design example for the sizing of an orifice. The example determines a 1.0" orifice to be acceptable, therefore it is our opinion that a 2" orifice will be more than sufficient with the skimmer 6" below the invert elevation.

2. The bottom of the skimmer on S-4 should be lowered to 71.76 to be 6" below the weir elevation.
RESPONSE: The bottom of the skimmer has been lowered to 71.76.

C320

1. Please provide a detail for the stabilized drive serving the lift station.
RESPONSE: A detail for the stabilized lift station access drive has been added to sheet C320.

C400
1. The linetype of the line coming out of the lift station is not legible, consider revising for clarity.
RESPONSE: The linetype coming out of the lift station has been revised.

June 25, 2020

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

Re: Black Flag Site Plan Submittal

Justin:

Attached is an application for a Site Plan to propose a commercial development, consisting of the construction of two commercial buildings totaling 14,364 sf with associated parking, utility, and stormwater improvements. The development site is located on approx. 6.98 acres on parcel number 03918-003-000 at 13218 NW County Road 235. The proposed use is a metalworking assembly business.

The application includes the required materials outlined in the City's technical checklist for site plan submittals.

If you have any questions regarding the project, please feel free to contact my office at 352-373-3541.

Regards,

Claudia Vega, PE
Director of Engineering

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Black Flag Metalsmith Shop
2. Address of Subject Property: 13218 NW CR 235
3. Parcel ID Number(s): 03918-003-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Agricultural
6. Zoning Designation: Industrial
7. Acreage: 6.98 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Claudia Reyes Title: Director of Engineering
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Ste 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: 352-373-3541 FAX: _____ e-mail: cvega@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Black Flag Metalsmith, LLC
   Mailing Address: 9744 NW 27th Place
   City: Gainesville State: FL ZIP: 32606

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

2. Stormwater management plan - including the following:

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

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

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

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

For commercial project Applications:

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

For industrial project Applications:

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

Policy 1.5.d

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

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

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

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

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

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

10. Proof of payment of taxes.

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

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

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

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

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

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

Signature of Applicant

Clay Sweger

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 25 day of June, 2020 by Clay Sweger, who is/are personally known to me or who has/have produced _____ as identification.

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

Audra Burrell

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13218 NW County Rd 235

Parcel ID Number(s): 03918-003-000

Acreage: 6.98 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Chris Privette Title: Owner

Company (if applicable): Black Flag Metalsmith

Mailing Address: 9744 NW 27th PL

City: Gainesville State: FL ZIP: 32606

Telephone: 352 870-6431 FAX: _____ e-mail: chris@blackflagmetal.com

C. AUTHORIZED AGENT

Name: Clay Sweger Title: Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd St

City: Gainesville State: FL ZIP: 32606

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning, Comprehensive Plan Amendment, and 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

Christopher A. Privette

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 26 day of February, 2020 by Christopher Privette, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

Audra Burrell

Signature of Notary Public, State of Florida

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

consultants inc.

Worksheet for Trip Generation

Project Name : Black Flag Metalsmith
Customer / Builder Name : Black Flag Metalsmith, LLC
Property Address : 13218 NW County Road 235, Alachua, FL 32615

PROPOSED

PROPOSED: 15,000 SF GFA OF MANUFACTURING
ITE LAND USE: 140 MANUFACTURING
SOURCE: ITE TRIP GENERATION, 10TH EDITION

15,000 SF GFA

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT
AM	0.62	15.00	9	77%	23%	7.16	2.14
PM	0.67	15.00	10	31%	69%	3.12	6.93
AVG	3.93	15.00	59	50%	50%	29.48	29.48

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

Hydrant Flow Test Report

Test Date 10/06/2020 **Test Time** 3:40 PM

Location

13218 NW County Rd 235 Tax Parcel
03918-003-000 Alachua, FL. 32615

Tested by

Gator Fire Equipment Co., Inc.
Tested By: J. Mallard & R. Weaver
Witnessed By: City of Alachua Greg & Troy

Notes

Reading West Hydrant on south side CR235
Flowing Eaxt Hydrant on South side CR235

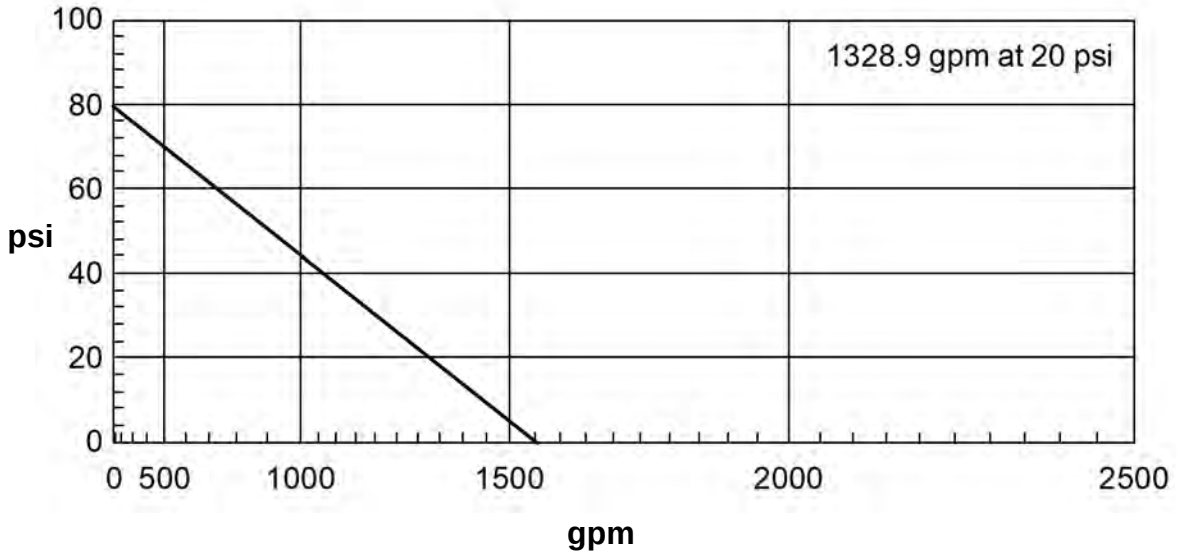
Read Hydrant

80 psi **static pressure**
45 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	35	993 gpm

Flow Graph



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

Hydrant Flow Test Report

Test Date 10/06/2020 **Test Time** 3:50 PM

Location

13218 NW County Rd 235 Tax Parcel 03918-003-000 Alachua, FL. 32615

Tested by

Gator Fire Equipment Co., Inc.
Tested By: J. Mallard & R. Weaver
Witnessed By: City of Alachua Greg & Troy

Notes

Reading West Hydrant on south side CR235
Flowing Eaxt Hydrant on South side CR235

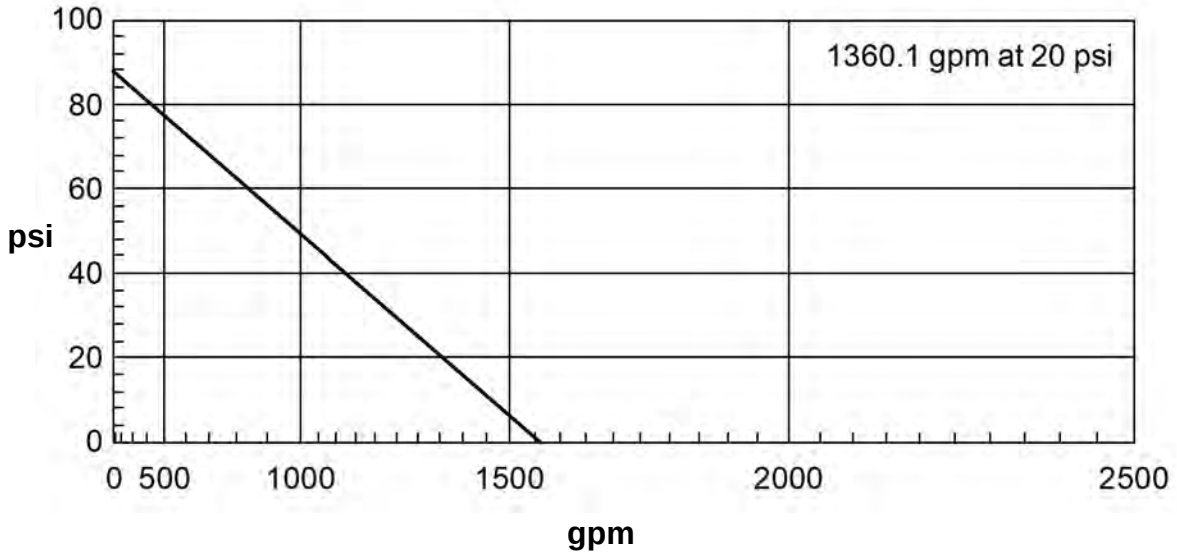
Read Hydrant

88 psi **static pressure**
50 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	35	993 gpm

Flow Graph



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

Hydrant Flow Test Report

Test Date 10/06/2020 **Test Time** 3:30 PM

Location

13218 NW County Rd 235 Tax Parcel
03918-003-000 Alachua, FL. 32615

Tested by

Gator Fire Equipment Co., Inc.
Tested By: J. Mallard & R. Weaver
Witnessed By: City of Alachua Greg & Troy

Notes

Reading West Hydrant on south side CR235
Flowing Eaxt Hydrant on South side CR235

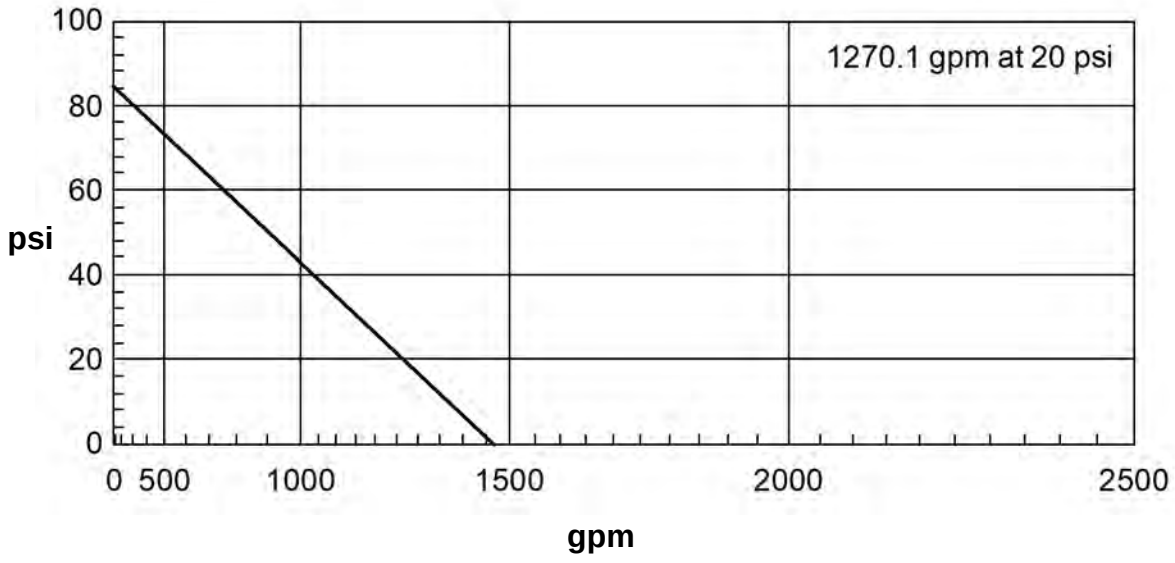
Read Hydrant

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

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	11	557 gpm
#2	0	2.5	.9	11	557 gpm
				Total	1114 gpm

Flow Graph



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

consultants inc.

Worksheet for Needed Fire Flow

Project Name :	Black Flag Metalsmith
Owner/Developer:	Black Flag Metalsmith, LLC
Property Address :	13218 NW County Road 235, Alachua, FL 32615

NFPA Calculation - Building A

Fire Flow Area (SF)	=	9,000	
Occupancy Class	=	B	
Construction Type	=	V (000)	
Sprinkler System	=	No	
NFPA Required Fire Flow	=	2,500	gpm
Flow Duration (hours)	=	2	
Sprinkler Reduction, per 18.4.5.2.1	=	75%	
Reduction per 18.4.5.2.1	=	1,875	gpm
Needed Fire Flow	=	625	gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)			

REQUIRED Needed Fire Flow	**1,000**	**gpm**

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

eda consultants inc.

Worksheet for Needed Fire Flow

Project Name :	Black Flag Metalsmith
Owner/Developer:	Black Flag Metalsmith, LLC
Property Address :	13218 NW County Road 235, Alachua, FL 32615

NFPA Calculation - Building B

Fire Flow Area (SF)	=	6,000	
Occupancy Class	=	B	
Construction Type	=	V (000)	
Sprinkler System	=	No	
NFPA Required Fire Flow	=	2,000	gpm
Flow Duration (hours)	=	2	
Sprinkler Reduction, per 18.4.5.2.1	=	75%	
Reduction per 18.4.5.2.1	=	1,500	gpm
Needed Fire Flow	=	500	gpm

(Resulting Fire Flow shall not be less than 1,000 gpm)

REQUIRED Needed Fire Flow	**1,000**	**gpm**

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

ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		**Date:**	**10/27/2020**
Project:	Black Flag Metalsmith	**Engineer:**	**DJM**
	Building A	**Checked By:**	**CSV**
Location:	13218 NW County Road		
	Alachua, FL 32615		

Subject Building

Construction Class (p. 4): Joisted Masonry Construction **construction coefficient (F) (p. 2):** 1

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 9000 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 9000 **sq. ft.**

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

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1707.629936**

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

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

Exposures (p. 16)

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

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

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

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

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

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

NFF= 1487.5 gpm

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

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

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

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

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

ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		**Date:**	**10/27/2020**
Project:	Black Flag Metalsmith	**Engineer:**	**DJM**
	Building B	**Checked By:**	**CSV**
Location:	13218 NW County Road		
	Alachua, FL 32615		

Subject Building

Construction Class (p. 4): Joisted Masonry Construction **construction coefficient (F) (p. 2):** 1

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 6000 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 6000 **sq. ft.**

Effective Area (A_i) (p. 9) : 6,000 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1394.274005**

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

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

Exposures (p. 16)

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

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

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

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

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

NFF= 1500 x 0.85 x [1 + (0 + 0)

NFF= 1275 gpm

NFF= 1250 gpm (rounded to nearest 250 gpm per ISO requirements)

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

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

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

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

Worksheet for Pressure Loss

Project Name : Black Flag Metalsmith
Owner/Developer : Black Flag Metalsmith, LLC
Address : 13218 NW CR 235 Alachua, FL

I. DESIGN PARAMETERS

Building A Required Potable Flow Rate (gpm)	5
Required NFPA Fire Flow Rate at connection (gpm)	1,000
Minimum Residual Pressure (ft)	46.20
Minimum Residual Pressure (psi)	20.00
Pressure at Fire Flow Test Location (ft)	184.80
Pressure at Fire Flow Test Location (psi)	80.00

- Fire Flow analysis results can be found in Attachment A.
- A diagram depicting the analyzed water line can be found in Attachment B.

A.	PIPE CHARACTERISTICS	WATERMAIN
	Diameter (in)	8
	Material	PVC
	Hazen-Williams Coefficient, C	150
	Velocity (ft/s)	6.38

B.	PIPE CHARACTERISTICS	WATER SERVICE
	Diameter (in)	2
	Material	PVC
	Hazen-Williams Coefficient, C	150
	Velocity (ft/s)	0.51

C.	PIPE CHARACTERISTICS	FIRE LINE
	Diameter (in)	4
	Material	PVC
	Hazen-Williams Coefficient, C	150
	Velocity (ft/s)	25.53

II. WATERMAIN CALCULATIONS

FIRE HYDRANT TO BLACK FLAG WATERMAIN CONNECTION

A. WATERMAIN HEAD LOSS

Elbows - 90°	0	0.00
Elbows - 45°	4	40.00
Elbows - 22°	0	0.00
Gate Valve	1	33.33
Tee - Straight Flow	0	0.00
Tee - Turn Flow	0	0.00
Air Release Valve	0	0.00
Length of Pipe (ft)		251.00
Total Length (ft)		324.33
Head Loss (ft)		4.60
Head Loss (psi)		1.99

B. PRESSURE AT WATERMAIN CONNECTION

Upstream Pressure (psi)	80.00
Total Losses (psi)	1.99
Downstream Pressure (psi)	**78.01**

BLACK FLAG WATERMAIN TEE TO PROPOSED FIRE HYDRANT

A. WATERMAIN HEAD LOSS

Elbows - 90°	0	0.00
Elbows - 45°	0	0.00
Elbows - 22°	0	0.00
Gate Valve	1	33.33
Tee - Straight Flow	1	13.33
Tee - Turn Flow	1	40.00
Air Release Valve	0	0.00
Length of Pipe (ft)		15.00
Total Length (ft)		101.67
Head Loss (ft)		1.44
Head Loss (psi)		0.62

B. PRESSURE AT PROPOSED FIRE HYDRANT

Upstream Pressure (psi)	78.01
Total Losses (psi)	0.62
Downstream Pressure (psi)	**77.39**
Minimum Residual Pressure (psi)	20.00
Excess Pressure (psi)	**57.39**

WATER LINE CONNECTION TO BUILDING A

A. HEAD LOSS FROM WATERMAIN TEE TO FARTHEST WATER LINE CONNECTION

Elbows - 90°	2	10.00
Elbows - 45°	0	0.00
Elbows - 22°	0	0.00
Elbows - 11°	0	0.00
Gate Valve	2	16.67
Tee - Straight Flow	2	6.67
Tee - Turn Flow	1	10.00
Air Release Valve	0	0.00
Length of Pipe (ft)		345.00
Total Length (ft)		388.33
Head Loss (ft)		0.26
Head Loss (psi)		0.11

B. PRESSURE AT FARTHEST POTABLE WATER SERVICE CONNECTION

Upstream Pressure (psi)	78.01
Total Losses (psi)	0.11
Destination Pressure (psi)	**77.90**
Minimum Residual Pressure (psi)	20.00
Excess Pressure (psi)	**57.90**

B. HEAD LOSS FROM WATERMAIN TEE TO FIRE LINE CONNECTION

Elbows - 90°	3	15.00
Elbows - 45°	0	0.00
Elbows - 22°	0	0.00
Elbows - 11°	0	0.00
Gate Valve	2	16.67
Tee - Straight Flow	0	0.00
Tee - Turn Flow	1	10.00
Air Release Valve	0	0.00
Length of Pipe (ft)		225.00
Total Length (ft)		266.67
Head Loss (ft)		110.17
Head Loss (psi)		47.69

DESTINATION PRESSURE

Upstream Pressure (psi)	78.01
Total Losses (psi)	47.69
Destination Pressure (psi)	**30.32**
Minimum Residual Pressure (psi)	20.00
Excess Pressure (psi)	**10.32**

Attachment A

Hydrant Flow Test Report by Gator Fire Equipment

Hydrant Flow Test Report

Test Date 10/06/2020 **Test Time** 3:40 PM

Location

13218 NW County Rd 235 Tax Parcel
03918-003-000 Alachua, FL. 32615

Tested by

Gator Fire Equipment Co., Inc.
Tested By: J. Mallard & R. Weaver
Witnessed By: City of Alachua Greg & Troy

Notes

Reading West Hydrant on south side CR235
Flowing Eaxt Hydrant on South side CR235

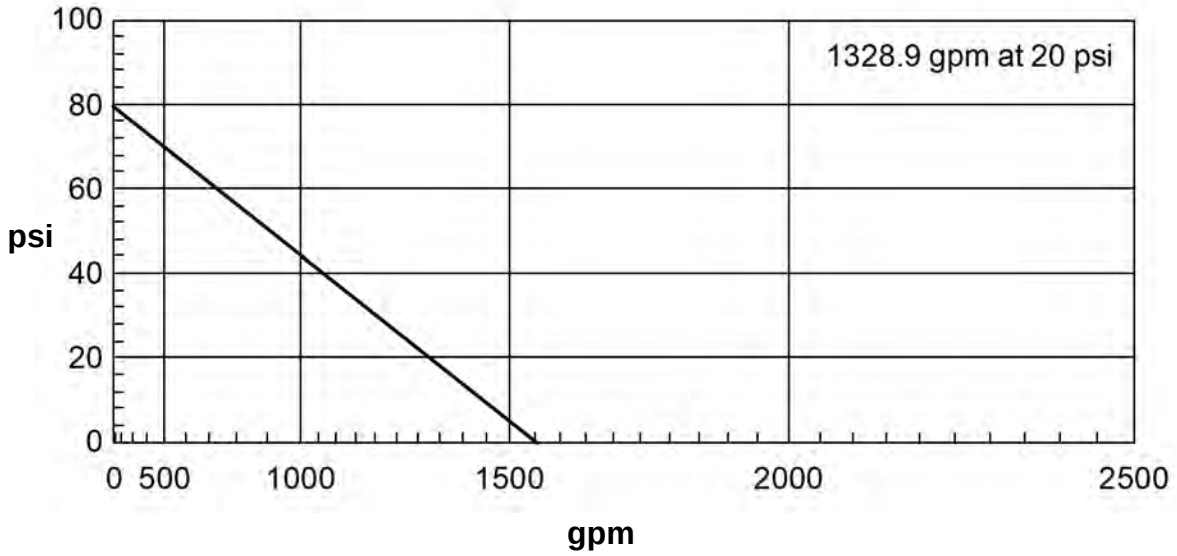
Read Hydrant

80 psi **static pressure**
45 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	35	993 gpm

Flow Graph



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

Hydrant Flow Test Report

Test Date 10/06/2020 **Test Time** 3:50 PM

Location

13218 NW County Rd 235 Tax Parcel 03918-003-000 Alachua, FL. 32615

Tested by

Gator Fire Equipment Co., Inc.
Tested By: J. Mallard & R. Weaver
Witnessed By: City of Alachua Greg & Troy

Notes

Reading West Hydrant on south side CR235
Flowing Eaxt Hydrant on South side CR235

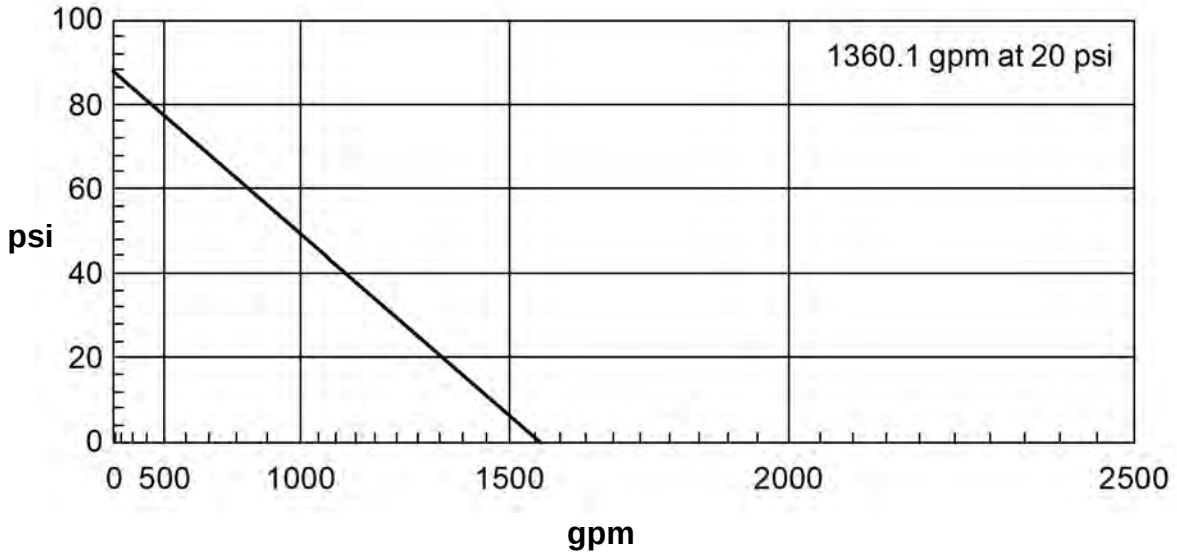
Read Hydrant

88 psi **static pressure**
50 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	35	993 gpm

Flow Graph



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

Hydrant Flow Test Report

Test Date 10/06/2020 **Test Time** 3:30 PM

Location

13218 NW County Rd 235 Tax Parcel
03918-003-000 Alachua, FL. 32615

Tested by

Gator Fire Equipment Co., Inc.
Tested By: J. Mallard & R. Weaver
Witnessed By: City of Alachua Greg & Troy

Notes

Reading West Hydrant on south side CR235
Flowing Eaxt Hydrant on South side CR235

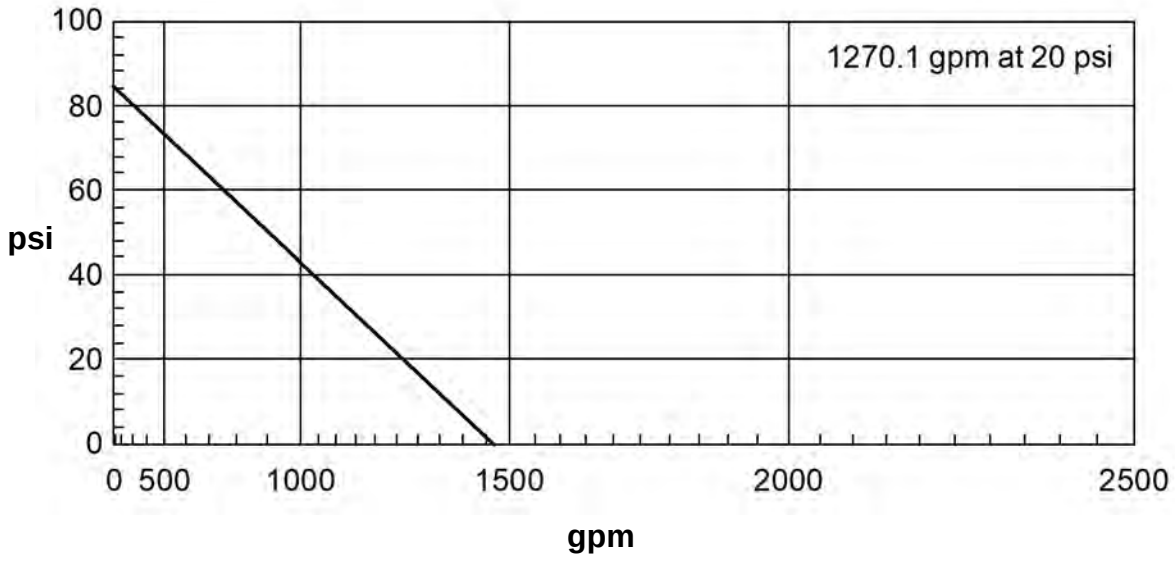
Read Hydrant

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

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	11	557 gpm
#2	0	2.5	.9	11	557 gpm
				Total	1114 gpm

Flow Graph



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

Attachment B

Connection Map

SANITARY SEWER NOTES

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 PVC, UNLESS OTHERWISE NOTED.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
4. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE UPGRADED TO C-900, DR18 AND PRESSURE TESTED TO 150 PSI.
5. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/LATERALS AND WATER MAINS/LATERALS, SEE WATER NOTES 3 & 4.
6. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
7. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF ALACHUA UTILITIES INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
8. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE CITY OF ALACHUA'S SYSTEMS SHALL CONFORM TO THE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
9. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRE TO BOTH METALLIC AND NON-METALLIC PIPE AS PER THE CITY OF ALACHUA DESIGN STANDARDS AND DETAILS.
11. FOR FORCE MAIN, PROVIDE TRACER WIRE AND APPURTENANCES FROM THE LIFT STATION TO THE CONNECTING COA MANHOLE.

WATER FITTING SCHEDULE

KEY	ASSEMBLY
1	CONNECT PROPOSED 8" PVC WATERMAIN TO EXISTING WATERMAIN 1-8" GATE VALVE AND BOX (TAP AND VALVE SHALL BE INSTALLED BY A CITY OF ALACHUA PRE-APPROVED CONTRACTOR)
2	1-8" DI 45° PVC BEND
3	1-8"X2" SADDLE 1-2" GATE VALVE AND BOX 1-1" WATER METER 1-1" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 2" PVC WATERMAIN
4	1-8"x4" DI TEE 1-4" GATE VALVE AND BOX 1-4" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 4" PVC FIRE LINE
5	1-8" GATE VALVE AND BOX 1-6" FIRE HYDRANT ASSEMBLY
6	1-2" DI TEE 2-2" GATE VALVE AND BOX 2" WATER SERVICE
7	1-2" 90° PVC BEND
8	1-2"X1" PVC TEE 1-1" GATE VALVE AND BOX 1-1" REDUCED PRESSURE BACKFLOW PREVENTER 1-1" HOSE BIB
9	1-4" 90° PVC BEND
10	1-4" PVC TEE 2-4" GATE VALVE AND BOX

WATER NOTES

1. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA'S STANDARD DETAILS AND LAND DEVELOPMENT CODES (L.D.C.). POTABLE WATER SYSTEM UP TO THE METER IS TO BE OWNED/MAINTAINED BY THE CITY. ALL MATERIAL AND CONSTRUCTION METHODS FOR THE WATER DISTRIBUTION SYSTEM SHALL MEET THE CITY OF ALACHUA'S REQUIREMENTS AS OUTLINED ON THE CITY UTILITY DETAILS SHEET IN THESE PLANS.
2. THE CONTRACTOR SHALL LAY THE WATER LINE AND SERVICES A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, TO THE TOP OF PIPE.
3. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS WHERE POSSIBLE.
4. ALL WATER FITTINGS SHALL BE PROVIDED WITH MECHANICAL RESTRAINTS.
5. (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), ES., AND RULE 64E-6.002, F.A.C.

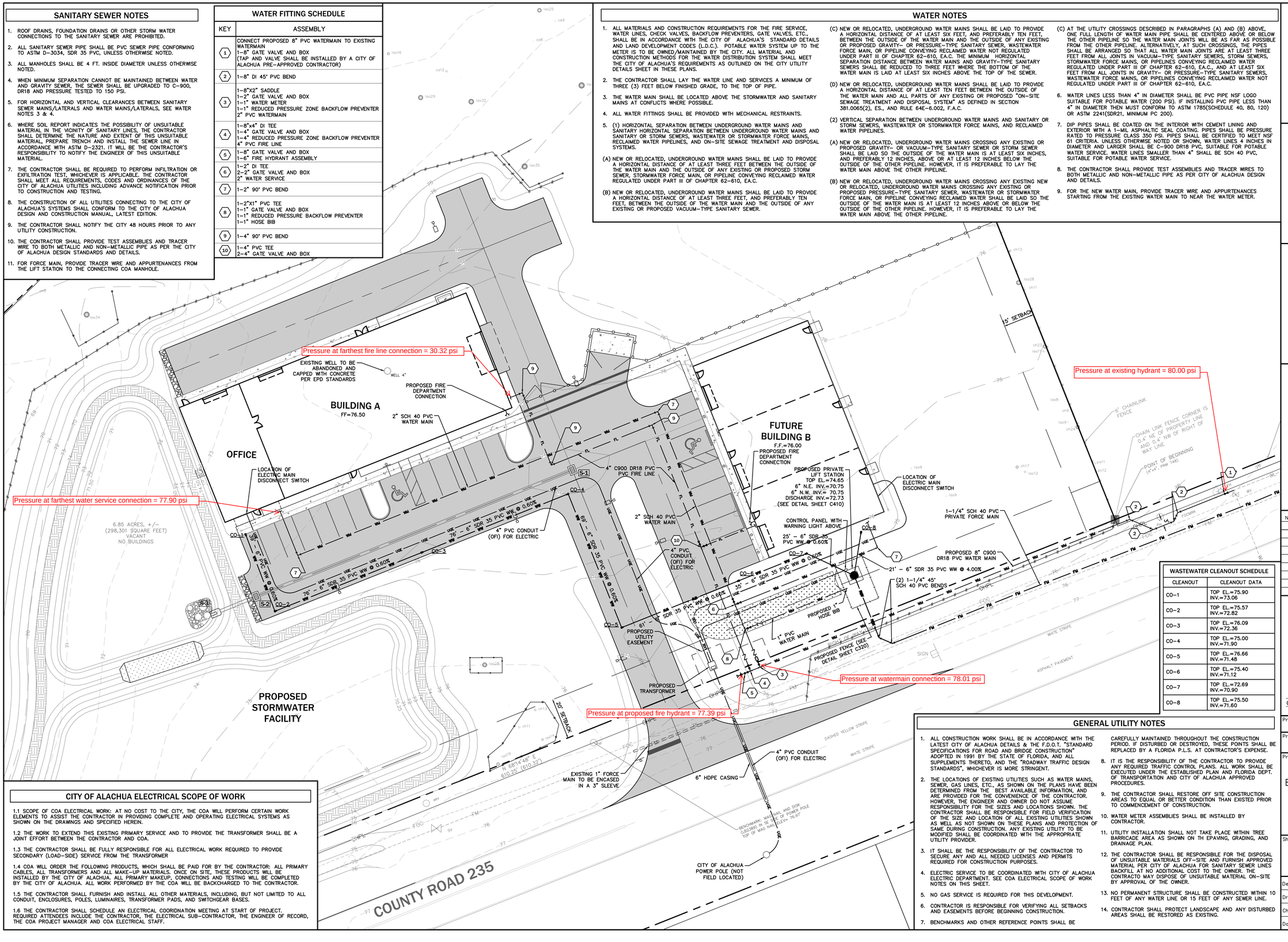
(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

6. WATER LINES LESS THAN 4" IN DIAMETER SHALL BE PVC PIPE NSF LOGO SUITABLE FOR POTABLE WATER (200 PSI). IF INSTALLING PVC PIPE LESS THAN 4" IN DIAMETER THEN MUST CONFORM TO ASTM 1785(SCHEDULE 40, 80, 120) OR ASTM 2241(SDR21, MINIMUM PC 200).
7. DIP PIPES SHALL BE COATED ON THE INTERIOR WITH CEMENT LINING AND EXTERIOR WITH A 1-MIL ASPHALTIC SEAL COATING. PIPES SHALL BE PRESSURE RATED TO PRESSURE CLASS 350 PSI. PIPES SHALL BE CERTIFIED TO MEET NSF 61 CRITERIA. UNLESS OTHERWISE NOTED OR SHOWN, WATER LINES 4 INCHES IN DIAMETER AND LARGER SHALL BE C-900 DR18 PVC, SUITABLE FOR POTABLE WATER SERVICE. WATER LINES SMALLER THAN 4" SHALL BE SCH 40 PVC, SUITABLE FOR POTABLE WATER SERVICE.
8. THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRES TO BOTH METALLIC AND NON-METALLIC PIPE AS PER CITY OF ALACHUA DESIGN AND DETAILS.
9. FOR THE NEW WATER MAIN, PROVIDE TRACER WIRE AND APPURTENANCES STARTING FROM THE EXISTING WATER MAIN TO NEAR THE WATER METER.



WASTEWATER CLEANOUT SCHEDULE

CLEANOUT	CLEANOUT DATA
CO-1	TOP EL.=75.90 INV.=73.06
CO-2	TOP EL.=75.57 INV.=72.82
CO-3	TOP EL.=76.09 INV.=72.36
CO-4	TOP EL.=75.00 INV.=71.90
CO-5	TOP EL.=76.66 INV.=71.48
CO-6	TOP EL.=75.40 INV.=71.12
CO-7	TOP EL.=72.69 INV.=70.90
CO-8	TOP EL.=75.50 INV.=71.60

CITY OF ALACHUA ELECTRICAL SCOPE OF WORK

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

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

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

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

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

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

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA DETAILS & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AS WELL AS NOT SHOWN ON THESE PLANS AND PROTECTION OF SAME DURING CONSTRUCTION. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
4. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC DEPARTMENT. SEE COA ELECTRICAL SCOPE OF WORK NOTES ON THIS SHEET.
5. NO GAS SERVICE IS REQUIRED FOR THIS DEVELOPMENT.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND CITY OF ALACHUA APPROVED PROCEDURES.
9. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WATER METER ASSEMBLIES SHALL BE INSTALLED BY CONTRACTOR.
11. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON TH EPAVING, GRADING, AND DRAINAGE PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTO MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
13. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
14. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.

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

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

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN

Designed: CSV
Drawn: MAB
Checked: TAR
Date: 10/30/20

Sheet No.: C400

consultants inc.

Worksheet for Commercial Water Meter Sizing

Project Name : Black Flag Metalsmith

Customer / Builder Name : Black Flag Metalsmith, LLC

Property Address : 13218 NW County Road 235, Alachua, FL 32615

Type	Requirement Per 64E-6 (GPD)	Per Unit	Total (GPD)
Light Industrial - Per employee per 8 hour shift	15.00	20	300
Light Industrial - Per loading bay	100.00	6	600
Office - Per 100 SF of floor space	15.00	18.60	279
TOTAL DEMAND			1,179
Peaking Factor			2.5
Operating Period (hrs)			10
Peak Demand			**5 gpm**
TOTAL DEMAND			**5 gpm**
NEEDED WATER METER SIZE*			**1" Water Meter**

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

COUNTYWIDE STORMWATER 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: sreyes@edafl.com	Email: sreyes@edafl.com
Part 2. Project Information	
Project Name: Black Flag Metalsmith	
Tax Parcel(s): 03918-003-000	
☐ Unincorporated Alachua County ☒ Municipality: City of Alachua	Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.
Part 3. Stormwater Discharge Information 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 (Printed Name) Signature: _____ Date: 6/25/2020

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

Registered Professional: Claudia Vega (Printed Name) Florida Registration Number: 51532

Date: 6/25/2020 Signature: _____

CLAUDIA S. VEGA LICENSE NO. 51532 STATE OF FLORIDA PROFESSIONAL ENGINEER

Virginia Johns, Chair
Charles Keith, Secretary/Treasurer
Hugh Thomas, Executive Director

October 30, 2020

Chris Privette
Black Flag Metalsmith
9744 NW 27th Pl
Gainesville, FL 32606

SUBJECT: Permit Number ERP-001-237447-1
Black Flag Metalsmith

Dear Chris Privette:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on October 29, 2020. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Compliance with Other Permitting Programs:
This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental Protection directly. More information about NPDES permits may be found online at

https://floridadep.gov/water/stormwater. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

For projects which involve wetlands or surface waters, the Suwannee River Water Management District did not issue a federal authorization for use or impacts to wetlands under federal jurisdiction, this project. Therefore, you must apply directly to the US Army Corps of Engineers (USACE). More information about USACE permitting may be found online at https://www.saj.usace.army.mil/. **Failure to obtain USACE authorization prior to construction could subject you to federal enforcement action by that agency.**

Transferring Your Permit:
Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,



Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File

Virginia Johns, Chair
Charles Keith, Secretary/Treasurer
Hugh Thomas, Executive Director

ERP Individual Permit

PERMITTEE:
Chris Privette
Black Flag Metalsmith
9744 NW 27th Pl
Gainesville, FL 32606

PERMIT NUMBER: ERP-001-237447-1
DATE ISSUED: October 29, 2020
DATE EXPIRES: October 29, 2025
COUNTY: Alachua
TRS: S22 T8S R18E

PROJECT: Black Flag Metalsmith

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Chris Privette
Black Flag Metalsmith
9744 NW 27th Pl
Gainesville, FL 32606

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This permit is for the construction and operation of a stormwater management system serving 0.96 acres of impervious surface on a project area of 6.85 acres, in a manner consistent with the application package and plans certified by Claudia Vega, P.E., of EDA Consultants, Inc., on or before September 25, 2020.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in section 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities

Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

b. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;

    2. Convey to the permittee or create in the permittee any interest in real property;

    3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    1. Immediately if any previously submitted information is discovered to be inaccurate; and

    2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By: 

Hugh Thomas
Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a

request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Chris Privette
Black Flag Metalsmith
9744 NW 27th Pl
Gainesville, FL 32606
352-870-6431

This October 30, 2020



_____
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-237447-1

NOTICING INFORMATION

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at *tjm@srwmd.org* (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST
Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON
Jasper News
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Mayo Free Press
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

LEVY
Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE
Suwannee Democrat
521 Demorest Street SE
Live Oak, FL 32064
386.364.1734

TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION
Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

Concurrency Impact Analysis
Black Flag Metalsmith

The proposed buildings will provide an additional 15,000 SF of light manufacturing space for a metalwork assembly company.

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:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.
Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact:

Type	Requirement Per 64E-6 (GPD)	Per Unit	Total (GPD)
Light Industrial - Per employee per 8 hour shift	15.00	20	300
Light Industrial - Per loading bay	100.00	6	600
Office - Per 100 SF of floor space	15.00	18.60	279

Table 3a. Potable Water Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,000
Reserved Capacity[2]	121,059
Black Flag	1,179
Residual Capacity	**882,762**
Percentage of Permitted Design Capacity Utilized	**61.62%**

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

Sanitary Sewer:

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

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

Project Impact:

Type	Requirement Per 64E-6 (GPD)	Per Unit	Total (GPD)
Light Industrial - Per employee per 8 hour shift	15.00	20	300
Light Industrial - Per loading bay	100.00	6	600
Office - Per 100 SF of floor space	15.00	18.60	279

Table 4a. Sanitary Sewer Impacts - Final Development Orders

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	675,000
Reserved Capacity[2]	115,933
Black Flag	1,179
Residual Capacity	**707,888**
Percentage of Permitted Design Capacity Utilized	**52.81%**

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

Solid Waste:

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

Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed facility will generate approximately 144 pounds of solid waste will be generated per day 15,000 SF / 1,000 SF x 12 = 180 pounds per day). As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	41,192.00	7,517.54
Reserved Capacity	8,251.19	1,453.50
New River Solid Waste Facility Capacity[2]	**50 years**	

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

Formula: 10,298 persons x 0.73 tons per year

2. New River Solid Waste Association, April 2020

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							
PROPOSED: 15,000 SF GFA OF MANUFACTURING							
ITE LAND USE: 140 MANUFACTURING							
SOURCE: ITE TRIP GENERATION, 10TH EDITION							
15,000	SF GFA						
				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT
AM	0.62	15.00	9	77%	23%	7.16	2.14
PM	0.67	15.00	10	31%	69%	3.12	6.93
AVG	3.93	15.00	59	50%	50%	29.48	29.48

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
CR 235 (SCL to CR 241)	100%	59

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	SCL to CR 241	AADT	15,120	5,867	542	59	8,652
		PM Peak Hour	1,359	558	58	10	733

Source: City of Alachua Planning Department as of June 2020

Black Flag Metalsmith

Statement of Proposed Uses

The proposed buildings will include office/workshop space for a metalwork assembly business.

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 a company looking to relocate to 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 site will include office uses with supporting light industrial space and warehousing.

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 two buildings proposed share a driveway and parking area. Loading docks and dumpsters are located at the rear of the site to avoid conflicts with pedestrians and vehicles.

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;*

   <u>Consistency:</u> The required stormwater management area have been designed for development. Details are provided with the site plan submittal in the Drainage Design Notes.

5. *Placement of signage;*

   <u>Consistency:</u> The permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

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

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

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

   <u>Consistency:</u> Loading docks and dumpsters are located at the rear of the site to avoid conflicts with pedestrians and vehicles.

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

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

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

   <u>Consistency:</u> There are no 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.*

    <u>Consistency</u>: 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.*

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

LIFT STATION CALCULATIONS

for

BLACK FLAG METALSMITH



Engineer of Record:
Claudia Vega, PE
Cert. No. 51532

Project Designer:
DJ McGrath, EI

Submitted to:
City of Alachua

Submitted:
October 29, 2020

LIFT STATION CALCULATIONS

Prepared for

BLACK FLAG METALSMITH

Professional Engineer of Record:

Claudia Vega, PE
Cert. No. 51532

eda consultants, inc.

LIFT STATION CALCULATIONS
BLACK FLAG METALSMITH

I.	DESIGN FLOW	Units	Rate	Flow (gpd)
	Warehouse (loading bay)	6	100	600
	Warehouse (Per employee per 8 hr shift)	20	15	300
	Office (per 100 sf)	18.6	15	279
	Total flow (gpd)			**1,179**

	Average flow (gpd)	1,179
	Peak factor	2.50
	Peak flow (gpd)	2,948
	Operating Period (hrs)	10
	Peak Flow (gpm)	4.91
	Number of submersible pumps	1
	Min Flow per pump (gpm)	4.91
	Average flow (gpd)	1.97

II. TOTAL DYNAMIC HEAD

1.	PUMP AND PIPE CHARACTERISTICS	
	Design Flow (gpm)	15.00
a.	Diameter of the discharge pipe (in)	1.25
	Material of the pipe in the wetwell and the vault	2.00
	Hazen-Williams Coefficient C	150
	Velocity discharge pipe (ft/s)	3.92
b.	Diameter of the force main (in)	1.25
	Material of the pipe in the force main	PVC
	Hazen-Williams Coefficient C	150
	Velocity force main pipe (ft/s)	3.92

2.	STATIC HEAD	
	High Elevation (ft)	77.00
	Discharge elevation (ft)	72.73
	Minimum water elevation (ft)	67.83
	Total Static Head (ft) - TSH	9.17

3. FRICTION LOSSES

a. Discharge pipe

Elbows 90o	4	12.50
Elbows 45o	0	0.00
Elbows 22o	0	0.00
Plug valve	1	1.88
Check valve	1	5.21
Tee straight flow	1	2.08
Tee turn flow	1	6.25
Air release valve	0	0.00
Length of discharge pipe (ft)		4.90
Total length (ft)		32.81
Head losses discharge pipe (ft)		1.64

b. Minor losses

Coefficient K entrance (0.5)	0.5
Coefficient K exit (1.0)	1
Diameter - d1 (in)	1.25
Diameter - d2 (in)	1.25
Contractions - K	-
Enlargements - K	-
Total K coefficient	1.50
Total minor losses (ft)	0.36

c. Force Main

Elbows 90o	0	0.00
Elbows 45o	2	3.13
Elbows 22o	0	0.00
Plug valve	0	0.00
Check valve	0	0.00
Tee straight flow	0	0.00
Tee turn flow	0	0.00
Air release valve	1	2.08
Length of force main (ft)		1,359.00
Total length (ft)		1,364.21
Head losses discharge pipe (ft)		68.32

4. TOTAL DYNAMIC HEAD

Static Head (ft)	9.17
Friction Losses (ft)	70.32
Total Dynamic Head (ft)	79.49

III. PUMP SELECTION

Operating Flow from Graph (gpm)	15
Operating TDH from Graph (ft)	79.49
Manufacturer	Barnes
Model	Series SGVH2032L
Impeller	4.75 (121)
Motor	2 HP, 3450 RPM
	240 Volts - 3~
Discharge size	1-1/4"

IV. WETWELL DESIGN

1. FLOAT ELEVATIONS

Top elevation (ft)	75.00
Influent pipe invert (ft)	70.75
Alarm level (ft)	69.33
First pump ON (ft)	68.50
Both pumps OFF (ft)	67.83
Bottom of the well (ft)	67.00
Bottom of slab (ft)	66.33
Depth of structure (ft)	8.67

2. LEAD PUMP AND STORAGE

Average flow (gpm)	1.965
Flow rate of pump (gpm)	15.00
Wetwell diameter (ft)	3.00
Depth between pump on & off (in)	8.00
Depth between pump on & off (ft)	0.67
Volume between pump on & off (gal)	35.25
Time to fill (min)	17.94
Time of pumping (min)	2.70
Total cycle Time (min)	20.64
Total starts per hour	2.91

3. ALARM LEVEL & STORAGE

Influent flow (gpm)	1.965
Flow of pump (gpm)	15.00
Depth between pump off and alarm level (in)	18.00
Depth between pump off and alarm level (ft)	1.50
Volume for storage (gal)	79.32
Total working volume (gal)	79.32
Time to fill (min)	40.37
Time to fill (hr)	0.67
Time of pumping (min)	6.08
Time of pumping (hr)	0.10
Total time per cycle of pumping (min)	46.45
Total time per cycle of pumping (hr)	0.77

4. INVERT LEVEL AND STORAGE

Influent flow (gpm)	1.965
Flow of pump (gpm)	15.00
Depth between pump off and invert level (in)	35.00
Depth between pump off and invert level (ft)	2.92
Volume for storage (gal)	154.23
Total working volume (gal)	154.23
Time to fill (min)	78.49
Time to fill (hr)	1.31
Time of pumping (min)	11.83
Time of pumping (hr)	0.20
Total time per cycle of pumping (min)	90.32
Total time per cycle of pumping (hr)	1.51

V. UPLIFT CALCULATIONS

1. Weight of Concrete Base :

Weight of Concrete (lbs/cf)	150.00
Thickness of base (in) - T	8.00
Thickness (ft) - T	0.67
Diameter (ft) - D	4.00
Weight of Concrete Base (lbs)	1,257

2. Weight of Displaced Water :

Weight of water (lbs/cf)	62.40
Diameter of Wetwell(ft)	3.00
Height of Wetwell (ft) -H	8.67
Soil Porosity (%)	25.00
Weight of water displaced by wetwell (lbs)	956
Weight of water displaced by concrete base (lbs)	131

3. Typical Weight of Lift Station:

Weight of Fiberglass Lift Station (lbs)*	125
Typical Weight of Standing Sewage (lbs)	294

*Note: This is an approximate weight for a fiberglass lift station. The minimum ratio of 1.2 is achieved even without the weight of the lift station included in the calculation.

4. Summary

Weight of displaced water (lbs)	1,086
Total Weight of Lift Station and Concrete Base (lbs)	1,676
Ratio concrete/displaced (min 1.2)	1.54

Attachment A

Pump Specifications

Submersible Grinder Pumps

Specif cations:

DISCHARGE		1¼" NPT, Vertical, Bolt-on Flange
LIQUID TEMPERATURE		160°F (71°C)Intermittent
VOLUTE		Cast Iron ASTM A-48, Class 30.
MOTOR HOUSING		Cast Iron ASTM A-48, Class 30.
SEAL PLATE		Cast Iron ASTM A-48, Class 30.
IMPELLER:	*Design*	12 Vane,Vortex, With Pump Out Vanes On Back Side. Dynamically Balanced, ISO G6.3.
	Material	Cast Iron
SHREDDING RING		Hardened 440C Stainless Steel Rockwell® C-55.
CUTTER		Hardened 440CStainless Steel, Rockwell® C-55.
SHAFT		416 Stainless Steel
SQUARE RINGS		Buna-N
HARDWARE		300 Series Stainless Steel
PAINT		Air Dry Enamel.
SEAL:	*Design*	Tandem Mechanical, Oil Filled Reservoir.
	Material	Rotating Faces - Carbon Stationary Faces - Ceramic Elastomer - Buna-N Hardware -300 Series Stainless
CORD ENTRY		30 ft. (9.1 m) Std. Cord. Custom Molded Quick Connect, for Sealing and Strain Relief
CORD		CSA/UL Approved 12/4 Type SOW.
UPPER BEARING:		
	Design	Single Row, Ball, Oil Lubricated
	Load	Radial
INTERMEDIATE BEARING:		
	Design	Single Row, Ball, Oil Lubricated
	Load	Radial & Thrust
LOWER BEARING:		
	Design	Sleeve, Oil Lubrication:
	Load	Radial
MOTOR:	*Design*	NEMA L-Single Phase, (SGVF2022L, SGVH2022L, SGVF2002L or SGVH2002L, includes overload protection in the motor). NEMA B-Three Phase Torque Curve. Oil-Filled, Squirrel Cage Induction
	Insulation	Class B.
SINGLE PHASE		Capacitor Start/Capacitor Run. Includes overload protection in the motor. Requires Barnes® Starter or Control Panel which Includes Capacitors, or Capacitor pack.
THREE PHASE		Dual Voltage 240/480; Requires Overload Protection to be Included in control panel.
OPTIONAL EQUIPMENT		Seal Material, Impeller Trims, Cord Length. Moisture Sensors, Moveable Fitting, Leg Kit P/N: 108339.

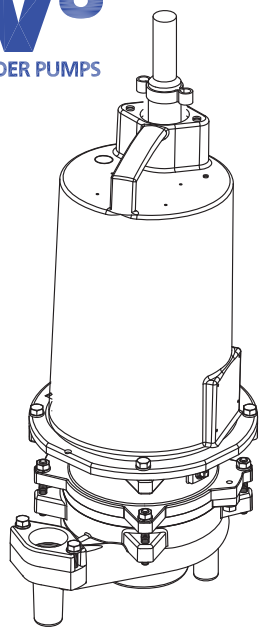
RECOMMENDED:

Accessories	Break Away Fitting (BAF) Check Valve Control Panel
Seal Kit PN	113299
Service Kit PN	115946

C US
LR16567

SWPA MEMBER

SGV3
CENTRIFUGAL GRINDER PUMPS



Series: SGVF & SGVH
2HP, 3450RPM, 60Hz
High-Flow and High Head

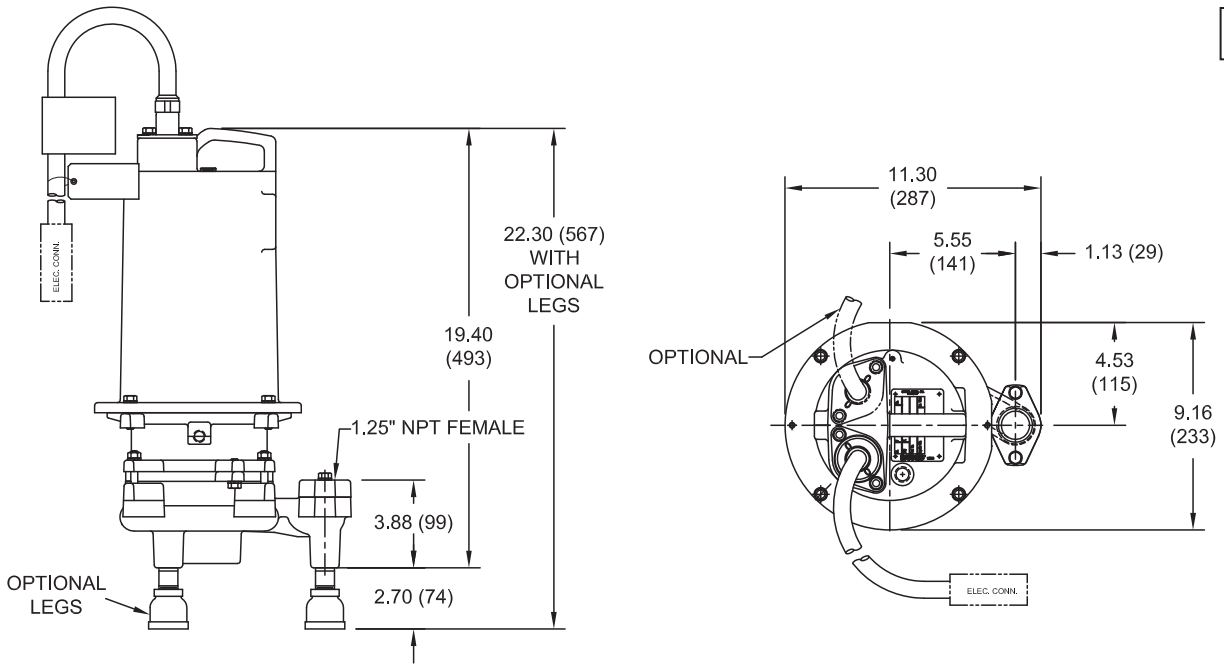
Sample Specif cations: Section 3 Page 8.

DESCRIPTION:

THE GRINDER PUMP IS DESIGNED TO REDUCE DOMESTIC, COMMERCIAL, INSTITUTIONAL AND LIGHT INDUSTRIAL SEWAGE TO A FINELY GROUND SLURRY.

WARNING:
CANCER AND REPRODUCTIVE HARM -
WWW.P65WARNINGS.CA.GOV

Submersible Grinder Pumps



MODEL NO	PART NO	HP	VOLT	PH/Hz	RPM (Nom)	NEMA START CODE	FULL LOAD AMPS	LOCKED ROTOR AMPS	CORD SIZE	CORD TYPE	CORD O.D. ± .02 (.5) in (mm)
HIGH-FLOW											
SGVF2002L*	110614	2	200	1 / 60	3450	F	17.0	53.0	12/4	SOW	.67 (17)
SGVF2022L	110609	2	240	1 / 60	3450	H	15.0	53.8	12/4	SOW.	.67 (17)
SGVF2062L	110610	2	200	3 / 60	3450	J	11.0	42.0	12/4	SOW	.67 (17)
SGVF2032L	110611	2	240	3 / 60	3450	J	9.0	36.0	12/4	SOW	.67 (17)
SGVF2042L	110612	2	480	3 / 60	3450	J	4.0	18.0	12/4	SOW	.67 (17)
SGVF2052L	110613	2	600	3 / 60	3450	J	3.2	14.4	12/4	SOW	.67 (17)
HIGH-HEAD											
SGVH2002L*	110620	2	200	1 / 60	3450	F	17.0	53.0	12/4	SOW	.67 (17)
SGVH2022L	110615	2	240	1 / 60	3450	H	15.0	53.8	12/4	SOW	.67 (17)
SGVH2062L	110616	2	200	3 / 60	3450	J	11.0	42.0	12/4	SOW	.67 (17)
SGVH2032L	110617	2	240	3 / 60	3450	J	9.0	36.0	12/4	SOW	.67 (17)
SGVH2042L	110618	2	480	3 / 60	3450	J	4.0	18.0	12/4	SOW	.67 (17)
SGVH2052L	110619	2	600	3 / 60	3450	J	3.2	14.4	12/4	SOW	.67 (17)

Optional - Temperature sensor cord for all models is 14/3 SOW, 0.55 (14mm) ± .02 (.51mm) O.D.
(Not used on SGVF2022L, SGVH2022L, SGVF2002L or SGVH2002L).
Optional - Moisture and Temperature sensor cord for all models is 18/5 SOW, 0.49 (12.4mm) ± .02 (.51mm) O.D., replaces Temperature sensor cord.
(*) This pump is **NOT** CSA listed

IMPORTANT !

1.) MODELS SGVF2002L AND SGFH2002L ARE **NOT** CSA LISTED
2.) PUMP MAY BE OPERATED "DRY" FOR EXTENDED PERIODS WITHOUT DAMAGE TO MOTOR AND/OR SEALS.
3.) INSTALLATIONS SUCH AS DECORATIVE FOUNTAINS OR WATER FEATURES PROVIDED FOR VISUAL ENJOYMENT MUST BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE ANSI/NFPA 70 AND/OR THE AUTHORITY HAVING JURISDICTION. THIS PUMP IS NOT INTENDED FOR USE IN SWIMMING POOLS, RECREATIONAL WATER PARKS, OR INSTALLATIONS IN WHICH HUMAN CONTACT WITH PUMPED MEDIA IS A COMMON OCCURRENCE.

Series SGVH

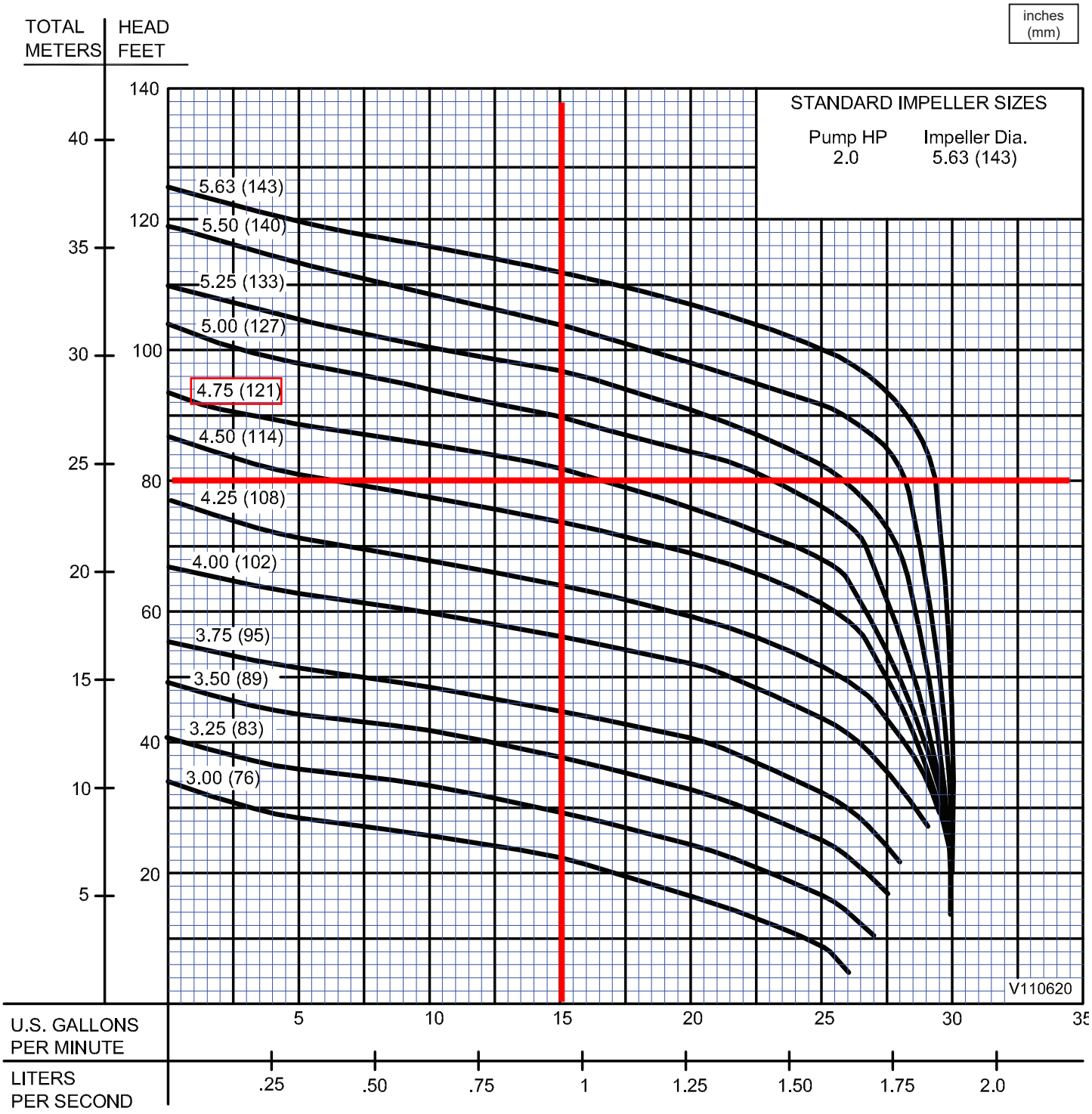
Performance Curve

2HP, 3450RPM, 60Hz, High-Head

BARNES®

www.cranepumps.com

Submersible Grinder Pumps



Testing is performed with water, specif c gravity 1.0 @ 68° **F @ (20°C), other fluids may vary performance**

Attachment B

Lift Station Specifications and Detail

BARNES®

brands you trust.

FIBERGLASS LIFT STATIONS

Pipe Rail Simplex/Duplex

Hard Piped Simplex

Robust pre-assembled package with configurations for every project's needs.





▲ **Pipe Rail Simplex Station**

▶ **Pipe Rail Duplex Station**

(Hard Piped Simplex Station not shown)









Fiberglass Lift Stations

Applications range from residential and commercial construction to replacing aged lift stations to housing development. The CP&S online configurator tool and technical sales staff makes the configuration process easy to select the right pump, control panel, basin and cover for each unique application.

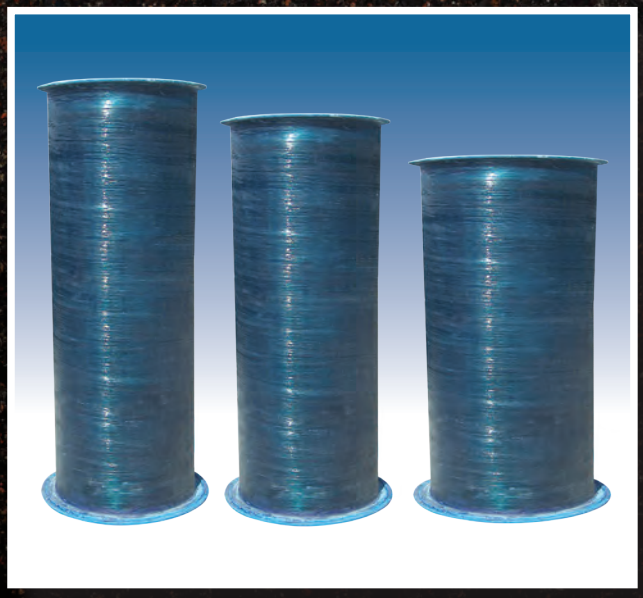
Hard Piped and Pipe Rail configurations are available.



◀ **Hard Piped System**
An economical solution equipped with a true union ball valve for shallow stations where rail systems are not required.



◀ **Pipe Rail Simplex/ Duplex System**
Provides ease of pump installation and maintenance using the quick disconnect breakaway fitting and stainless steel guide rails.



▲ Available in a variety of depths and diameters in both simplex and duplex configurations.



About Crane Pumps & Systems

Since 1946, Crane Pumps & Systems has been designing and manufacturing pumps, accessories and systems to provide solutions for municipal water and wastewater, residential, commercial, industrial and military pump market segments. Our trusted brands include Barnes®, Burks®, Crown®, Deming®, Prosser® and Weinman®.

For more information visit:
Cranepumps.com

About Crane Co.

Crane Pumps & Systems is one of four strong business units that make up Crane Co.'s Fluid Handling segment. Crane Co. is a diversified global manufacturer of engineered industrial products traded on the New York Stock Exchange (NYSE: CR). One of its segments, Crane Fluid Handling, provides highly engineered products for fluid handling applications worldwide.

For more information visit:
Craneco.com

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PUMPS & SYSTEMS

A Crane Co. Company

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Fax (905) 457-2650

brands you trust.

BARNES® burks® DEMING® WEINMAN® CROWN® PROSSER®

Pump Options:

Barnes offers a wide variety of sewage ejectors, effluent and grinder pumps in a variety of sizes to ensure that an optimal pump is selected for the specific application. Barnes pumps offer industrial materials of construction and 120 years of reliability from a brand you can trust.

Grinders: PGPH, SGV Series

Grinder pump series have a 1.25” or 2” discharge and are best for domestic, commercial, institutional and light industrial sewage applications.



PGPH, PGPP Series
(single seal)



SGV Series
(double seal)

Sewage Ejectors: SE, SEV Series

Sewage Ejector pump series have a 2” discharge and are best for raw sewage, residential, wastewater and storm water applications.



SE Series



2SEV Series

Effluent: STEP, EH, EHV Series

Effluent pump series have a 2” discharge and are used for pumping effluent spherical solids up to ¾” inch.



STEP Series



EH Series



EHV412

Sump: SE, EH, SEV, EHV Series

Sump pumps have a 2” discharge and are typically used in elevator dewatering and building dewatering sump applications.



SE 511 and 521 Series



SEV412 Series



EH Series



EHV412

Cover Options

Solid Fiberglass

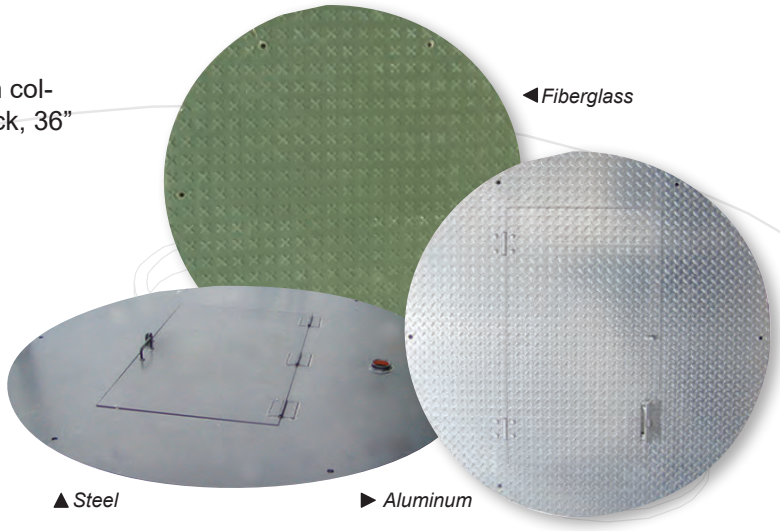
Reinforced Fiberglass Covers are grass green in color. Covers for 24” and 30” diameters are 3/8” thick, 36” diameters are 1/2” thick.

Steel

Steel cover available for pre-assembled basin, 48” diameter is 3/8” thick with black powder coating.

Aluminum Hatch

Available for basin diameters 36” or 48” diameters and are 1/4” thick.



Control Panel Options

Control Panels are available in the simplex and duplex pre-assembled pipe rail designs for SE/EH Series pumps up to 5HP and SGV pumps up to 7.5HP.

Standard

Single Phase (120V, 240V, 240V SGV w/Capacitors)

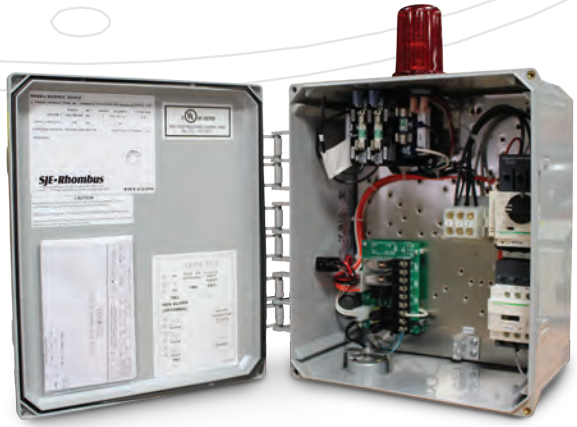
Three Phase (200/240V, 480V, 600V)

Double Seal with Moisture Detection *(optional)*

Single Phase (120V, 240V, 240V SGV w/Capacitors)

Three Phase (200/240V, 480V, 600V)

Listed by Underwriters Laboratories, simplex and duplex pump control panels provide reliable pump station operation and potential malfunction warning.



Standard Features:

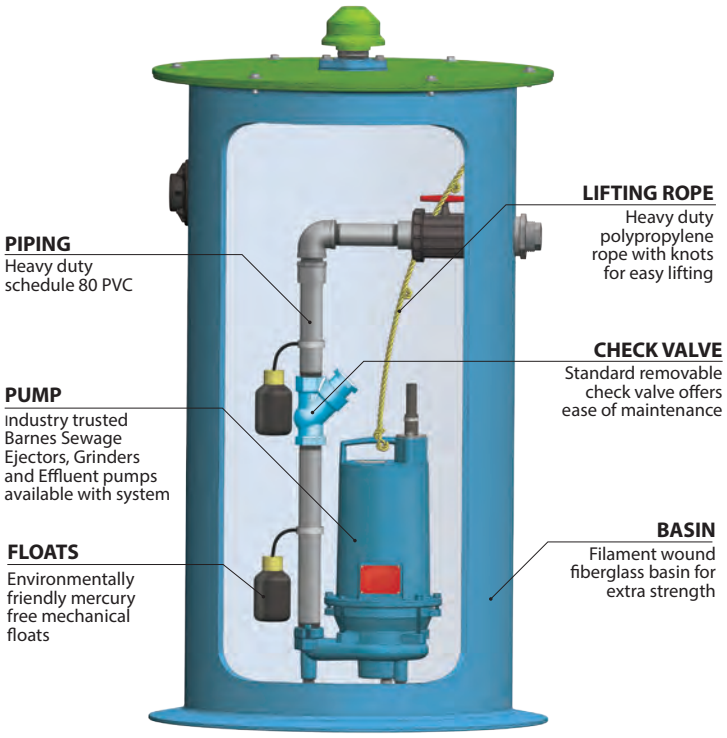
- Simplex and Duplex Wall Mounted Series
- Non-metallic corrosian resistant NEMA 4x Enclosure
- Padlockable Latch
- Pump and Alarm Circuit Breakers
- IEC Rated Motor Contactor
- Pump Start Push Button
- Terminal Strip and Ground Lug for Incoming Connections
- Alarm Light and Audible Alarm with Silence

Online Configurator Tool:

CP&S Online Configurator Tool and technical sales staff make the configuration process easy to select the right pump, control panel, basin, and cover for each unique application.



Hard Piped Simplex Station



Hard Piped Simplex System comes pre-assembled with the following:

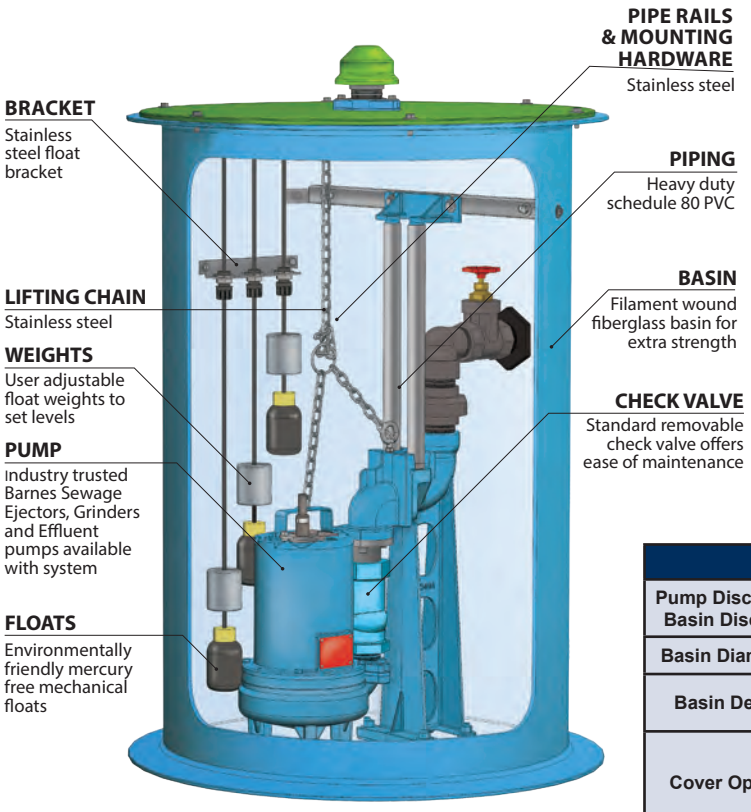
- Female NPT Bulkhead Fitting
- True Union Isolation Valve
- Check Valve
- Piggyback / Direct Control Floats Clamped to Discharged Pipe
- Alarm Box

Hard Piped Simplex System Specification			
Pump Discharge x Basin Discharge	1¼"x1¼"	2"x2"	3"x3"
Basin Diameters:	24",30",36"	30",36"	36"
Basin Depths:	48", 60"	48", 60"	48", 60"
Cover Options:	Solid Fiberglass, *Aluminum	Solid Fiberglass, *Aluminum	Solid Fiberglass, *Aluminum
****Pump Series Options:**	PGPP, PGPH	SEV412, SE, 2SEV, EHV, EH, STEP	3SE, 3SEV

*Aluminum option only in 36" basin

** Only select models within each pump series are available in the Hard Piped System. Consult CP&S Connect online configurator or factory for exact listing of models.

Pipe Rail Simplex/Duplex Station



(PIPE RAIL DUPLEX SYSTEM NOT SHOWN)

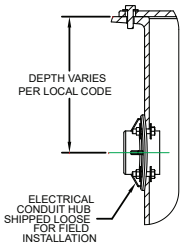
Pipe Rail Simplex/Duplex Systems come pre-assembled with the following:

- Schedule 80 PVC
- Isolation Valve
- Check Valve
- BAF (3" – CV Moveable not available)
- 3(Simplex) or 4(Duplex) Control Floats Suspended from Rack
- Corrosion Resistant Pipe Rails

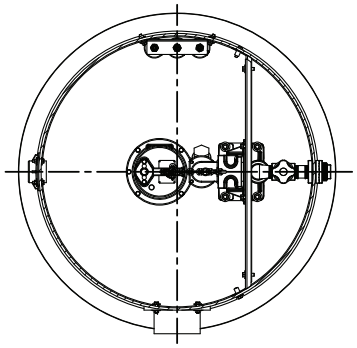
Pipe Rail Simplex System Specification			
Pump Discharge x Basin Discharge	1¼"x1¼"	2"x2"	3"x3"
Basin Diameters:	24",30",36"	30",36"	36"
Basin Depths:	48", 60", 72", 84", 96"	48", 60", 72", 84", 96"	48", 60", 72", 84", 96"
Cover Options:	Solid Fiberglass, *Aluminum	Solid Fiberglass, *Aluminum	Solid Fiberglass, *Aluminum
Pump Series Options:	PGPP, PGPH, SGV	SEV412, SE, 2SEV, EHV, EH, STEP	3SE, 3SEV

*Aluminum option only in 36" basin

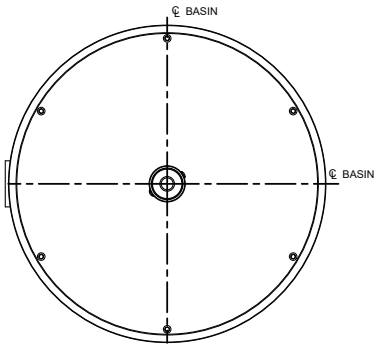
Pipe Rail Duplex System Specification					
Pump Discharge x Basin Discharge	1¼"x2"		2"x2"		3"x3"
Basin Diameters:	36"	48"	36"	48"	48"
Basin Depths:	48", 60", 72", 84", 96"		48", 60", 72", 84", 96"		60", 72", 84", 96"
Cover Options:	Solid Fiberglass, Aluminum Hatch	Aluminum, or Steel Hatch	Solid Fiberglass, Aluminum Hatch	Aluminum, or Steel Hatch	Aluminum, or Steel Hatch
Pump Series Options:	PGPP, PGPH, SGV		SEV412, SE, 2SEV, EHV, EH, STEP		3SE, 3SEV

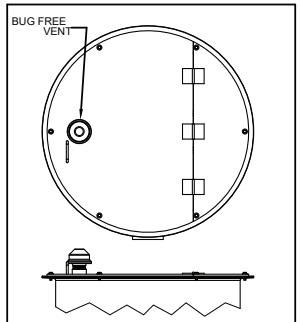


DETAIL A
SCALE 1 : 4

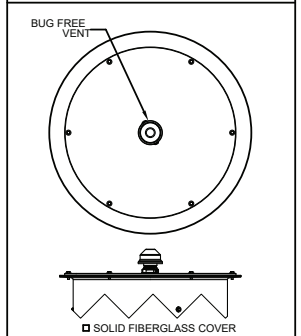


SECTION B-B

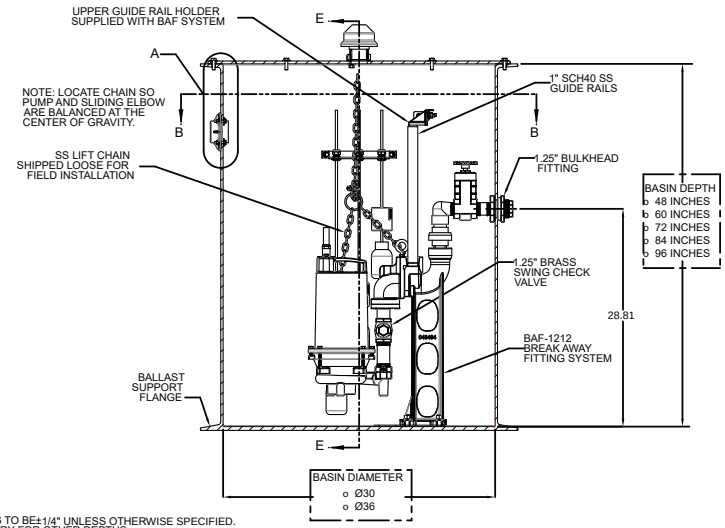


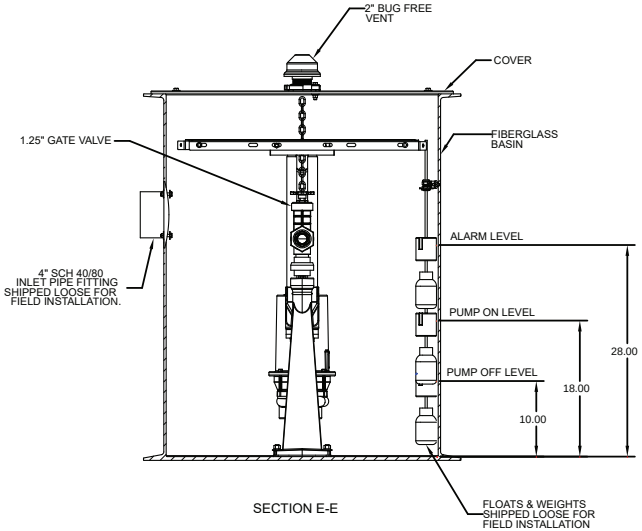


AVAILABLE ON 36" DIAMETER ONLY



AVAILABLE ON 30" & 36" DIAMETER





SECTION E-E

NOTES:
1. ALL DIMENSIONS TO BE±1/4" UNLESS OTHERWISE SPECIFIED.
2. CONSULT FACTORY FOR OTHER DEPTHS.
3. LEVEL CONTROLS MUST BE INSTALLED OUT OF THE INFLUENT FLOW TO AVOID TURBULENCE.
4. ELECTRICAL CONDUIT & FITTINGS TO BE INSTALLED ACCORDING TO STATE AND LOCAL CODES.

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SHEET 1 OF 1

TITLE

SIMPLEX, PACKAGE, BAF-1212

CAGE NO 96046

DWG NO CD137089

REV B

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VSX-II LED Specifications



*Universal Arm Mount (UAM) Version Shown.

Project Name: Blackflag

Catalog Number:

Type: PL3 & PL4

The **VSX-II LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VSX-II LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	**T1** Type 1	**16LC**	**3** 350mA	**3K** 3000K	**UNV** 120-277V	**AM** Arm Mount	**BZ** Bronze	**PCR-120** **PCR-208** **PCR-240** **PCR-277** **PCR-347** **PCR-480** Photocell & Receptacle	**WSC-8** Motion Sensor 8' Mounting Height	**UPMA-S** Universal Square Pole Mount Adaptor
	T2 Type 2	**32LC**	**5** 530mA	**4K** 4000K	**8** 347V	**SAM** Straight Arm Mount W/ Terminal Block (New Construction)	**BK** Black		**WSC-20** Motion Sensor 9-20' Mounting Height	**UPMA-R** Universal Round Pole Mount Adaptor
	T3 Type 3	**48LC**	**7** 700mA		**5** 480V	**UAM** Universal ArmW/ Terminal Block Mount (Retrofit)	**SBK** Smooth Black	**PER**	**WSC-40** Motion Sensor 21-40' Mounting Height	**BAWP** Cast Wall Plate
	T4 Type 4		**10** 1050mA	**5K** 5000K		**MAF** Mast Arm Fitter	**WH** White	**5PINPER** **7PINPER** 3, 5, or 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver	*The WSC option will require (1) FSIR 100 remote for programing	**ROT-R** Rotated Optics Right Side
	T4A Type 4 Automotive					**KM** Knuckle Mount	**SWH** Smooth White	**DIM** 0-10v Dimming Driver	**UMAP** Universal Mast arm fitter	**ROT-L** Rotated Optics Left Side
	T5 Type 5					**WM** Wall Mount *Requires BAWP	**GP** Graphite	**RPP-3"** **RPP-4"** **RPP-5"** Round Pole Plate Adaptor	**ECLS** Egg Crate Louver Shield	**CLS** Backside cutoff shield
	T5W Type 5 Wide					**AWM** Adjustable Wall Mount	**GY** Grey	**VWC** Visionaire Wireless Controls *Consult Factory	**ADJLS** Adjustable Louver Light Shield	**RCLS** Rightside cutoff shield
	T5WR Type 5 Wide Round					*Round Pole Plate Adapters (RPP) are to be ordered separately.	**SL** Silver Metallic		**BD** Barn Door Shield	**LCLS** Leftside cutoff shield
						*BAWP to be ordered separately	**CC** Custom Color		**ZFP** Zinc-Free Primer	**HS** House shield

Features & Specifications

VSX-II

Housing
Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

Thermal Management
• The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
• The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
• The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III, IV, IV-A , V, V-W and V-WR are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
• CRI values are 70.

Quali-Guard® Finish
• The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400º F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
• Finish is guaranteed for five (5) years.
• Zinc-Free Primer is used as an additional protective barrier between the luminarie and harsh environments

Electrical Assembly
• The VSX-II LED series is supplied with a choice of 350, 530, 700 or 1050 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
• 10 kV surge protector supplied as standard.
• Terminal block supplied as standard on AM, SAM and UAM as standard

Warranty
• Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
• Photocell & Receptacle
• Photo Receptacle and Shorting Cap
• 0-10v Dimming Driver
• Motion Sensor
• Wireless Control
• Round pole plate adapter
• Universal Pole Mount Adaptor
• Cast Wall Plate
• Rotated Optics

Listings
• The VSX-II Series is cUL Listed
• IP65 Rated Housing
• ANSI Certification
• Powder Coated Tough
• IDA Certification
• DLC listed

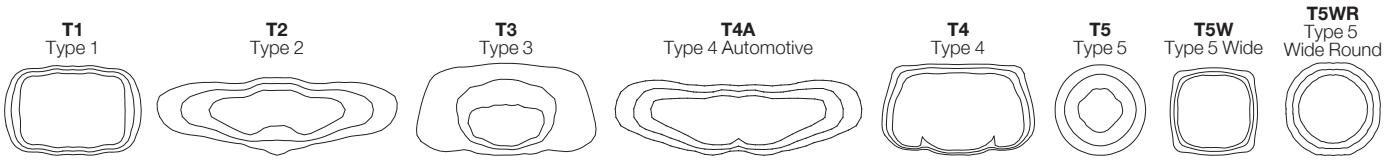
POWDER COATED TOUGH™ · ANSI · c UL us LISTED · IP65 RATED · IDA · DLC LISTED · DLC PREMIUM

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/
3000K must be selected with a fixed mount for IDA certification.
Fixed mount must be selected for IDA dark sky certification.

VSX-II - Electrical Load (A)							
Ordering Nomenclature	**System Watts**	**120V**	**208V**	**240V**	**277V**	**347V**	**480V**
VSX-II-T5-16LC-3	**18**	0.15	0.09	0.08	0.06	0.05	0.04
VSX-II-T5-16LC-5	**26**	0.22	0.13	0.11	0.09	0.07	0.05
VSX-II-T5-16LC-7	**37**	0.31	0.18	0.15	0.13	0.11	0.08
VSX-II-T5-16LC-10	**56**	0.47	0.27	0.23	0.20	0.16	0.12
VSX-II-T5-32LC-3	**37**	0.31	0.18	0.15	0.13	0.11	0.08
VSX-II-T5-32LC-5	**52**	0.43	0.25	0.22	0.19	0.15	0.11
VSX-II-T5-32LC-7	**74**	0.62	0.36	0.31	0.27	0.21	0.15
VSX-II-T5-32LC-10	**112**	0.93	0.54	0.47	0.40	0.32	0.23
VSX-II-T5-48LC-3	**55**	0.46	0.26	0.23	0.20	0.16	0.11
VSX-II-T5-48LC-5	**78**	0.65	0.38	0.33	0.28	0.22	0.16
VSX-II-T5-48LC-7	**105**	0.88	0.50	0.44	0.38	0.30	0.22
VSX-II-T5-48LC-10	**160**	1.33	0.77	0.67	0.58	0.46	0.33

VSX-II LED Specifications

Photometric Optical Summary



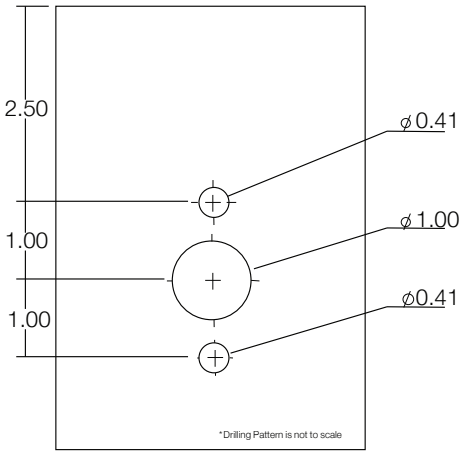
EPA Data	0.58	.92	1.16	1.45	1.40	1.48

VSX-II-KM EPA DATA										
Degree of Tilt	0º	10º	20º	30	40º	50º	60º	70º	80º	90º
EPA	0.14	0.18	0.24	0.39	0.54	0.79	1.05	1.35	1.74	2.20

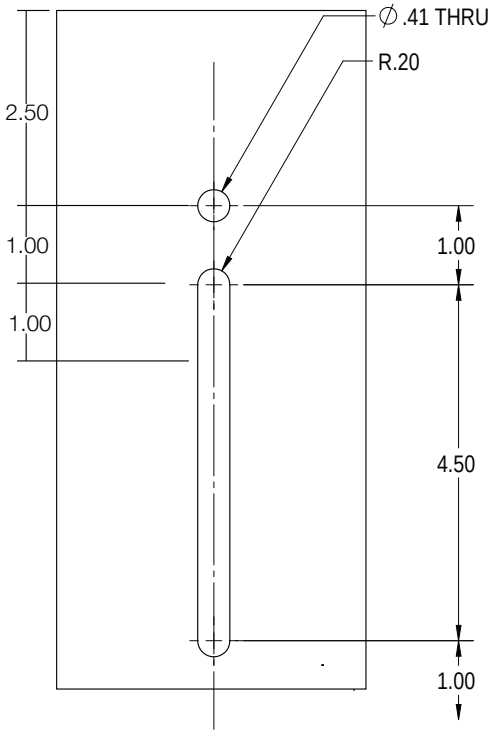
Dimensions

Width:	VSX-II 12.5”
Depth:	VSX-II 23”
Height:	VSX-II 4”
Overall Height:	VSX-II 8”
Weight:	25 LBS

Drilling Template for (AM) and (SAM)



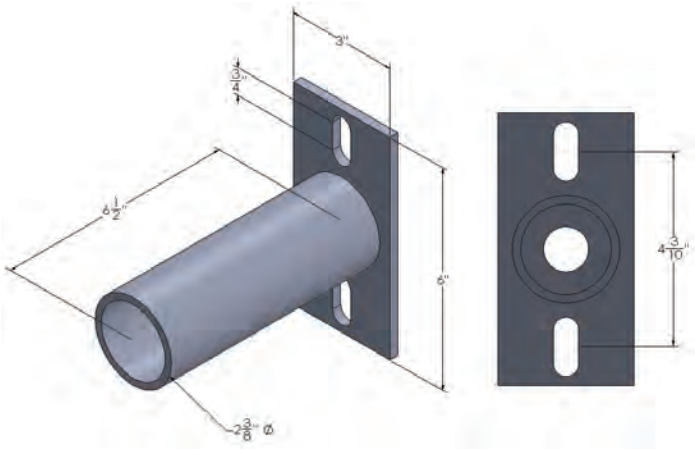
Drilling Template for (UAM)



VSX-II Options

Universal Mast Arm Fitter

UMAP – The Universal Mast Arm Fitter is a simple solution for retrofit applications where a fixture needs to mount to an existing pole, the UMAP is meant to be use to with knuckle mounts and also Mast Arm Fitters. The UMAP has a bolt slot ranging from 7" all the way down to 3.5". The UMAP also has a Round Pole Plate Adaptor (RPP) for mounting to round poles.



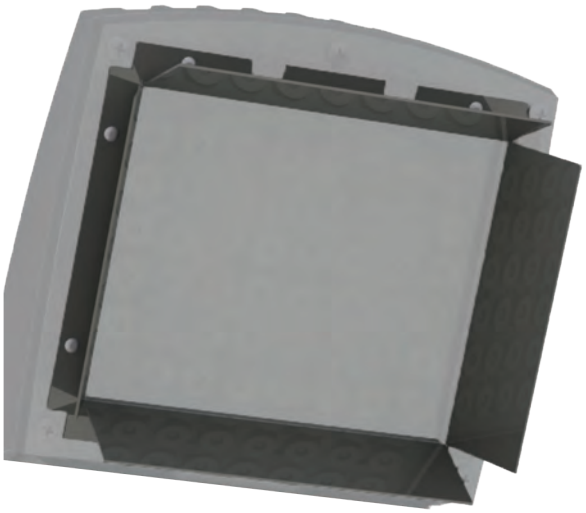
Egg Crate Light Shield



Adjustable Louver Light Shield



Barn Door Light Shield

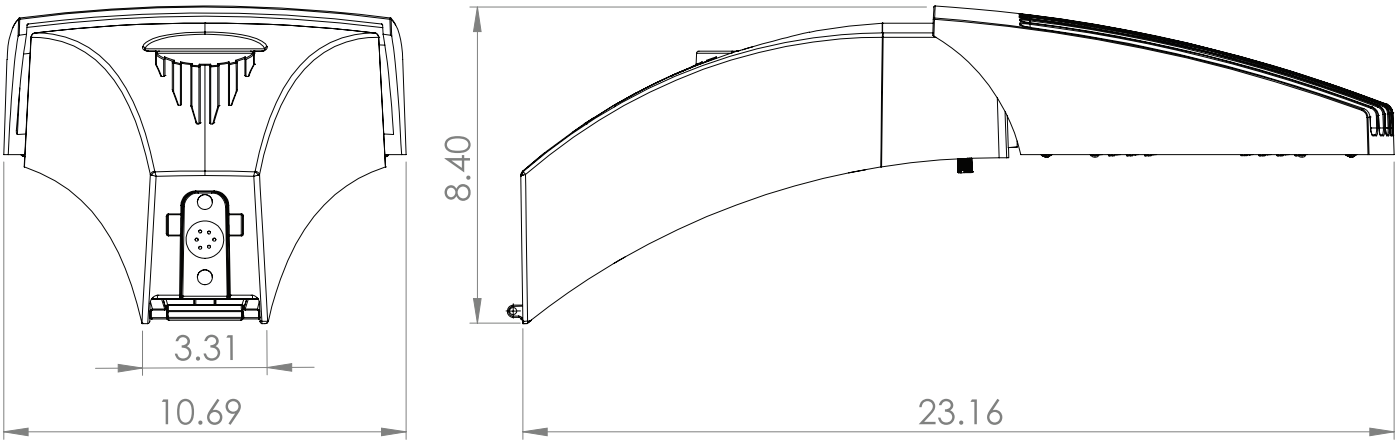


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VSX-II LED Specifications

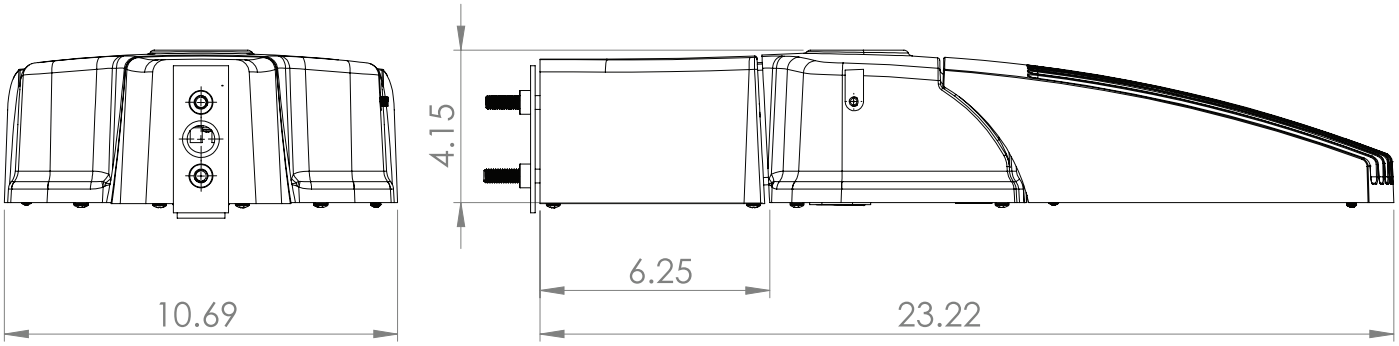
Arm Mount (AM)

The Arm Mount (AM) utilizes a 2 piece cleat system for easy installation, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



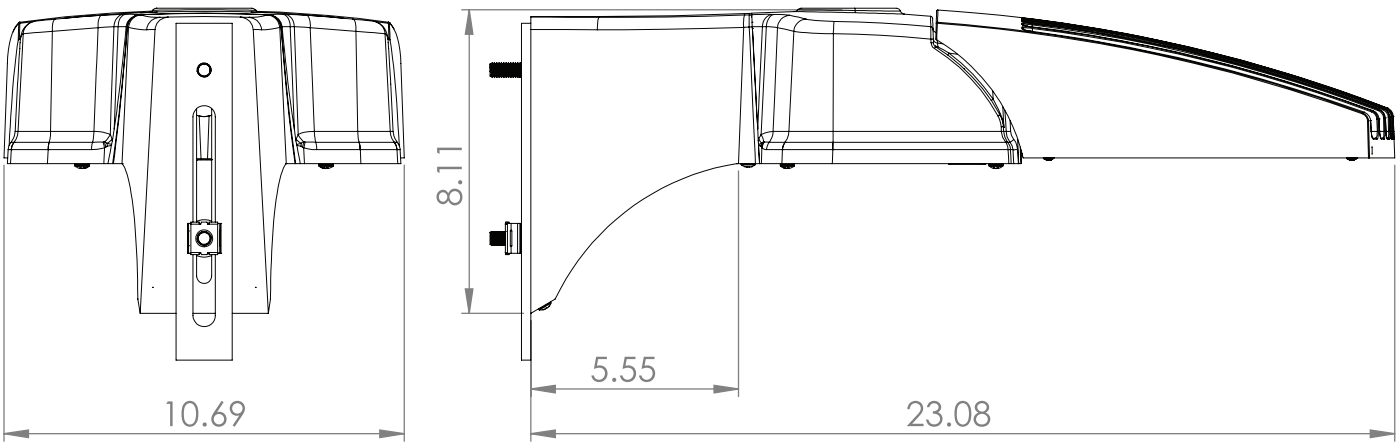
Straight Arm Mount (SAM)

The Straight Arm Mount (SAM) uses a 2 piece mounting system, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



Universal Arm Mount (UAM)

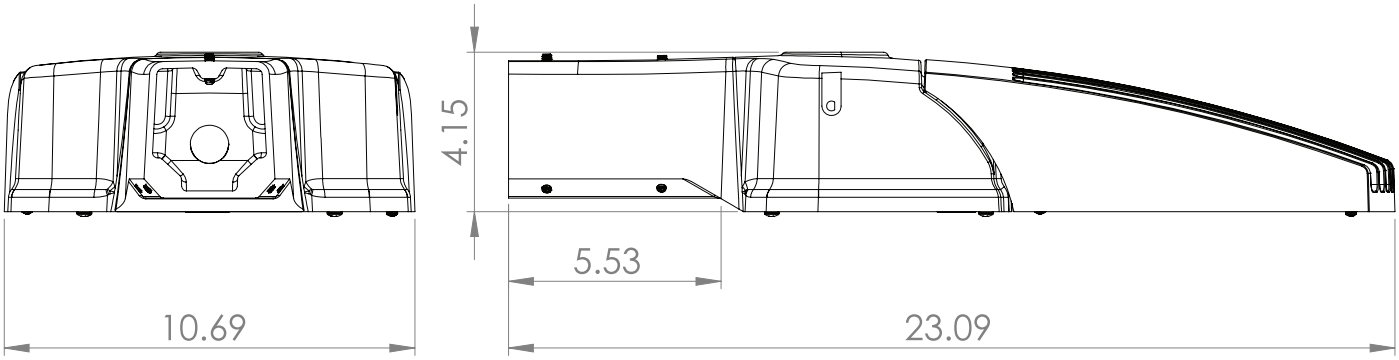
The Unviersal Arm Mount (UAM) is meant for retrofit Applications and has a drilling templat raning from 3” to 5.5”. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



VISIONAIRE LIGHTING

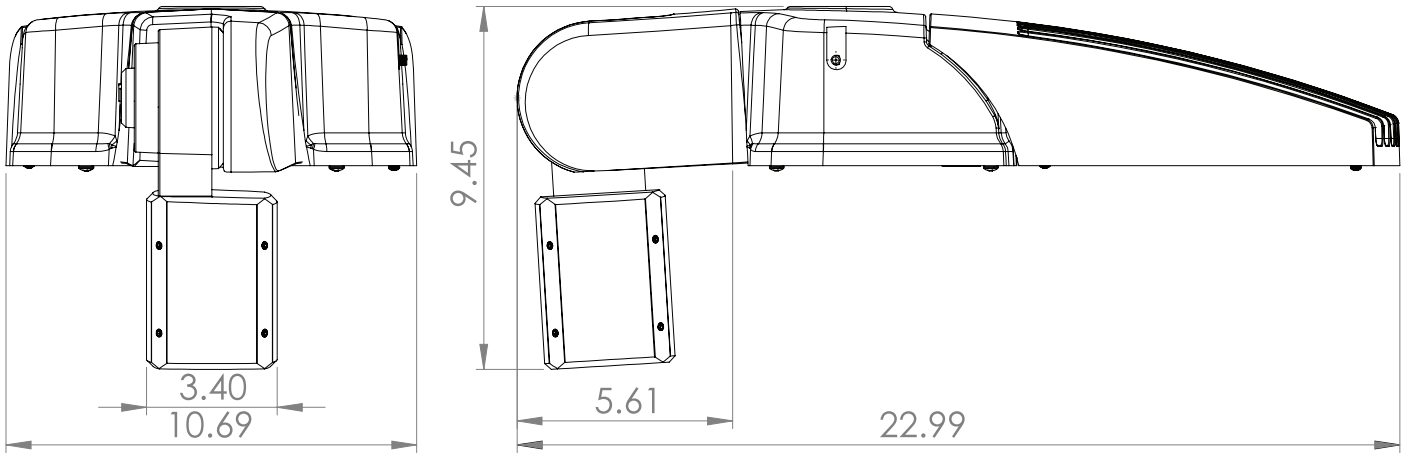
Mast Arm Fitter (MAF)

Mast Arm Fitter fits over a 1 5/8" - 2 3/8" tenon.



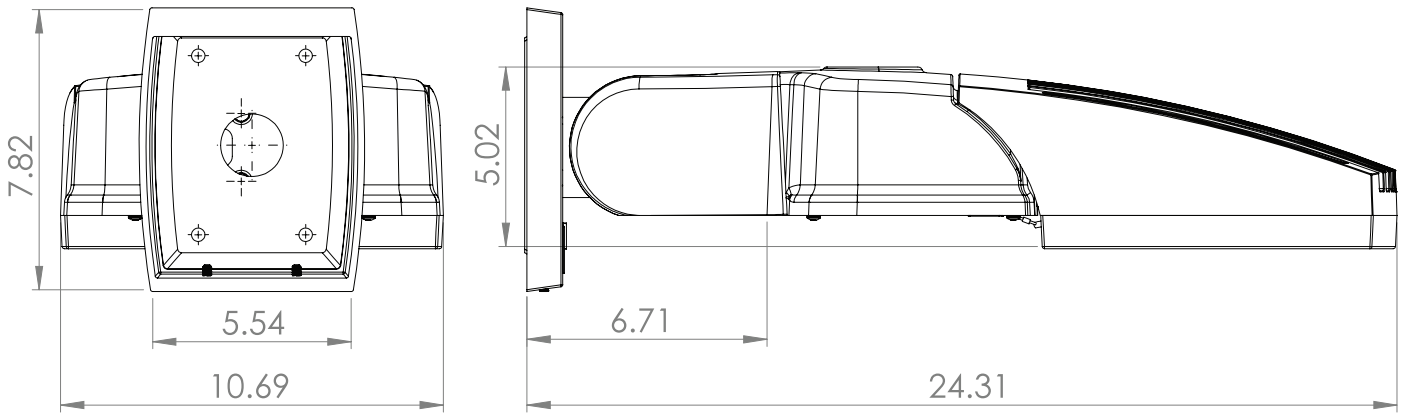
Knuckle Mount (KM)

An adjustable knuckle slip fits over a 2 3/8" Tenon, and allows for up to 90° degrees of vertical adjustment in 10° degree increments from horizontal, as well as full side to side adjustment.



Adjustable Wall Mount (AWM)

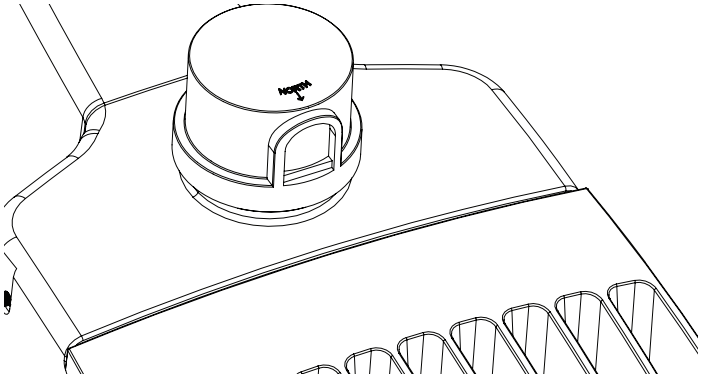
Wall Mount - Adjustable up to 50° in 10° increments.



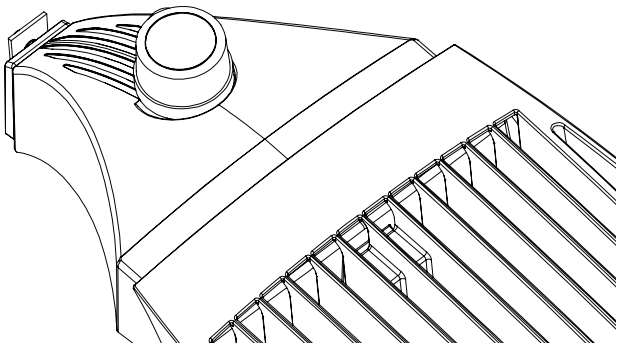
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VSX-II LED Specifications

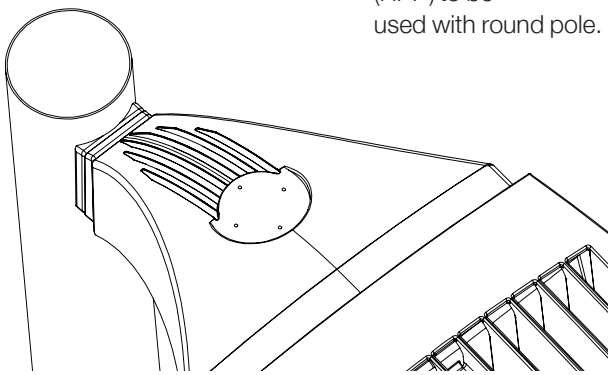
Twist lock Photocell & Receptacle - Dusk to dawn sensor.



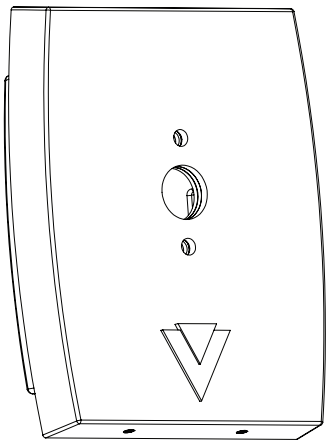
Photocell Receptacle and Shorting Cap



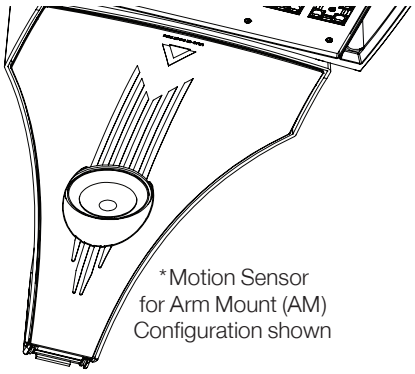
Round Pole Plate Adaptor (RPP) - Round Pole Plate Adaptor (RPP) to be used with round pole.



Cast Wall Plate - Arm Mount Wall Plate is needed to wall mount the VSX-II.

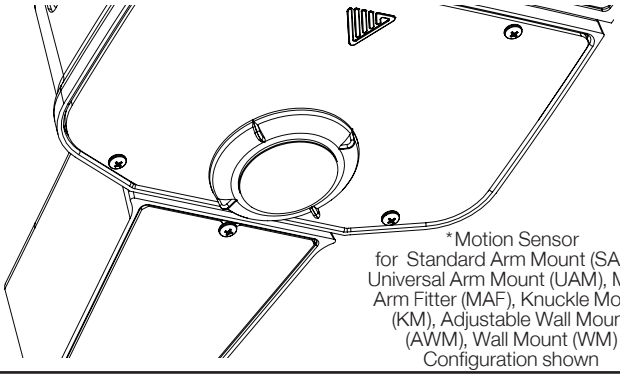


Motion Sensor - *This option will require one FSIR 100 remote for programing.



*Motion Sensor for Arm Mount (AM) Configuration shown

Motion Sensor (for SAM, UAM, MAF, KM, WM, AWM) - *This option will require one FSIR 100 remote for programing.



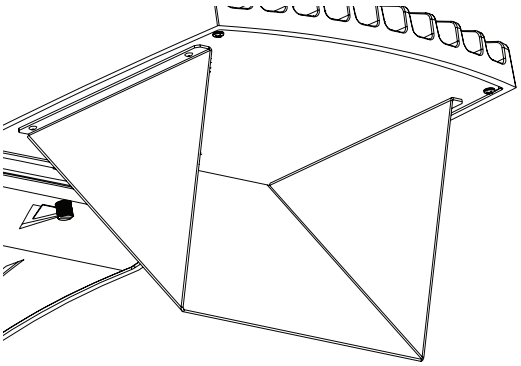
*Motion Sensor for Standard Arm Mount (SAM), Universal Arm Mount (UAM), Mast Arm Fitter (MAF), Knuckle Mount (KM), Adjustable Wall Mount (AWM), Wall Mount (WM) Configuration shown

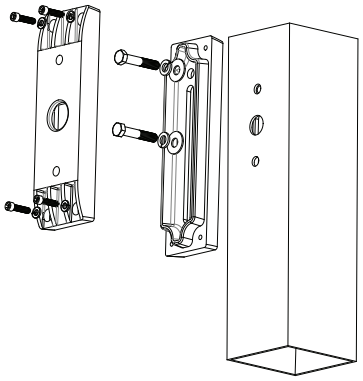
The FSP-211 by Legrand is integrated into the VSX housing and provides multi-level control based on motion and/or daylight contribution.	
Lens Coverage Patterns:	
WSC-8	360° lens, maximum coverage 48'; diameter from 8' height
WSC-20	360° lens, maximum coverage 48'; diameter from 20' height
WSC-40	360° lens, maximum coverage 100'; diameter from 40' height

Motion Sensor Default Settings	
High Mode	0 Volts
Low Mode	1 Volts
Time Delay	5 Minutes
Cut Off	1 Hour
Sensitivity	Maximum
Hold Off Set Point	4ft
Candles	N/A
Ramp Up	None
Fade Down	None
Force Off Set Point With Occupied	Disable

House Shield - Provides solid back light cutoff

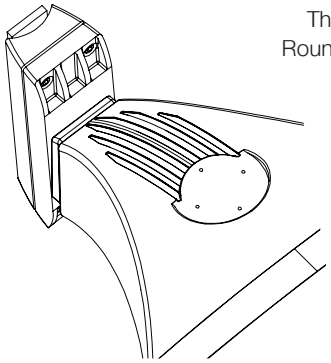
House Shield





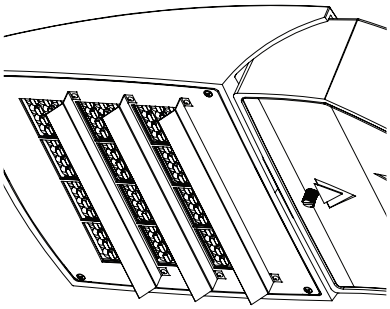
UPMA

The Universal Pole Mount Adaptor is ideal for retrofit applications with existing square poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 ½" bolt to bolt maximum.



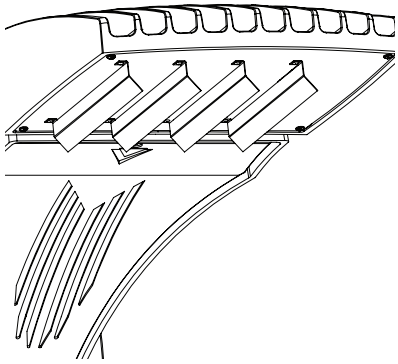
UPMA-R

The Universal Pole Mount Adaptor Round is ideal for retrofit applications with existing round poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 ½" bolt to bolt maximum.



CLS

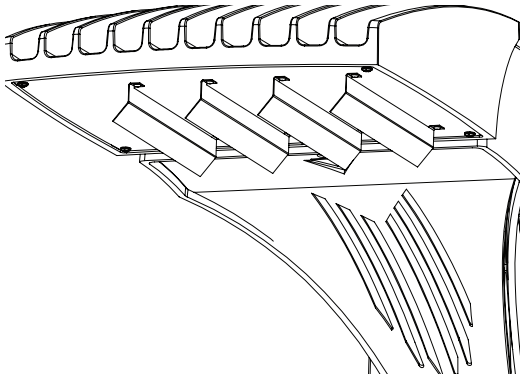
The Back Side Cutoff Louver Shield will reduce light output behind the fixture, all of the light will be focused in front of the VSX.



RCLS

The Right Side Cutoff Louver Shield will reduce light output on the left side of the fixture, all of the light be focused on the right side of the VSX.

The Left Side Cutoff Louver Shield will reduce light output on the right side of the fixture, all of the light be focused on the left side of the VSX.



LCLS

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VSX-II LED Specifications

VSX-II - 3K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2413	2220	2238	2190	2422	2359	2231	2187	18
	530	3237	2978	3002	2938	3249	3165	2993	2935	26
	700	4273	3931	3963	3878	4289	4177	3950	3874	37
	1050	6049	5565	5610	5490	6071	5913	5592	5484	56
32	350	4859	4470	4506	4410	4876	4750	4492	4405	37
	530	6519	5997	6046	5917	6543	6373	6026	5910	52
	700	8604	7916	7980	7810	8636	8412	7955	7801	74
	1050	12097	11130	11219	10980	12141	11826	11184	10967	112
48	350	7288	6705	6759	6615	7315	7125	6738	6607	55
	530	9778	8996	9069	8875	9814	9559	9040	8865	78
	700	12906	11874	11970	11715	12954	12617	11932	11701	105
	1050	18146	16694	16829	16470	18212	17739	16775	16451	160
VSX-II - 4K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2540	2337	2355	2305	2549	2483	2348	2320	18
	530	3408	3135	3160	3093	3420	3331	3150	3113	26
	700	4498	4138	4171	4082	4514	4397	4158	4109	37
	1050	6367	5858	5905	5779	6390	6224	5886	5816	56
32	350	5114	4705	4743	4642	5133	5000	4728	4672	37
	530	6862	6313	6364	6228	6887	6708	6344	6268	52
	700	9057	8333	8400	8221	9090	8854	8373	8273	74
	1050	12734	11715	11810	11558	12781	12448	11772	11632	112
48	350	7671	7058	7115	6963	7700	7500	7092	7008	55
	530	10293	9470	9546	9342	10331	10062	9516	9402	78
	700	13586	12499	12600	12331	13636	13281	12560	12410	105
	1050	19101	17573	17715	17337	19171	18673	17658	17448	160
VSX-II - 5K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2437	2242	2260	2212	2446	2383	2253	2210	18
	530	3270	3008	3033	2968	3282	3197	3023	2965	26
	700	4316	3971	4003	3918	4332	4219	3990	3913	37
	1050	6110	5621	5666	5545	6132	5973	5648	5539	56
32	350	4908	4515	4552	4454	4926	4798	4537	4449	37
	530	6585	6058	6107	5977	6609	6437	6087	5970	52
	700	8691	7996	8061	7889	8723	8496	8035	7880	74
	1050	12219	11242	11333	11091	12264	11945	11297	11078	112
48	350	7362	6773	6827	6682	7389	7197	6806	6674	55
	530	9877	9087	9160	8965	9913	9656	9131	8954	78
	700	13037	11994	12091	11833	13085	12745	12052	11819	105
	1050	18329	16863	16999	16636	18396	17918	16945	16617	160

VSX-II - 3K Lumen Per Watt Data									
#LED's	**mA**	**Type 1**	**Type 2**	**Type 3**	**Type 4**	**Type 4A**	**Type 5**	**Type 5W**	**Type 5WR**
16	**350**	134	123	124	122	135	131	124	122
	530	125	115	115	113	125	122	115	113
	700	115	106	107	105	116	113	107	105
	1050	108	99	100	98	108	106	100	98
32	**350**	131	121	122	119	132	128	121	119
	530	125	115	116	114	126	123	116	114
	700	116	107	108	106	117	114	108	105
	1050	108	99	100	98	108	106	100	98
48	**350**	133	122	123	120	133	130	123	120
	530	125	115	116	114	126	123	116	114
	700	123	113	114	112	123	120	114	111
	1050	113	104	105	103	114	111	105	103
VSX-II - 4K Lumen Per Watt Data									
#LED's	**mA**	**Type 1**	**Type 2**	**Type 3**	**Type 4**	**Type 4A**	**Type 5**	**Type 5W**	**Type 5WR**
16	**350**	141	130	131	128	142	138	130	129
	530	131	121	122	119	132	128	121	120
	700	122	112	113	110	122	119	112	111
	1050	114	105	105	103	114	111	105	104
32	**350**	138	127	128	125	139	135	128	126
	530	132	121	122	120	132	129	122	121
	700	122	113	114	111	123	120	113	112
	1050	114	105	105	103	114	111	105	104
48	**350**	139	128	129	127	140	136	129	127
	530	132	121	122	120	132	129	122	121
	700	129	119	120	117	130	126	120	118
	1050	119	110	111	108	120	117	110	109
VSX-II - 5K Lumen Per Watt Data									
#LED's	**mA**	**Type 1**	**Type 2**	**Type 3**	**Type 4**	**Type 4A**	**Type 5**	**Type 5W**	**Type 5WR**
16	**350**	135	125	126	123	136	132	125	123
	530	126	116	117	114	126	123	116	114
	700	117	107	108	106	117	114	108	106
	1050	109	100	101	99	110	107	101	99
32	**350**	133	122	123	120	133	130	123	120
	530	127	117	117	115	127	124	117	115
	700	117	108	109	107	118	115	109	106
	1050	109	100	101	99	110	107	101	99
48	**350**	134	123	124	121	134	131	124	121
	530	127	117	117	115	127	124	117	115
	700	124	114	115	113	125	121	115	113
	1050	115	105	106	104	115	112	106	104

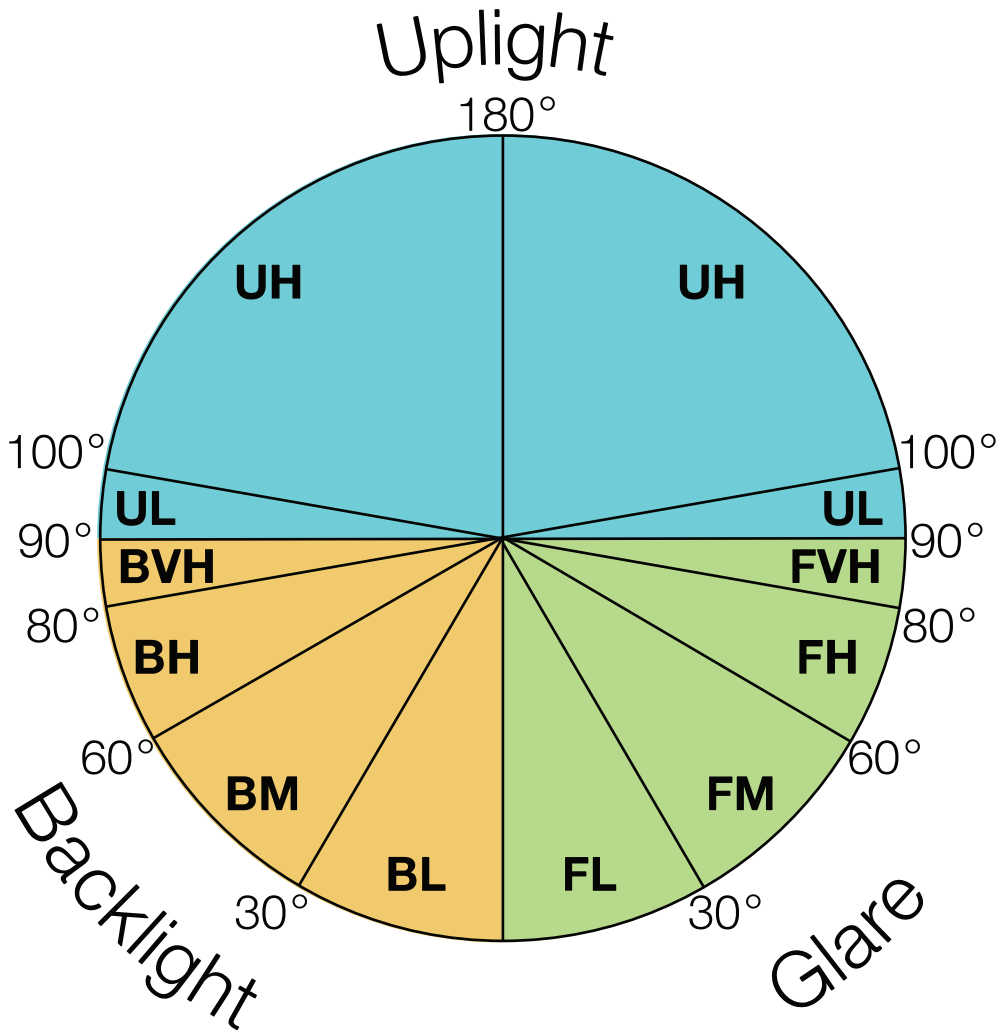
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VSX-II LED Specifications

VSX-II - 3K BUG Data																									
		Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
#LED's	mA	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2
VSX-II - 4K BUG Data																									
		Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
#LED's	mA	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2
VSX-II - 5K BUG Data																									
		Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
#LED's	mA	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2

Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flex. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



VSX-II LED Specifications

VSX-II Cutoff Louver Shield - 3K Lumen Data									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2028	1866	1881	1841	2036	1983	1875	18
	530	2721	2504	2524	2470	2731	2660	2516	26
	700	3592	3305	3331	3260	3605	3512	3321	37
	1050	5085	4678	4716	4615	5103	4971	4701	56
32	350	4084	3758	3788	3707	4099	3993	3776	37
	530	5480	5042	5082	4974	5500	5357	5066	52
	700	7233	6655	6708	6565	7260	7071	6687	74
	1050	10170	9356	9432	9230	10207	9942	9402	112
48	350	6127	5637	5682	5561	6149	5989	5664	55
	530	8220	7563	7624	7461	8250	8036	7599	78
	700	10850	9982	10063	9848	10890	10607	10031	105
	1050	15254	14034	14147	13846	15310	14913	14102	160
VSX-II Cutoff Louver Shield - 4K Lumen Data									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2135	1964	1980	1938	2143	2087	1974	18
	530	2865	2636	2657	2600	2875	2800	2648	26
	700	3781	3479	3507	3432	3795	3696	3496	37
	1050	5352	4924	4964	4858	5372	5232	4948	56
32	350	4299	3956	3987	3902	4315	4203	3975	37
	530	5769	5307	5350	5236	5790	5639	5333	52
	700	7614	7005	7062	6911	7642	7443	7039	74
	1050	10705	9849	9928	9716	10744	10465	9896	112
48	350	6449	5933	5981	5854	6473	6305	5962	55
	530	8653	7961	8025	7854	8685	8459	7999	78
	700	11421	10508	10592	10366	11463	11165	10559	105
	1050	16057	14773	14892	14574	16116	15697	14845	160
VSX-II Cutoff Louver Shield - 5K Lumen Data									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2033	1871	1886	1846	2041	1988	1880	18
	530	2728	2510	2530	2476	2738	2667	2522	26
	700	3601	3313	3340	3269	3614	3520	3329	37
	1050	5098	4690	4728	4627	5116	4983	4713	56
32	350	4095	3767	3798	3717	4110	4003	3785	37
	530	5494	5054	5095	4987	5514	5371	5079	52
	700	7251	6671	6725	6582	7278	7089	6704	74
	1050	10195	9380	9455	9254	10232	9967	9425	112
48	350	6142	5651	5696	5575	6165	6004	5678	55
	530	8241	7582	7643	7480	8271	8056	7618	78
	700	10877	10007	10088	9873	10917	10633	10056	105
	1050	15293	14069	14183	13880	15349	14950	14138	160

VSX-II Cutoff Louver Shield - 3K Lumen Per Watt Data									
# of LEDs	**Current (mA)**	**Type 1**	**Type 2**	**Type 3**	**Type 4**	**Type 4A**	**Type 5**	**Type 5W**	**Watts**
16	**350**	113	104	105	102	113	110	104	**18**
	530	105	96	97	95	105	102	97	**26**
	700	97	89	90	88	97	95	90	**37**
	1050	91	84	84	82	91	89	84	**56**
32	**350**	110	102	102	100	111	108	102	**37**
	530	105	97	98	96	106	103	97	**52**
	700	98	90	91	89	98	96	90	**74**
	1050	91	84	84	82	91	89	84	**112**
48	**350**	111	102	103	101	112	109	103	**55**
	530	105	97	98	96	106	103	97	**78**
	700	103	95	96	94	104	101	96	**105**
	1050	95	88	88	87	96	93	88	**160**
VSX-II Cutoff Louver Shield - 4K Lumen Per Watt Data									
# of LEDs	**Current (mA)**	**Type 1**	**Type 2**	**Type 3**	**Type 4**	**Type 4A**	**Type 5**	**Type 5W**	**Watts**
16	**350**	119	109	110	108	119	116	110	**18**
	530	110	101	102	100	111	108	102	**26**
	700	102	94	95	93	103	100	94	**37**
	1050	96	88	89	87	96	93	88	**56**
32	**350**	116	107	108	105	117	114	107	**37**
	530	111	102	103	101	111	108	103	**52**
	700	103	95	95	93	103	101	95	**74**
	1050	96	88	89	87	96	93	88	**112**
48	**350**	117	108	109	106	118	115	108	**55**
	530	111	102	103	101	111	108	103	**78**
	700	109	100	101	99	109	106	101	**105**
	1050	100	92	93	91	101	98	93	**160**
VSX-II Cutoff Louver Shield - 5K Lumen Per Watt Data									
# of LEDs	**Current (mA)**	**Type 1**	**Type 2**	**Type 3**	**Type 4**	**Type 4A**	**Type 5**	**Type 5W**	**Watts**
16	**350**	113	104	105	103	113	110	104	**18**
	530	105	97	97	95	105	103	97	**26**
	700	97	90	90	88	98	95	90	**37**
	1050	91	84	84	83	91	89	84	**56**
32	**350**	111	102	103	100	111	108	102	**37**
	530	106	97	98	96	106	103	98	**52**
	700	98	90	91	89	98	96	91	**74**
	1050	91	84	84	83	91	89	84	**112**
48	**350**	112	103	104	101	112	109	103	**55**
	530	106	97	98	96	106	103	98	**78**
	700	104	95	96	94	104	101	96	**105**
	1050	96	88	89	87	96	93	88	**160**

VSX-II LED Specifications

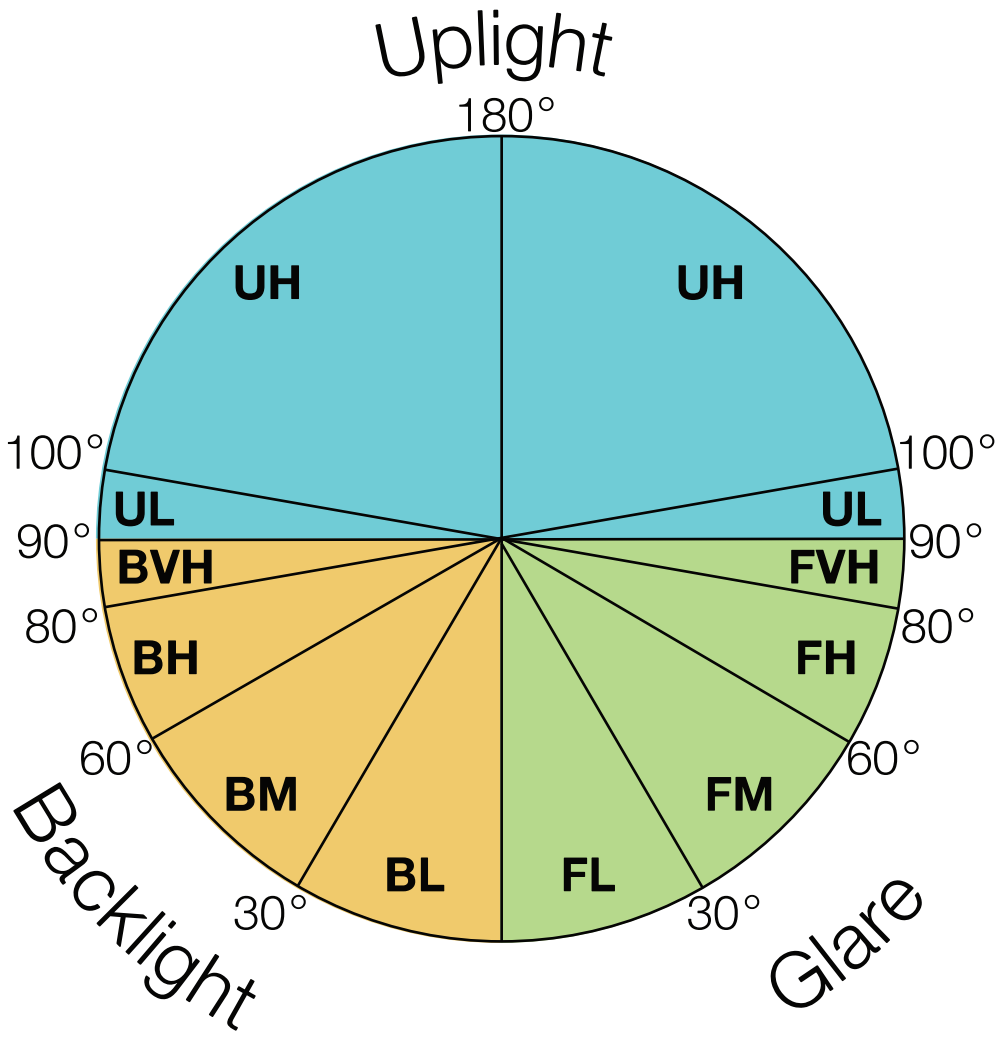
VSX-II Cutoff Louver Shield - 3K BUG Data																									
# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	52
	700	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	55
	530	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	160

VSX-II Cutoff Louver Shield - 4K BUG Data																									
# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	52
	700	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	55
	530	2	0	3	1	0	3	2	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	3	2	0	2	3	0	2	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	160

VSX-II Cutoff Louver Shield - 5K BUG Data																									
# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	52
	700	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	55
	530	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	160

Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flex. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



IES ROAD REPORT
PHOTOMETRIC FILENAME : VSX-II_T3_16LC_7_4K-UNV_CLS.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST] S032119T3015
[_MSTRTEST] COMPUTE
[TESTLAB] Visionaire Lighting Photometric Laboratory
[ISSUEDATE] 03/27/2020
[MANUFAC] Visionaire Lighting LLC
[LUMINAIRE] 23 in L x 12.5 in W x 8 in H
[_ABSOLUTE] NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED.
[_ABSOLUTELUMENS] 3507
[_INPUT] 120 VAC, 36W
[_TEST PROCEDURE] IESNA:LM-79-08
[_BUG] B1-U0-G1

CHARACTERISTICS

IES Classification	Type II
Longitudinal Classification	Medium
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	3507
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	97
Total Luminaire Watts	36
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	3192.509
Maximum Candela Angle	80H 70V
Maximum Candela (<90 Degrees Vertical)	3192.509
Maximum Candela Angle (<90 Degrees Vertical)	80H 70V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	328.077 (9.4% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

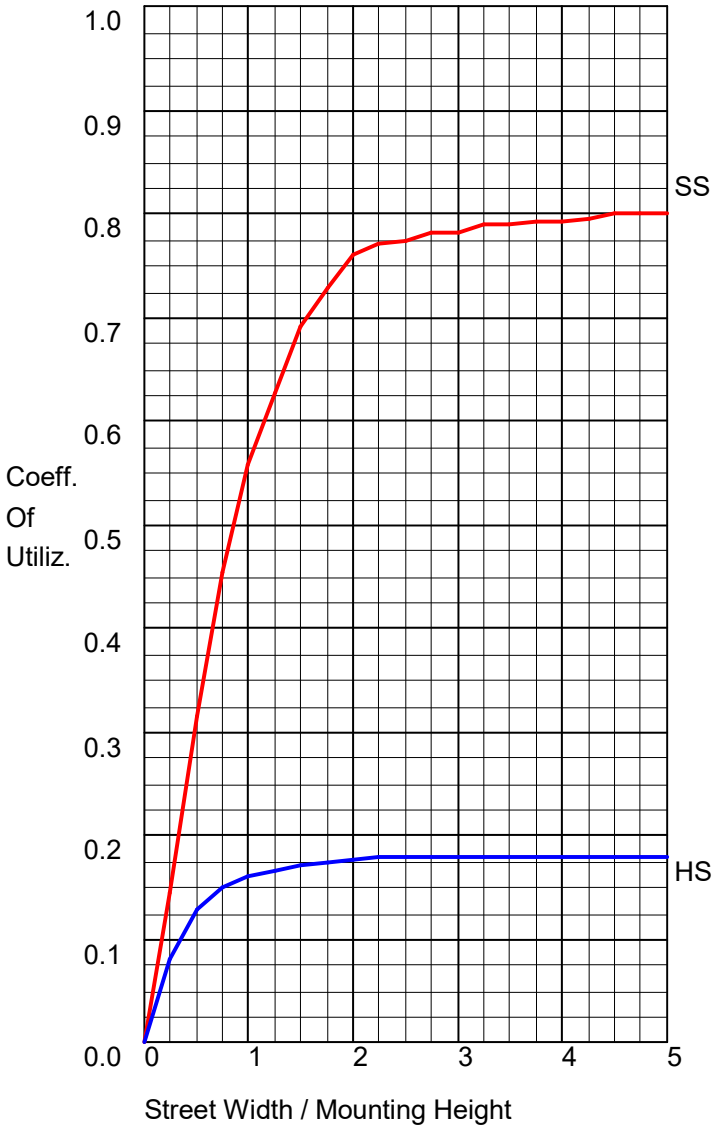
IES ROAD REPORT
PHOTOMETRIC FILENAME : VSX-II_T3_16LC_7_4K-UNV_CLS.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	384.7	N.A.	11.0
FM - Front-Medium (30-60)	1407.7	N.A.	40.1
FH - Front-High (60-80)	990.7	N.A.	28.2
FVH - Front-Very High (80-90)	89.6	N.A.	2.6
BL - Back-Low (0-30)	144.8	N.A.	4.1
BM - Back-Medium (30-60)	257.0	N.A.	7.3
BH - Back-High (60-80)	223.2	N.A.	6.4
BVH - Back-Very High (80-90)	9.4	N.A.	0.3
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	3507.1	N.A.	100.0
BUG Rating	B1-U0-G1		

IES ROAD REPORT
PHOTOMETRIC FILENAME : VSX-II_T3_16LC_7_4K-UNV_CLS.IES

COEFFICIENTS OF UTILIZATION



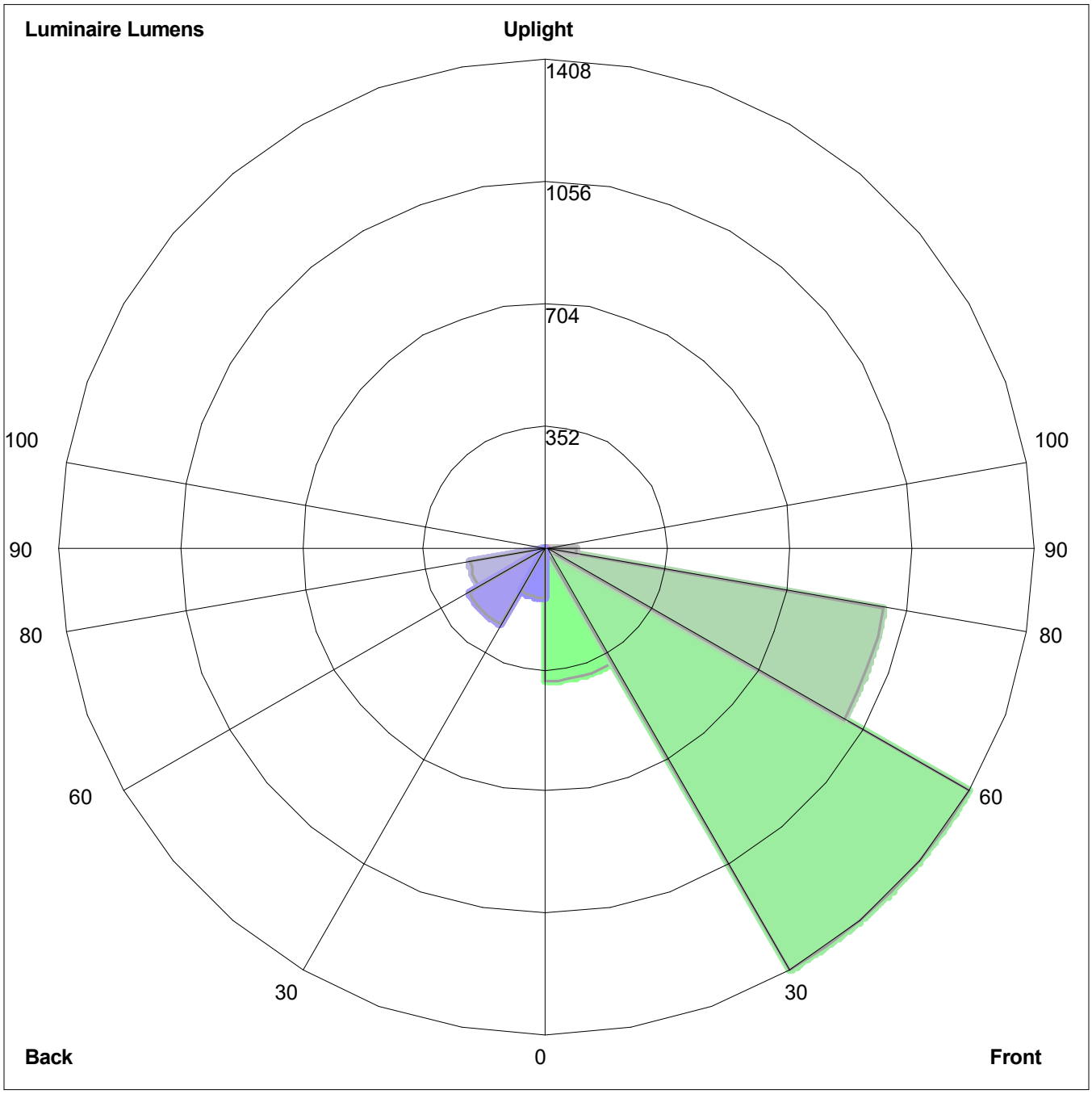
FLUX DISTRIBUTION

	Lumens	Percent Of Luminaire
Downward Street Side	2872.7	81.9
Downward House Side	634.4	18.1
Downward Total	3507.1	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	3507.1	100.0

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Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : VSX-II_T3_16LC_7_4K-UNV_CLS.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=384.7, Medium=1407.7, High=990.7, Very High=89.6
Back: Low=144.8, Medium=257.0, High=223.2, Very High=9.4
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G1

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Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : VSX-II_T4_16LC_5_4K.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST] S121118T4014
[_MSTRTEST] 120418A
[TESTLAB] Visionaire Lighting Photometric Laboratory
[ISSUEDATE] 03/27/2020
[MANUFAC] Visionaire Lighting LLC
[LUMINAIRE] 23 in L x 12.5 in W x 8 in H
[_ABSOLUTE] NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED.
[_ABSOLUTELUMENS] 3093
[_INPUT] 120VAC, 26W
[_TEST PROCEDURE] IESNA:LM-79-08
[_BUG] B1-U0-G1

CHARACTERISTICS

IES Classification	Type III
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	3093
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	119
Total Luminaire Watts	26
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	1929.575
Maximum Candela Angle	45H 70V
Maximum Candela (<90 Degrees Vertical)	1929.575
Maximum Candela Angle (<90 Degrees Vertical)	45H 70V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	141.384 (4.6% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

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Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : VSX-II_T4_16LC_5_4K.IES

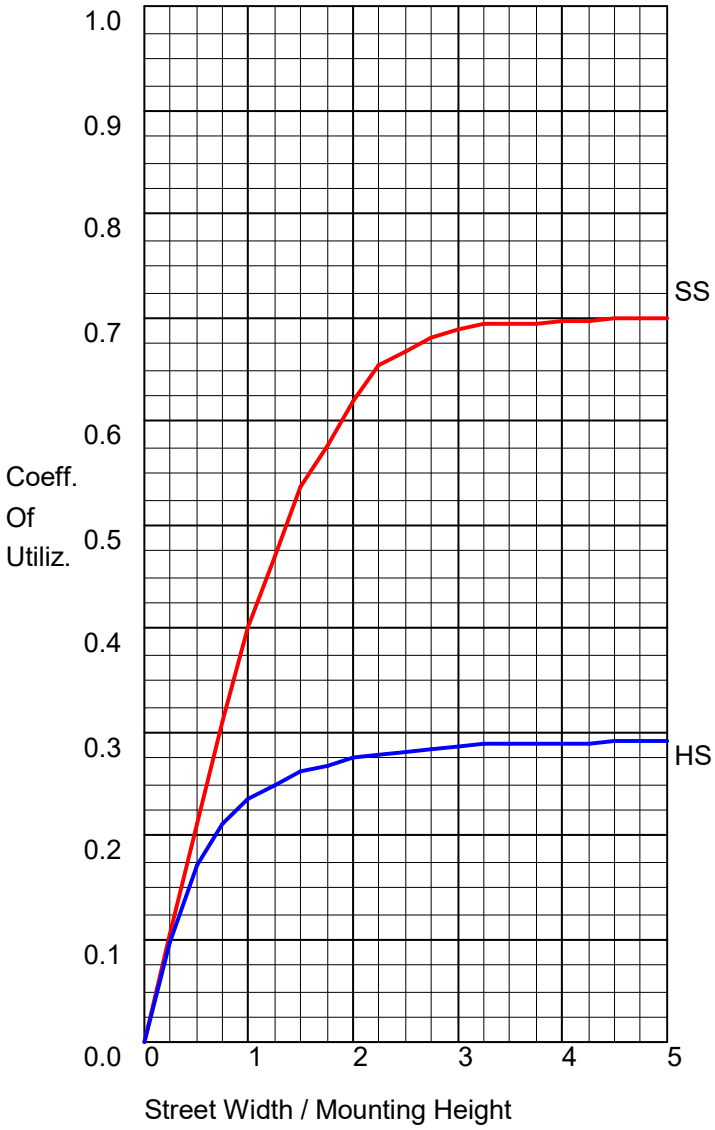
LUMINAIRE CLASSIFICATION SYSTEM (LCS)

	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	259.4	N.A.	8.4
FM - Front-Medium (30-60)	1011.0	N.A.	32.7
FH - Front-High (60-80)	885.8	N.A.	28.6
FVH - Front-Very High (80-90)	26.2	N.A.	0.8
BL - Back-Low (0-30)	205.0	N.A.	6.6
BM - Back-Medium (30-60)	456.3	N.A.	14.8
BH - Back-High (60-80)	233.5	N.A.	7.5
BVH - Back-Very High (80-90)	15.9	N.A.	0.5
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	3093.1	N.A.	100.0
BUG Rating	B1-U0-G1		

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Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : VSX-II_T4_16LC_5_4K.IES

COEFFICIENTS OF UTILIZATION



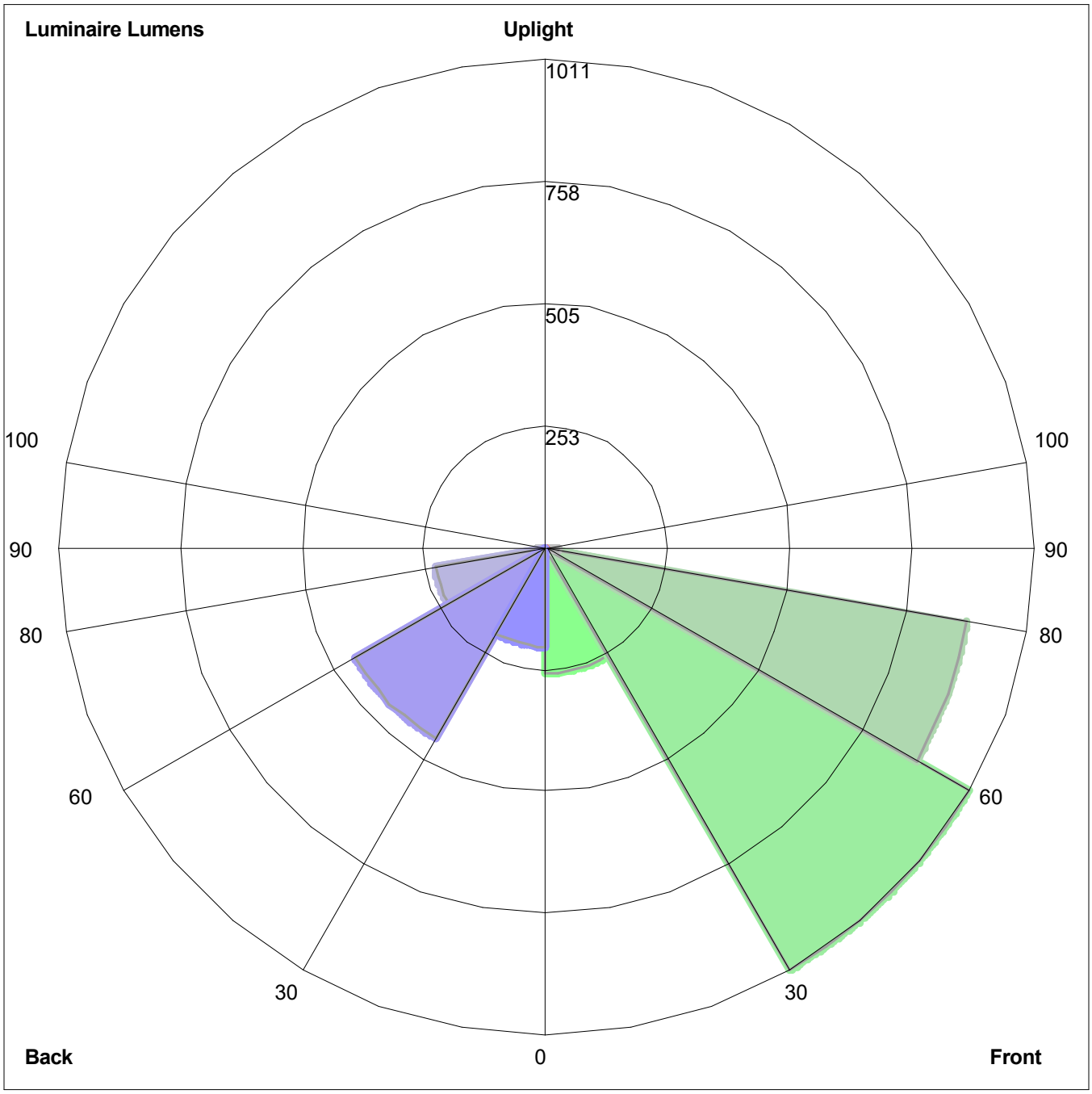
FLUX DISTRIBUTION

	Lumens	Percent Of Luminaire
Downward Street Side	2182.3	70.6
Downward House Side	910.7	29.4
Downward Total	3093.0	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	3093.0	100.0

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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : VSX-II_T4_16LC_5_4K.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=259.4, Medium= 1011.0, High=885.8, Very High=26.2
Back: Low=205.0, Medium=456.3, High=233.5, Very High=15.9
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G1

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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

Stonco

by signify

Wall mount

LytePro

LPW16 medium wall sconce



Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Ordering guide

Example: LPW16-20-NW-G3-3-120-PCB-BZ

					Options	
Prefix	**Wattage**	**LED Color/Gen**	**Distribution**	**Voltage**	**Photocontrol**	**Finish**
LPW16						
LPW16 LytePro 16 LED medium wall sconce	**20** 20W **30** 30W **50** 50W	**NW-G3** Neutral White 4000K 70 CRI Generation 3 **WW-G3** Warm White 3000K 70 CRI Generation 3	**3** Type 3 **4** Type 4	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**---** None **PCB** Photocontrol Button[1]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-8-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622252813872
LPW16-G3-8-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622252813865

Stocked accessories – Ordering guide (Must be ordered separately)

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ[2]	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

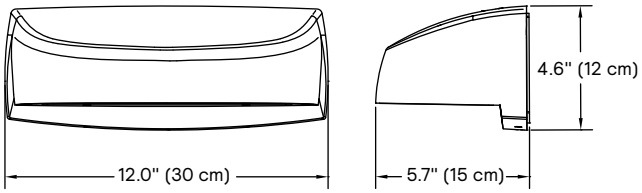
[1] Must specify voltage. Not available in 347V or 480V.

[2] Other colors available upon request as made-to-order

LPW16 LytePro

LED medium wall sconce

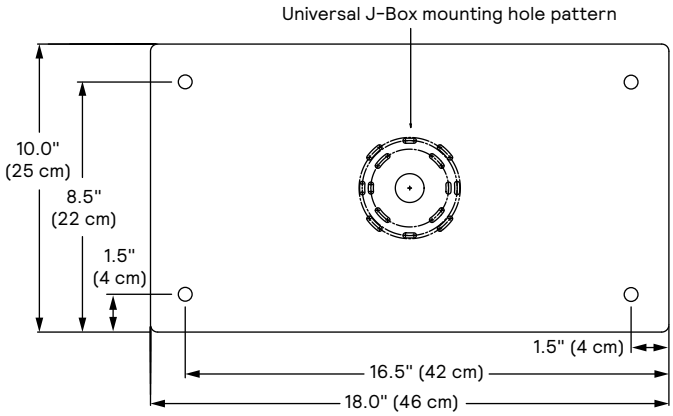
Dimensions



Luminaire weight: 6lbs (2.7 kg)

Accessory dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.



LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
LPW-16-20-NW-G3	16	400	4000	22.3	2,316	B1-U0-G1	104	2,242	B1-U0-G1	101
LPW-16-30-NW-G3	16	650	4000	34.3	3,474	B1-U0-G1	101	3,364	B1-U0-G1	98
LPW-16-50-NW-G3	16	900	4000	48.0	4,629	B1-U0-G1	96	4,482	B1-U0-G1	93
LPW-16-20-WW-G3	16	400	3000	22.3	2,132	B1-U0-G0	96	2,065	B1-U0-G1	93
LPW-16-30-WW-G3	16	650	3000	34.3	3,200	B1-U0-G1	93	3,098	B1-U0-G1	90
LPW-16-50-WW-G3	16	900	3000	47.5	4,263	B1-U0-G1	90	4,128	B1-U0-G1	87

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.

Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

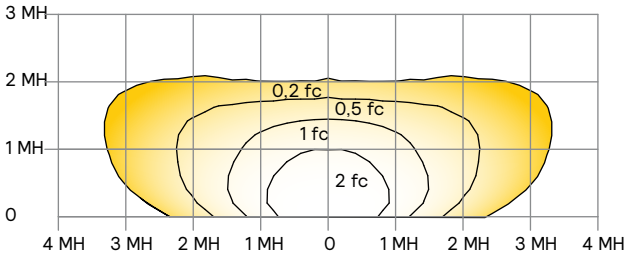
Predicted lumen depreciation data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>54,000 hours	>96%

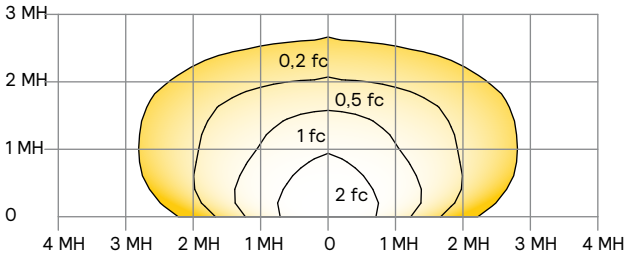
Optical distributions

Based on LPW16-30-NW-G3 at 15' mounting height



Type 3

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.57	1.34	1.00



Type 4

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.46	1.27	0.87

LPW16 LytePro

LED medium wall sconce

General Description

LytePro LED medium wall sconce LPW16 combines excellent performance, design and value to meet the needs of the energy and budget conscious. The LPW16 is available for use in downward facing, surface wall mount applications, over recessed j-boxes or where power can be directly fed through back surface, whereby connections splices can be made inside the luminaire housing. Two SKU's are available as in-stock configurations only (2-day quick ship).

Housing

Die-cast housing houses both the LED and driver assemblies. Design incorporates an integrated heat sink to maximize thermal performance and reliability. Backplate is corrosion free, composite polycarbonate, with built-in level bubble, offers integral interlocking hook and mount design for easy installation.

Mounting

Easy interlocking hook and mount housing/ backplate design for easy installation. Mounts over 3.5", 4" octagonal j-boxes and single gang switch boxes or can be directly lagged to surface. Ensure proper steps for gasket/sealing luminaire to surface.

IP Rating

Optical compartment is IP65 rated.

LED Board and Array

Provides up to 104 lm/W at the system level. Standard color temp is 4000K or 3000K +/- 250K, minimum 70 CRI.

Electrical

Driver efficiency (>90% standard). 120-277V and 347-480V available. All drivers are dimmable. Temp range: -40°C (-40°F) to 40°C (104°F). Open/short circuit protection. Inherent surge protection up to (6KVA). RoHS compliant.

Surge protection (SP1): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.

Listings

Product is cETLus listed suitable for Wet Locations. Suitable for use in ambients from -40°C to 40°C (-40°F to 104°F). DesignLights Consortium® qualified.

Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish.

Warranty

LPW16 luminaires, the LED arrays, and the drivers are all covered by a 5-year limited warranty. See www.signify.com/warranties for details.

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Telephone 855-486-2216

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

IES ROAD REPORT
PHOTOMETRIC FILENAME : LPW16-30-NW-G3-3-UNV.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST] SCALED FROM LRPS2445D
[TESTLAB] SIGNIFY - SAN MARCOS
[ISSUEDATE] 9/20/2018
[MANUFAC] STONCO / KEENE
[LUMCAT] LPW-16-30-NW-G3-3
[LUMINAIRE] LYTEPRO WALL 16 SCONCE
[LAMP] 16 LEDs DRIVEN AT 650mA
[_ABSOLUTELUMENS] 3474 ABSOLUTE LUMENS DELIVERED
[OTHER] DATA SHOWN IS ABSOLUTE LUMENS TESTED PER LM-79

CHARACTERISTICS

IES Classification	Type III
Longitudinal Classification	Medium
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	3474
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	101
Total Luminaire Watts	34.3
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	2608.902
Maximum Candela Angle	60H 72.5V
Maximum Candela (<90 Degrees Vertical)	2608.902
Maximum Candela Angle (<90 Degrees Vertical)	60H 72.5V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	578.189 (16.6% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : LPW16-30-NW-G3-3-UNV.IES

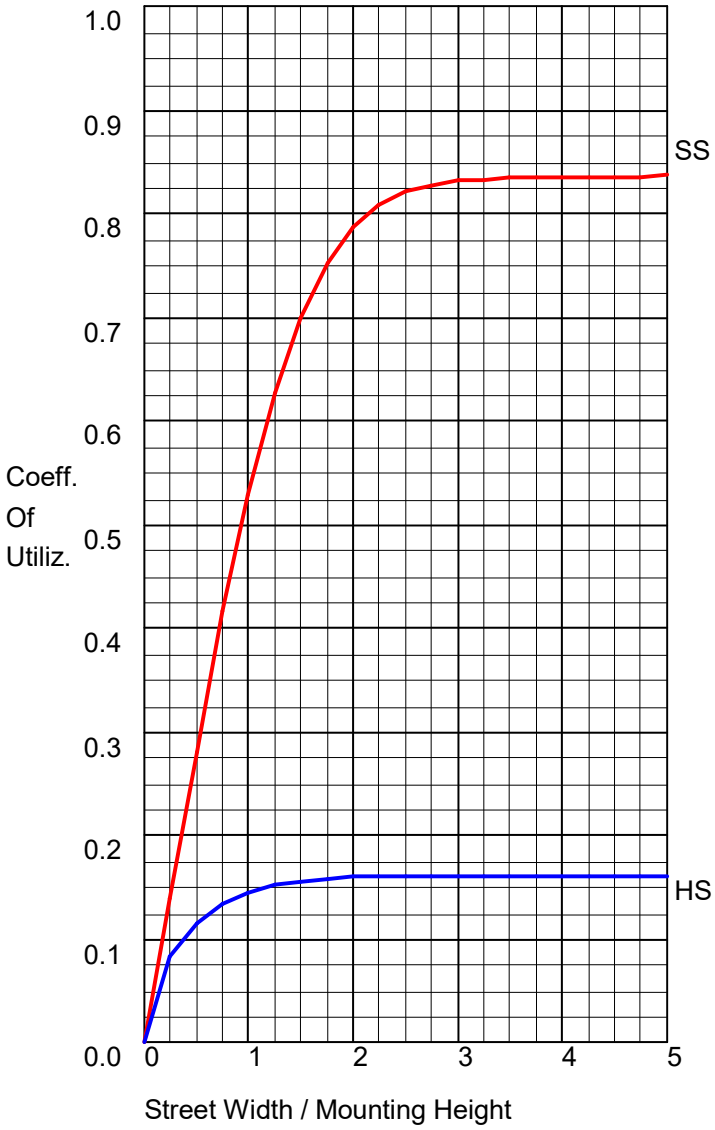
LUMINAIRE CLASSIFICATION SYSTEM (LCS)

	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	436.7	N.A.	12.6
FM - Front-Medium (30-60)	1445.2	N.A.	41.6
FH - Front-High (60-80)	1015.5	N.A.	29.2
FVH - Front-Very High (80-90)	14.1	N.A.	0.4
BL - Back-Low (0-30)	193.9	N.A.	5.6
BM - Back-Medium (30-60)	288.4	N.A.	8.3
BH - Back-High (60-80)	78.8	N.A.	2.3
BVH - Back-Very High (80-90)	1.5	N.A.	0.0
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	3474.1	N.A.	100.0
BUG Rating	B1-U0-G1		

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IES ROAD REPORT
PHOTOMETRIC FILENAME : LPW16-30-NW-G3-3-UNV.IES

COEFFICIENTS OF UTILIZATION



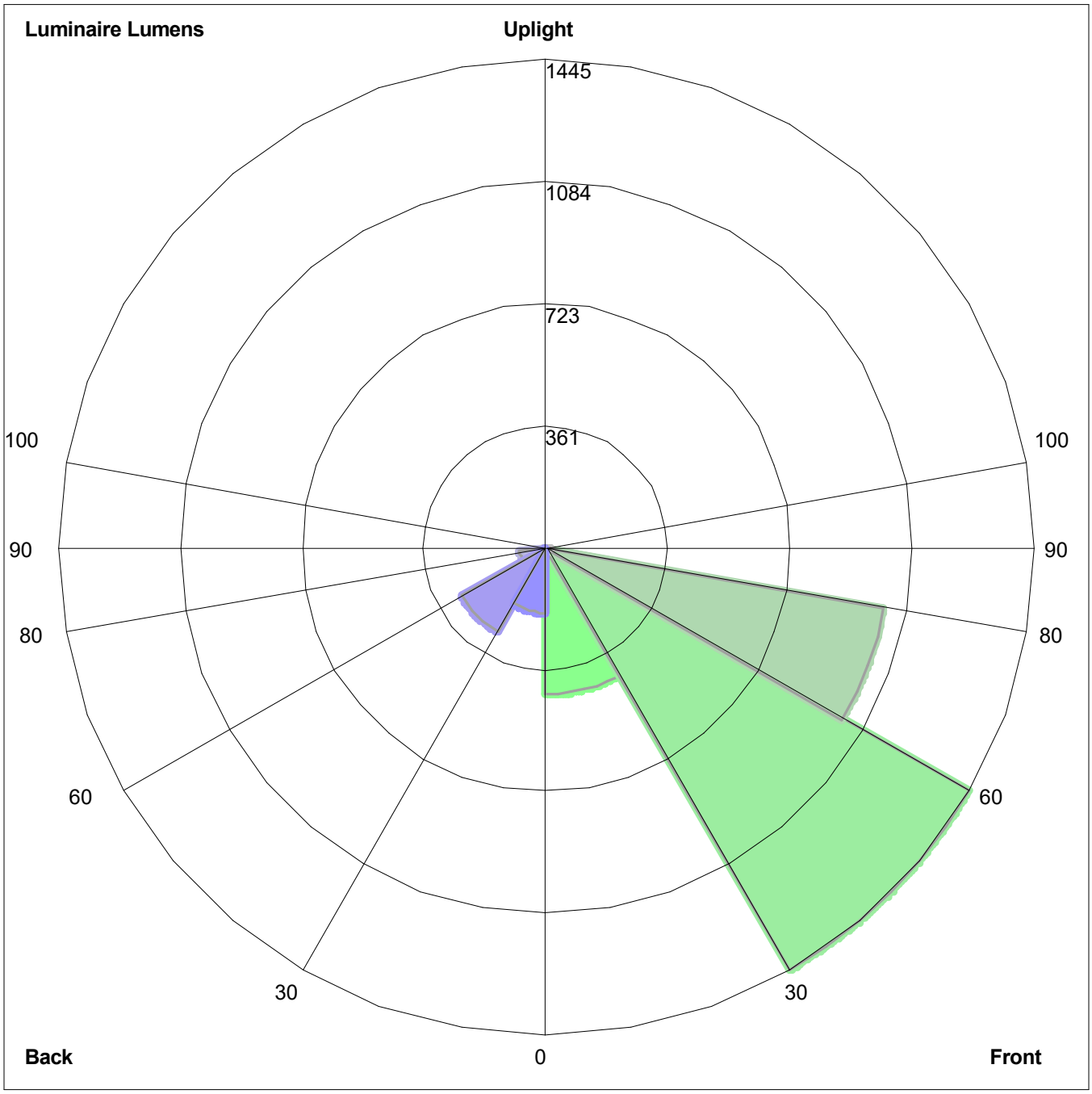
FLUX DISTRIBUTION

	Lumens	Percent Of Luminaire
Downward Street Side	2911.6	83.8
Downward House Side	562.6	16.2
Downward Total	3474.2	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	3474.2	100.0

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IES ROAD REPORT
PHOTOMETRIC FILENAME : LPW16-30-NW-G3-3-UNV.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=436.7, Medium=1445.2, High=1015.5, Very High=14.1
Back: Low=193.9, Medium=288.4, High=78.8, Very High=1.5
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G1

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TODAY IN HISTORY

Today is **Wednesday, Feb. 12**, the 43rd day of 2020. There are 323 days left in the year.

Highlight in History:
On **Feb. 12, 1809**, Abraham Lincoln, the 16th president of the United States, was born in a log cabin in Hardin (now LaRue) County, Kentucky.

On this date:
In **1795**, the University of North Carolina became the first U.S. state university to admit students with the arrival of Hinton James.
In **1914**, groundbreaking took place for the Lincoln Memorial in Washington, D.C. (A year later on this date, the cornerstone was laid.)
In **1924**, George Gershwin's "Rhapsody in Blue" premiered in New York.

Today's birthdays: Movie director **Costa-Gavras** is 87. Basketball Hall of Famer **Bill Russell** is 86. Actor **Joe Don Baker** is 84. Author **Judy Blume** is 82. Former Israeli Prime Minister **Ehud Barak** is 78. Country singer **Moe Bandy** is 76. Actress **Maud Adams** is 75. Actor **Cliff DeYoung** is 74. Actor **Michael Ironside** is 70. Rock musician **Steve Hackett** is 70. Rock singer **Michael McDonald** is 68. Actress **Joanna Kerns** is 67. Actor **Zach Grenier** is 66. Actor-talk show host **Arsenio Hall** is 64. Actor **John Michael Higgins** is 57. Actor **Raphael Sbarge** is 56. Actress **Christine Elise** is 55. Actor **Josh Brolin** is 52.

FLORIDA LOTTERY

LOTTO
Today's jackpot: $9 million
Feb. 8: 5-11-18-30-34-44
POWERBALL
Today's jackpot: $70 million
Feb. 8: 35-49-50-59-66
Powerball: 6
FANTASY 5
Feb. 10: 4-15-17-25-34
PICK 2
Feb. 11 Midday: 8-0
Feb. 10 Evening: 6-2
PICK 3
Feb. 11 Midday: 0-3-6
Feb. 10 Evening: 9-6-3
PICK 4
Feb. 11 Midday: 0-0-1-9
Feb. 10 Evening: 8-6-4-2
PICK 5
Feb. 11 Midday: 9-9-0-6-2
Feb. 10 Evening: 8-8-6-9-2
JACKPOT TRIPLE PLAY
Tuesday's jackpot was: $850,000
Feb. 7: 3-16-21-25-40-44
MEGA MILLIONS
Tuesday's jackpot was: $202 million
Feb. 7: 9-14-27-36-52
Mega Ball: 4
CASH4LIFE
Feb. 10: 5-7-21-22-41
Cash Ball: 1

Bloomberg embraces stop and frisk in 2015 audio

By Alexandra Jaffe and Jonathan Lemire
The Associated Press



Democratic presidential candidate and former New York City Mayor Michael Bloomberg talks to supporters, Feb. 4, in Detroit. [CARLOS OSORIO/ASSOCIATED PRESS FILE PHOTO]

WASHINGTON — Michael Bloomberg is under fire for resurfaced comments in which the Democratic presidential candidate says the way to bring down murder rates is to "put a lot of cops" in minority neighborhoods because that's where "all the crime is."

The billionaire and former New York City mayor made the comments at a 2015 appearance at the Aspen Institute, as part of an overall defense of his support for the controversial "stop and frisk" policing tactic that has been found to disproportionately affect minorities.

Bloomberg launched his presidential bid late last year with an apology for his support for the policy. He's taking an unconventional approach to the campaign, bypassing the traditional early states and gaining attention by flooding the airwaves with hundreds of millions of dollars in ads. He's spent recent days courting black voters whose support will be crucial to winning the Democratic nomination and will begin a campaign swing through the South on Wednesday.

Seeking to blunt any political fallout from the comments, Bloomberg said Tuesday the remarks "do not reflect my commitment to criminal justice reform and racial equity."

But the audio of his Aspen speech highlights his embrace of the policy just a few years ago and suggests he was aware of the disproportionate impact of stop and frisk on minorities. Bloomberg says that "95%" of murders and murder victims are young male minorities and that "you can just take the description, Xerox it and pass it out to all the cops." To combat crime, he says, "put a lot of cops where the crime is, which means in minority neighborhoods."

In the audio, he acknowledges that focusing police forces in minority neighborhoods means minorities are disproportionately arrested for marijuana possession but dismisses that as a necessary consequence. "Why do we do it? Because that's where all the crime is," Bloomberg said.

And to "get the guns out of the kids' hands," Bloomberg says, police must "throw 'em against the wall and frisk 'em."

"And they say, 'Oh, I don't want that. I don't wanna get caught.' So they don't bring the gun," he says.

According to a report in the Aspen Times that year, Bloomberg blocked the release of video of the Aspen Institute appearance. But the Aspen Times reporter uploaded what appears to be the full audio online, and it drew renewed attention Monday after podcaster Benjamin Dixon circulated it on Twitter.

In his Tuesday statement, Bloomberg notes that he "inherited the practice of stop and frisk" from Rudy Giuliani's administration and noted that by the time he left office at the end of 2013, he had significantly reduced its use. He said, "I should have done it faster and sooner."

But stop and frisk expanded dramatically on Bloomberg's watch, reaching a peak in 2011 when over 685,000 people were stopped, according to data from the American Civil Liberties Union. While its use declined significantly after that, Bloomberg stood by the program even in the face of widespread criticism and legal challenges.

Bloomberg has since distanced himself from the policy since launching his presidential campaign as part of a broader strategy aimed at appealing to minority voters. He's also acknowledged his own white privilege and released policies focused on issues central to some African American communities, like black homeownership and maternal mortality rates.

But the comments gave Bloomberg's political rivals an opportunity to pounce. Activist Tom Steyer, who is working aggressively to attract black voters in South Carolina ahead of that state's Feb. 29 primary, called the comments "extremely disturbing."

"The racist stereotypes he uses have no place today, and anyone running for the presidential nomination should disavow them," Steyer said.

Former Vice President Joe Biden is also staking his campaign on a strong showing in South Carolina. His top adviser, Symone Sanders, called the comments "sad and despicable," and said he "will have to answer for these comments."

Hill collapses, roads flooded, dam eroded by Southern rains

By Jay Reeves
The Associated Press

BIRMINGHAM, Ala. — A Tennessee hillside collapsed, roads were flooded and rivers were rising across the Southeast on Tuesday after a day of heavy rains that once again threatened a Mississippi lake where a dam previously was in danger of failing.

The National Weather Service said minor to moderate flooding was expected from central Mississippi to north Georgia following downpours. The Tennessee River was predicted to crest about 7 feet above flood level at Perryville, Tennessee, on Sunday.

Near Great Smoky Mountains National Park in eastern Tennessee, tons of rock and soil slid off a 70-foot hillside and blocked the northbound side of a U.S. 441 spur linking the tourist towns of Gatlinburg and Pigeon Forge, the National Park Service said.

At least 45 dump truck loads will be required to clear the road, officials estimated, but no injuries were reported.

Multiple roads were covered with water or washed out because of rainfall that exceeded 5 inches in spots across central Alabama, and forecasters said totals could reach 6 inches by nightfall.

Schools opened late or closed in parts of Alabama, Mississippi and Louisiana because of flash flooding. A flood watch stretched from eastern Texas to Mississippi, and parts of Alabama were under flood warnings.

North of Birmingham in Cullman, the sheriff's office said Deputy Adam Clark and his police dog were badly injured in a wreck during heavy rains overnight. The cause of the crash was under investigation.

In eastern Mississippi, officials in Starkville said the water at Oktibbeha County Lake had once again reached a critical level just weeks after heavy rains caused a mudslide that put the earthen dam in danger of failing.

Pumps had been used to lower the lake level by about 8 feet since mid-January, but officials said the water had risen to an even higher than before because of recent storms.

"It has risen over 8.5 feet from our low elevation during pumping and continues to rise," said a statement by Kristen Campanella, emergency management director in Oktibbeha County.

Officials also were monitoring the site of a potential dam failure in Yazoo County, where the Mississippi Emergency Management Agency said a 40-acre lake in a subdivision was leaking around a culvert and washing away dirt, threatening four homes and a church. Five homes were evacuated after a levee breach in Leake.

Elsewhere in Mississippi, 25 homes had been damaged and four people were hurt in wrecks caused by vehicles hydroplaning on wet roads, according to the state. The damage was worst in Yazoo, where a dozen people were displaced from homes.



Crews work to replace drainage pipes at the Oktibbeha County Lake dam Tuesday in Starkville, Miss., as heavy rains cause water levels to rise. [RYAN PHILLIPS/THE STARKVILLE DAILY NEWS VIA THE ASSOCIATED PRESS]

In addition, the National Weather Service confirmed Tuesday that an EF-1 tornado touched down Monday about 2.5 miles northwest of Piave, Mississippi, in Greene County. The twister caused minor roof damage and uprooted several trees, the weather agency said.

The Tennessee Valley region has received 550% of its normal rainfall during the past seven days, James Everett, senior manager of the Tennessee Valley Authority's River Forecast Center, said in a briefing. Rainfall averaged around 6 inches across the valley, but some places got as much as 9 inches.

"We're getting a brief break in rainfall today, but we expect it to pick up tomorrow through Thursday," Everett said.

To manage all of the water, the TVA will continue storing water in large mountain reservoirs to help reduce flooding downstream, Everett said. The agency plans to adjust its strategy for water storage and flows depending on how much more water falls on the already saturated ground, he said.

Isolated tornadoes and winds in excess of 60 mph are possible in some areas of the South after nightfall Wednesday, the National Weather Service said.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed land use map change from Agriculture to Industrial, a proposed rezoning from Agriculture to Light and Warehouse Industrial (ILW), and a proposed development plan located at 13218 NW County Rd. 235 on tax parcel number 03918-003-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.
The meeting will be held at 6:00 PM on February 26, 2020 at the Alachua Branch Library located at 14913 NW 140th Street, Alachua, FL 32615.

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Contact: Clay Sweger, AICP, LEED AP
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Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Deptarment 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

NEIGHBORHOOD WORKSHOP NOTICE

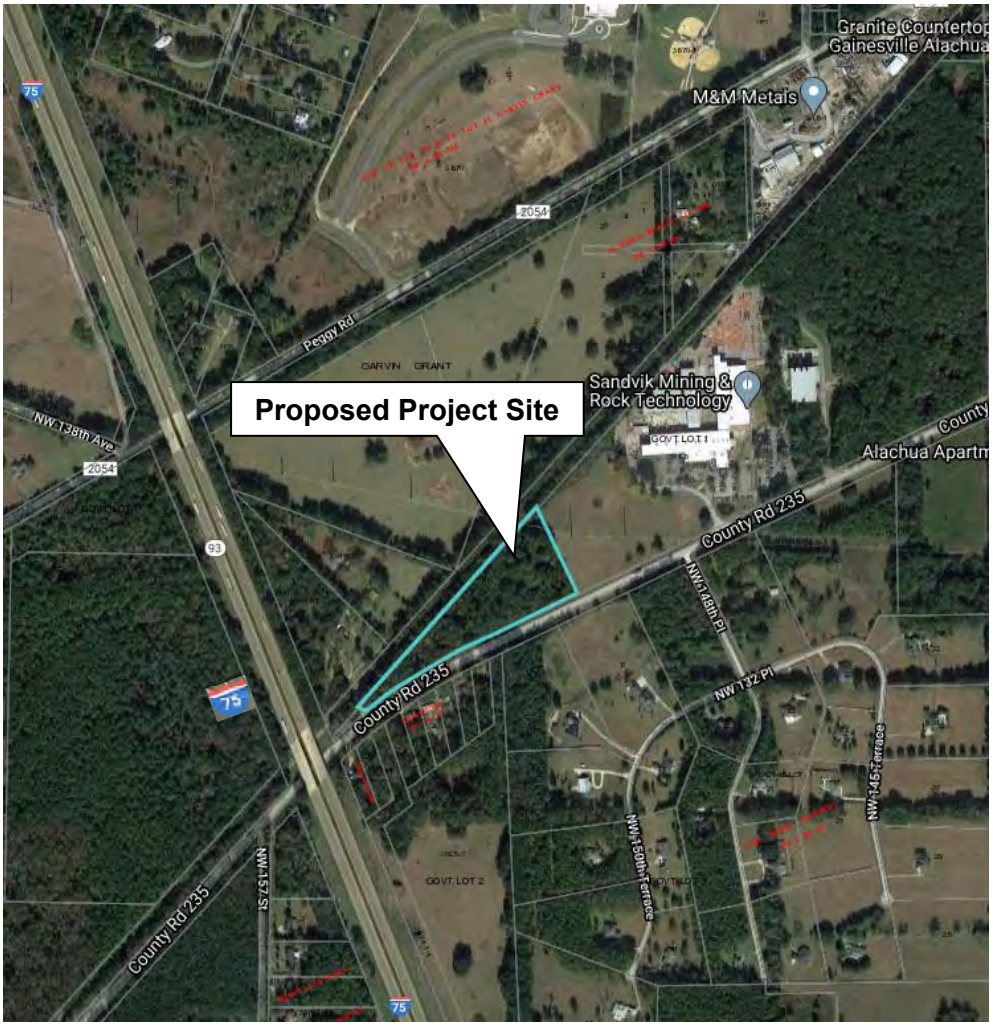
Date: February 26, 2020

Time: 6:00 PM

Place: Alachua Branch Library
14913 NW 140th Street
Alachua, FL 32615

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed land use map change from Agriculture to Industrial, a proposed rezoning from Agriculture to Light and Warehouse Industrial (ILW), and a proposed development plan located at 13218 NW County Rd. 235 on tax parcel number 03918-003-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



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Neighborhood Meeting - Sign-in Sheet

Project: Proposed Land Use Map Change, Rezoning, and Development Plan

Date & Time: February 26, 2020 at 6:00 PM

Location: Alachua Branch Library
14913 NW 140th St
Alachua, FL 32615

NAME	ADDRESS	PHONE	EMAIL
DUANE HELLE	13217 NW CR 235	352 317-2574	DUANE.HELLE@GMAIL
Christy Jacobi	13123 NWCR 235	352-256-4516	Cjacobi.OJ@gmail.com
STEVEN HESS	13019 NW CR235		FLOON@UFL.EDU

Neighborhood Meeting Minutes

Project: Proposed Land Use Change, Rezoning & Development Plan

Meeting Date & Time: February 26, 2020 at 6:00 PM

Location: Alachua Library Branch
14913 NW 140th Street
Alachua, FL 32615

Community Participants: 5

Project Representatives: Clay Sweger, eda

Meeting Minutes:

Clay Sweger introduced eda and the project, a proposed land use map change from Agriculture to Industrial, a proposed rezoning from Agriculture to Light and Warehouse Industrial (ILW), and a proposed development plan located at 13218 NW County Rd. 235 on tax parcel number 03918-003-000. The development plan proposes two buildings (one 9,000 SF building and another 6,000 SF building) along with associated parking lot, infrastructure, stormwater area, etc.

The floor was then opened for questions from the meeting attendees:

Q: Will there be only one access point on CR 235?
A: Yes, there will be only one access point. It is shown on the proposed development plan.

Q: Who cleared the trees?
A: Some trees were harvested by the previous property owner per proper permitting.

Q: We understand what will be in the proposed 9,000 SF building, but what will be in the other building?
A: At this time, the other building is proposed to attract another local business, which has not yet been determined.

Q: What kind of uses can be in that extra building?
A: Only uses that are allowed in the ILW zoning would be allowed, which is light industrial-type uses.

Q: What is the timeline for this project?
A: The land use and zoning change applications are proposed to be submitted tomorrow and will likely go to the P&Z board in April and City Commission in May. We will then submit the

proposed development plan application which will go through an approximately 3 month review process.

Q: Will there be site lighting?

A: The only lighting that we are proposing is some lighting on the buildings themselves and will comply with the City's land development code regulations.

Q: We are concerned with traffic, will there be turn lanes?

A: The connection to County Road 235 will be permitted through Alachua County and they will make a determination on what improvements are required in the right of way.

Tax Parcel 03918-003-000
13218 NW COUNTY RD 235

LEGAL DESCRIPTION:
PART OF GOVERNMENT LOTS 1, 2, AND 3 LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING SOUTH OF A.C.L. RAILROAD (NOW SEABOARD COASTLINE RAILROAD), AND NORTH OF STATE ROAD NO. 235 DESCRIBED AS: STARTING AT THE NW CORNER OF THE NE QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN SOUTH 00°20'48" WEST, 2407.72 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S.R. 235; THENCE RUN SOUTH 68°15'11" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 992.31 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING RUN NORTH 21°44'49" WEST A DISTANCE OF 482.44 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 46°03'11" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 1340.58 FEET; THENCE RUN SOUTH 52°15'41" EAST 46.31 FEET TO THE NORTHERLY RIGHT OF WAY OF S.R. 235 SAID POINT BEING ON A CURVE; THENCE RUN EASTERLY ALONG SAID RIGHT OF WAY AND CURVE, SAID CURVE HAVING A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 12°01'38", AN ARC LENGTH OF 611.86 FEET TO THE P.C. OF SAID CURVE, THENCE CONTINUE ALONG SAID RIGHT OF WAY 610.32 FEET TO THE POINT OF BEGINNING.
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Warranty Deed

This Warranty Deed made this **12th** day of **December**, **2019** between **JASON MALLARD, a married man and COLBY THOMPSON, married man** whose post office address is **9310 NW 188TH WAY , Alachua, FL 32615**, grantor, and **BLACK FLAG MEATALSMITH, LLC, a Florida Limited Liability Company** whose post office address is **9744 NW 27TH PLACE , Gainesville, FL 32606**, grantee:

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

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

Part of Government Lots 1, 2 and 3, lying in Section 22, Township 8 South, Range 18 East, lying South of A.C.L. Railroad (now Seaboard Coastline Railroad), and North of State Road No. 235 described as: starting at the NW corner of the NE quarter of Section 22, Township 8 South, Range 18 East, thence run South 00°20'48" West, 2,407.72 feet to the Northerly right of way line of S.R. 235; thence run South 68°15'11" West along said right of way a distance of 992.31 feet to the point of beginning; from the Point of Beginning run North 21°44'49" West a distance of 482.44 feet to the Southerly right of way line of the Seaboard Coastline Railroad; thence run South 46°03'11" West along said right of way a distance of 1340.58 feet; thence run South 52°15'41" East 46.31 feet to the Northerly right of way of S.R. 235 said point being on a curve; thence run Easterly along said right of way and curve, said curve having a radius of 2914.79 feet, a central angle of 12°01'38", an arc length of 611.86 feet to the P.C. of said curve, thence continue along said right of way 610.32 feet to the point of beginning.

Parcel Identification Number: 03918-003-000

Subject to taxes for 2020 subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

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

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

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: JOHN F. ROSCOW, IV

Witness Name: ASHLEY M. SWIGER

_____(Seal)
JASON MALLARD

_____(Seal)
COLBY THOMPSON

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 12th day of December, 2019 by JASON MALLARD and COLBY THOMPSON, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

JOHN F. ROSCOW, IV
Notary Public - State of Florida
Commission # GG 308363
My Comm. Expires June 3, 2023

Notary Public

Printed Name: _____

My Commission Expires: _____

Detail by Entity Name

Florida Limited Liability Company
BLACK FLAG METALSMITH LLC

Filing Information

Document Number	L16000074325
FEI/EIN Number	81-2296291
Date Filed	04/14/2016
Effective Date	04/14/2016
State	FL
Status	ACTIVE

Principal Address

9744 NW 27TH PL
GAINESVILLE, FL 32606

Mailing Address

9744 NW 27TH PL
GAINESVILLE, FL 32606

Registered Agent Name & Address

PRIVETTE, SARAH M
9744 NW 27TH PL
GAINESVILLE, FL 32606

Name Changed: 02/11/2019

Authorized Person(s) Detail

Name & Address

Title VMG

PRIVETTE, SARAH M
9744 NW 27TH PL
GAINESVILLE, FL 32606

Title P

Privette, Christopher A
9744 NW 27TH PL
GAINESVILLE, FL 32606

Annual Reports

Report Year	Filed Date
2017	01/22/2017
2018	03/19/2018
2019	02/11/2019

Document Images

02/11/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
01/22/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- Florida Limited Liability	View image in PDF format

John Power TAX COLLECTOR Serving Alachua County

2019 Roll Details — Real Estate Account At 13218 NW COUNTY RD 235

Print this page

Real Estate Account #03918 003 000 | Parcel details | **Latest bill** | **View/Print full bill history**

2019	2018	2017	2016	...	2002
PAID	**PAID**	**PAID**	**PAID**		**PAID**

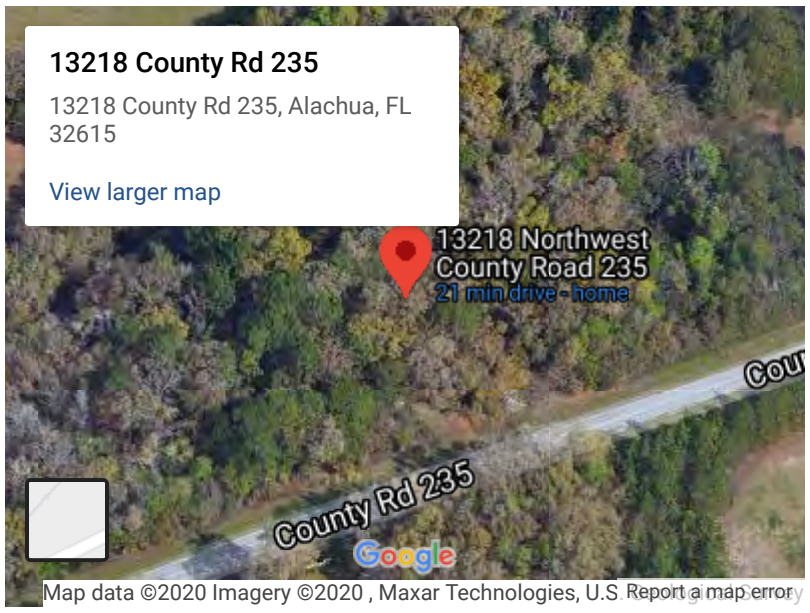
Get Bills by Email

PAID 2019-12-13 $534.53
Receipt #19-0061479

Owner: MALLARD & THOMPSON
9310 NW 188TH WAY
ALACHUA, FL 32615
Situs: 13218 NW COUNTY RD 235

Account number: **03918 003 000**
Alternate Key: 15416
Millage code: 1700
Millage rate: 22.8734

Assessed value: 19,728
School assessed value: 19,728
Unimproved land value: 19,728



Location is not guaranteed to be accurate.

Property Appraiser
View

2019 Annual bill

Ad valorem: $451.25
Non-ad valorem: $99.81
Total Discountable: 551.06
No Discount NAVA: 0.00
Total tax: $551.06

Legal description

COM 210 FT NE/LY FROM INT E R/W I-75 AND S R/W ACL RR POB: NE/LY ALONG R/W 1340.58 FT S 21 DEG E 482.44 FT SW/LY ALONG R/W TO PT 226 FT EAST OF E R/W I-75 N 52 DEG W 46.31 FT TO POB OR 4586/0408

Location

Book, page, item: 4586-0408-
Geo number: 22-08-18-03918003000
Range: 18
Township: 08
Section: 22
Neighborhood: 233200.00
Use code: 000
Total acres: 6.850

VISA MasterCard American Express Cards DISCOVER e-check

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Date: October 29, 2020

Project: Black Flag Metalsmith Site Plan
Location: 13218 NW County Road 235, Alachua, FL 32615
Site Area: 6.85 acres

Site Description:
The triangular shaped 6.85-acre property is located on the northern side of County Road 235 just east of I-75 and south of ACL/Seaboard Coastline Railroad at 13218 NW County Road in Alachua, Florida, 32615.

Comment 2.d. from the July 20, 2020 review states "Due to previous site clearing, an aerial image is not sufficient to show regulated and heritage trees to be preserved as required per Section 6.2.2(G)(1)(a). Please submit ground photographs of regulated and heritage trees to be preserved."

Comment 1.a. Remaining Issue states "Photographs have been provided for several trees to be preserved, but have not been provided for all trees to be preserved. Provide pictures of preserved trees 1-3, 7-42, 75-109.

The following table outlines the healthy existing trees to be preserved on site and the number of credits associated with each. The first column of the table (titled "Tree #") shows the identification number corresponding to each tree preserved for credit. These numbers are used to label the trees in the subsequent images. The trees deemed healthy and to be preserved and their corresponding tree identification numbers can be found on the attached Sheet L100, Tree Preservation and Removal Plan.

TREE CREDITS TABLE

Tree #	Tree Code	Common Name	Botanical Name	DBH	Health	Credits
1	lao	Laurel Oak	Quercus hemisphaerica	19	Good	3
2	lao	Laurel Oak	Quercus hemisphaerica	14	Good	3
3	lao	Laurel Oak	Quercus hemisphaerica	28	Good	6
4	lao	Laurel Oak	Quercus hemisphaerica	9	Good	1
5	lao	Laurel Oak	Quercus hemisphaerica	9	Good	1
6	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
9	lao	Laurel Oak	Quercus hemisphaerica	9	Good	1
10	lao	Laurel Oak	Quercus hemisphaerica	8	Good	1
11	lao	Laurel Oak	Quercus hemisphaerica	28	Good	6
12	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
14	lao	Laurel Oak	Quercus hemisphaerica	9	Good	1
15	lao	Laurel Oak	Quercus hemisphaerica	19	Good	3
16	lao	Laurel Oak	Quercus hemisphaerica	22	Good	6
17	lao	Laurel Oak	Quercus hemisphaerica	18	Good	3
18	lao	Laurel Oak	Quercus hemisphaerica	18	Good	3
19	lao	Laurel Oak	Quercus hemisphaerica	18	Good	3
20	lao	Laurel Oak	Quercus hemisphaerica	19	Good	3
21	lao	Laurel Oak	Quercus hemisphaerica	13	Good	3
22	lao	Laurel Oak	Quercus hemisphaerica	23	Good	6
23	lao	Laurel Oak	Quercus hemisphaerica	15	Good	3
24	lao	Laurel Oak	Quercus hemisphaerica	23	Good	6
25	lao	Laurel Oak	Quercus hemisphaerica	16	Good	3
26	lao	Laurel Oak	Quercus hemisphaerica	16	Good	3
27	lao	Laurel Oak	Quercus hemisphaerica	14	Good	3
28	lao	Laurel Oak	Quercus hemisphaerica	17	Good	3
29	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
30	lao	Laurel Oak	Quercus hemisphaerica	8	Good	1
31	lao	Laurel Oak	Quercus hemisphaerica	13	Good	3
32	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
33	lao	Laurel Oak	Quercus hemisphaerica	9	Good	1
34	lao	Laurel Oak	Quercus hemisphaerica	13	Good	3
35	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
36	lao	Laurel Oak	Quercus hemisphaerica	14	Good	3
37	lao	Laurel Oak	Quercus hemisphaerica	8	Good	1

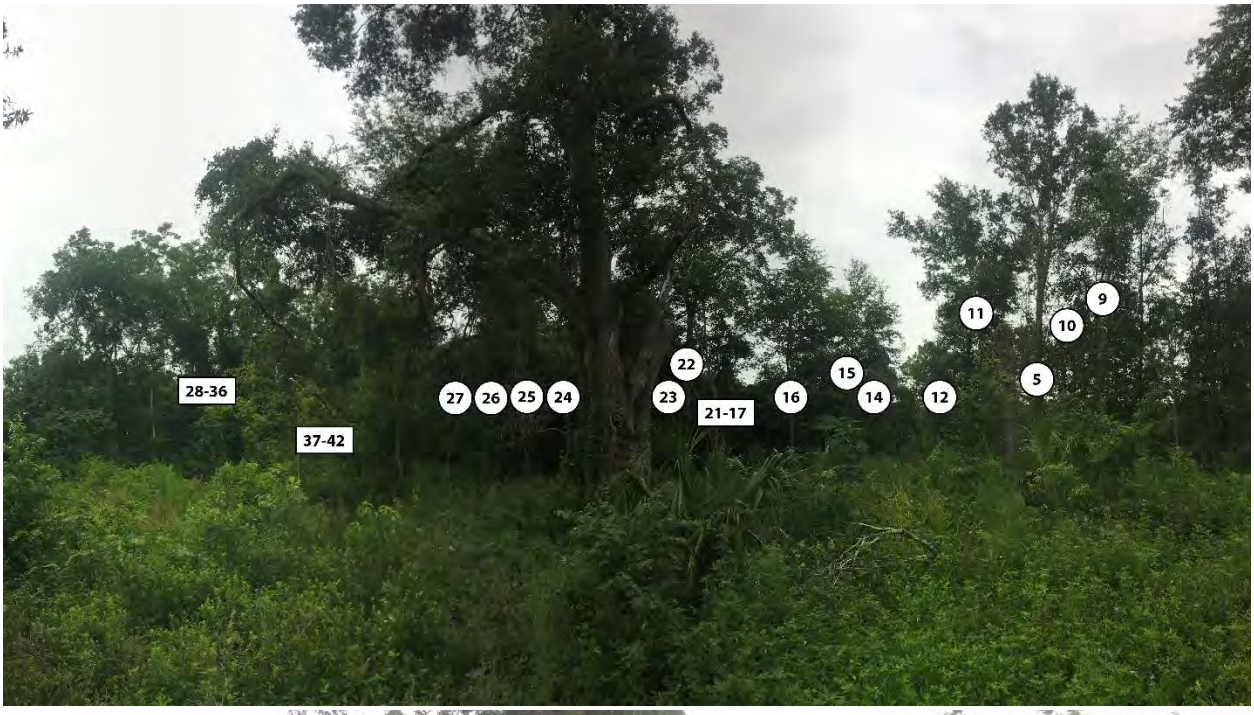
38	lao	Laurel Oak	Quercus hemisphaerica	8	Good	1
40	lao	Laurel Oak	Quercus hemisphaerica	9	Good	1
41	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
42	lao	Laurel Oak	Quercus hemisphaerica	15	Good	3
47	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
48	lao	Laurel Oak	Quercus hemisphaerica	36	Good	12
49	mma	Mimosa	Albizia julibrissin	9	Good	1
50	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
51	lao	Laurel Oak	Quercus hemisphaerica	48	Good	20
52	ca	Camphor	Cinnamomum camphora	9	Good	1
53	lao	Laurel Oak	Quercus hemisphaerica	41	Good	20
54	lao	Laurel Oak	Quercus hemisphaerica	14	Good	3
55	lao	Laurel Oak	Quercus hemisphaerica	25	Good	6
56	lao	Laurel Oak	Quercus hemisphaerica	28	Good	6
57	lao	Laurel Oak	Quercus hemisphaerica	13	Good	3
58	lao	Laurel Oak	Quercus hemisphaerica	16	Good	3
59	ca	Camphor	Cinnamomum camphora	12	Good	3
60	lao	Laurel Oak	Quercus hemisphaerica	29	Good	6
61	lao	Laurel Oak	Quercus hemisphaerica	32	Good	12
62	lao	Laurel Oak	Quercus hemisphaerica	35	Good	12
63	lao	Laurel Oak	Quercus hemisphaerica	31	Good	12
64	lao	Laurel Oak	Quercus hemisphaerica	28	Good	6
65	lao	Laurel Oak	Quercus hemisphaerica	18	Good	3
66	lao	Laurel Oak	Quercus hemisphaerica	28	Good	6
67	lao	Laurel Oak	Quercus hemisphaerica	20	Good	6
68	lao	Laurel Oak	Quercus hemisphaerica	20	Good	6
70	lao	Laurel Oak	Quercus hemisphaerica	34	Good	12
71	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
72	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
73	lao	Laurel Oak	Quercus hemisphaerica	29	Good	6
74	lao	Laurel Oak	Quercus hemisphaerica	32	Good	12
75	mp	Red Maple	Acer rubrum	9	Good	1
76	lao	Laurel Oak	Quercus hemisphaerica	29	Good	6
77	ro	Southern Red Oak	Quercus falcata	26	Good	6
82	mp	Red Maple	Acer rubrum	10	Good	3
83	ro	Southern Red Oak	Quercus falcata	20	Good	6
84	lao	Laurel Oak	Quercus hemisphaerica	29	Good	6
85	ro	Southern Red Oak	Quercus falcata	30	Good	12
86	ro	Southern Red Oak	Quercus falcata	30	Good	12
87	ro	Southern Red Oak	Quercus falcata	22	Good	6
88	lao	Laurel Oak	Quercus hemisphaerica	37	Good	12

89	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
90	lao	Laurel Oak	Quercus hemisphaerica	19	Good	3
94	lao	Laurel Oak	Quercus hemisphaerica	23	Good	6
97	lao	Laurel Oak	Quercus hemisphaerica	32	Good	12
98	ro	Southern Red Oak	Quercus falcata	25	Good	6
102	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
103	lo	Live Oak	Quercus virginiana	30	Good	12
107	lao	Laurel Oak	Quercus hemisphaerica	16	Good	3
108	lao	Laurel Oak	Quercus hemisphaerica	8	Good	1
109	ro	Southern Red Oak	Quercus falcata	41	Good	20
110	lao	Laurel Oak	Quercus hemisphaerica	18	Good	3
111	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
112	lao	Laurel Oak	Quercus hemisphaerica	13	Good	3
113	lao	Laurel Oak	Quercus hemisphaerica	13	Good	3
114	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
115	lao	Laurel Oak	Quercus hemisphaerica	23	Good	6
116	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
117	lao	Laurel Oak	Quercus hemisphaerica	32	Good	12
118	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
119	lao	Laurel Oak	Quercus hemisphaerica	13	Good	3
120	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
121	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
122	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
123	lao	Laurel Oak	Quercus hemisphaerica	17	Good	3
124	hi	Hickory	Carya sp.	17	Good	3
125	lao	Laurel Oak	Quercus hemisphaerica	10	Good	3
126	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
127	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
128	lao	Laurel Oak	Quercus hemisphaerica	22	Good	6
129	lao	Laurel Oak	Quercus hemisphaerica	8	Good	1
130	lao	Laurel Oak	Quercus hemisphaerica	15	Good	3
131	lao	Laurel Oak	Quercus hemisphaerica	23	Good	6
132	lao	Laurel Oak	Quercus hemisphaerica	17	Good	3
133	lao	Laurel Oak	Quercus hemisphaerica	19	Good	3
134	lao	Laurel Oak	Quercus hemisphaerica	9	Good	1
135	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
136	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
137	lao	Laurel Oak	Quercus hemisphaerica	12	Good	3
138	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
139	lao	Laurel Oak	Quercus hemisphaerica	11	Good	3
						541


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TREE MITIGATION REQUIREMENTS

REGULATED TREES

Per Sec. 2.1.(D)(1) *New trees shall be installed to replace healthy regulated trees removed pursuant to this section. Regulated trees shall be replaced on a one-for-one basis.*

Reference Code	Caliper (DBH)	Common Name	Scientific Name	Health	Mitigation Required
lao	10	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
pc	12	Pecan	Carya sp.	Good	1 for 1
lao	12	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	12	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	13	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	13	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
pc	14	Pecan	Carya sp.	Good	1 for 1
pc	15	Pecan	Carya sp.	Good	1 for 1
pa	15	Palm	Sabal palmetto	Good	1 for 1
lao	16	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
pc	17	Pecan	Carya sp.	Good	1 for 1
pc	18	Pecan	Carya sp.	Good	1 for 1
lo	21	Live Oak	Quercus virginiana	Good	1 for 1
lao	24	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	25	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	28	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	29	Laurel Oak	Quercus hemisphaerica	Good	1 for 1
lao	21	Laurel Oak	Quercus hemisphaerica	Poor	None
lao	22	Laurel Oak	Quercus hemisphaerica	Poor	None

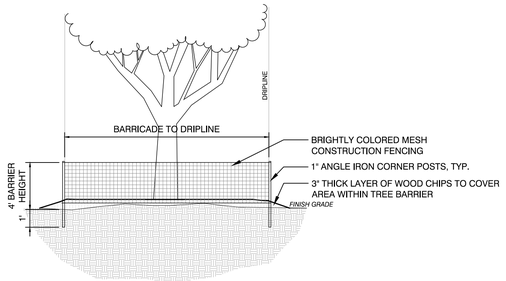
REQUIRED: 17 TREES
PROVIDED: 17 TREES (4 VIA SITE LANDSCAPING REQUIREMENTS, 13 OTHERS, ALL MARKED WITH 'M' ON SHEETS L300 AND L301)
REQUIREMENT SATISFIED.

HERITAGE TREES

Per Sec. 2.1.(D)(1) *Healthy heritage and champion trees removed as provided herein shall be replaced on an inch-for-inch basis.*

Reference Code	Caliper (DBH)	Common Name	Scientific Name	Health	Mitigation Required
lao	30	Laurel Oak	Quercus hemisphaerica	Good	30"
lao	32	Laurel Oak	Quercus hemisphaerica	Good	32"
lo	38	Live Oak	Quercus virginiana	Good	38"
lao	57	Laurel Oak	Quercus hemisphaerica	Dead	None

REQUIRED: 100"
PROVIDED: 100" OF TREES, MARKED WITH 'M' ON SHEET L-300.
REQUIREMENT SATISFIED.

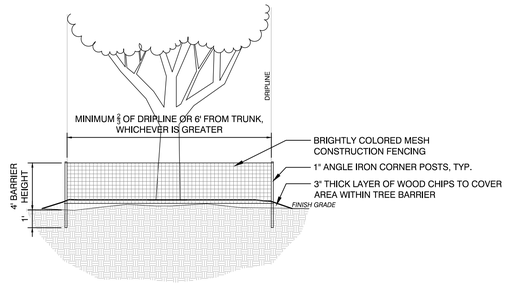


NOTES:

1. BARRICADES SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING AND SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES.
2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED HERITAGE TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED HERITAGE TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
5. NO GRADE CHANGES MAY OCCUR IN THE TREE BARRIER AREA UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:(1)THE CLEARING OF VEGETATION EXCEPT BY HAND;(2)THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;(3)THE PLACEMENT OF DEBRIS;(4)THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;(5)THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND(6)THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1 (D) (1), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED HERITAGE TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

1 HERITAGE TREE PROTECTION

SCALE: NTS P-ED-15



NOTES:

1. BARRICADES SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING AND SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES.
2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
5. NO GRADE CHANGES MAY OCCUR IN THE TREE BARRIER AREA UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:(1)THE CLEARING OF VEGETATION EXCEPT BY HAND;(2)THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;(3)THE PLACEMENT OF DEBRIS;(4)THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;(5)THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND(6)THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1 (D) (1), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

2 REGULATED TREE PROTECTION

SCALE: NTS P-ED-14

NORTH

SCALE: 1" = 50'

0 25 50 100

GRAPHIC SCALE

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

Contact: Marsha Swider
(352) 373-3541

No.	Date	Comment

This item has been digitally signed and sealed using a digital signature.
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Professional Landscape Architect of Record:

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

Project No: 20-018

Project phase: CONSTRUCTION PLANS

Project title: BLACK FLAG METALSMITH CITY OF ALACHUA, FLORIDA

Sheet title: TREE PRESERVATION AND REMOVAL PLAN

Designed:	CSV
Drawn:	MAB
Checked:	TAR
Date:	10/30/20

Sheet No.: L100

Residential Protection Standard Responses
Black Flag Metalsmith

6.6.3 Residential protection standards.

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

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

Response: No activity shall occur on site and no deliveries shall be accepted before 7am on weekdays and before 8am on weekend days, not shall any activity occur on site and nor shall any deliveries be made after 8pm on weekdays and 9pm on weekend days.

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

Response: No activity shall occur that generates noise, odor, glare, vibrations, or other similar impacts which are discernable to any location off site.

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

Response: The trash receptacles are proposed to the rear of Building B, away from residential uses.

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

Response: The loading and delivery area is proposed to the rear of Building A, furthest from residential uses.

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

Response: Except lighting that is necessary for security, safety, or identification purposes, lighting shall be turned off during non-operating hours.

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

Response: No outdoor machines or activities are proposed.

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

Response: Mitigation trees shall be placed along the CR 235 frontage to the maximum extent practicable in order to provide a visual buffer between the proposed development and nearby residential uses.

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

Response: Both buildings proposed are only one story, with a maximum eave height of 20'. See elevations included with site plan.

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

Response: Natural lighting and solar access for the proposed development and nearby residential properties will not be impeded by this development.

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

Response: Proposed uses will not produce odors or fumes that require ventilation.

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

Response: The proposed driveways and parking areas will all be paved to control dust.

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

Response: The proposed buildings are place facing the street and waste receptacles and loading areas are designed to the rear, away from residential uses.

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Consultants in: Geotechnical Engineering • Environmental Engineering
Construction Materials Testing • Threshold Inspection • Private Provider Inspection

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• West Palm Beach, FL

November 12, 2020

Gray Construction
222 W. Wade Street
Trenton, FL 32693

Attention: Mr. Joe White

Reference: **Report of Geophysical Surveying Services**
Black Flag Metalsmith
13218 NW County Road 235
Alachua, Alachua County, Florida
UES Project No. 0230.2000019.0000 UES Report No. 1817964

Dear Mr. White:

Enclosed is a copy of the report on Electrical Resistivity Imaging (ERI) and Ground Penetrating Radar (GPR) surveys conducted at the above referenced location. The survey was performed by Geoview, Inc. This geophysical survey is submitted in satisfaction of the contracted scope of services. Our services were performed in accordance with UES Proposal No. 1760588 dated April 3, 2020. The geophysical survey was conducted at the referenced site in Alachua, Florida.

Results of the GPR survey indicated the presence of a well-defined relatively continuous set of GPR reflectors at an approximate depth range of 1 to 3 feet below existing grades. The reflector set is most likely associated with some changes in lithological conditions at that depth range. Penetration depth of GPR signal was very limited due to the presence of near surface silty to clayey sediments. No observed areas of significant down warping or other indications of possible sinkhole activity were observed. However, GPR data did identify areas of suspected buried debris in the eastern portion of the survey area.

Analysis of the ERI transects indicate the presence of moderate resistivity near-surface materials, mostly associated with sandy to silty soil identified in the SPT borings. The moderate resistivity layer is underlain by a low resistivity layer, mostly associated with clayey soils identified in the SPT borings. Based on ERI survey, no indication of sinkhole activity was observed in the ERI transects. The majority of the site appears to be underlain by clayey layer to a depth range of 7 to 15 feet below surface.

We appreciate the opportunity to have assisted you on this project and look forward to a continued association. Please do not hesitate to contact our office if you should have any questions, or to assist you with the remaining phase of the project.

Respectfully submitted,

UNIVERSAL ENGINEERING SCIENCES, LLC.
Certificate of Authorization Number 549

Eduardo Suarez, P.E.
Senior Geotechnical Engineer
Florida P.E. No. 60272

Enclosures: Final Report *Geophysical Investigation Blackflag Site, Alachua, Florida prepared by Geoview, Inc., dated November 11, 2020.*

FINAL REPORT
GEOPHYSICAL INVESTIGATION
BLACKFLAG SITE
ALACHUA, FL

Prepared for Universal Engineering Sciences
Gainesville, FL

Prepared by GeoView, Inc.
St. Petersburg, FL

November 11, 2020

Mr. Eduardo Suarez, MCE, P.E.
Universal Engineering Sciences
4475 SW 35th Terrace
Gainesville, FL 32608

Subject: Transmittal of Final Report for Geophysical Investigation
Blackflag Site - Alachua, Florida
GeoView Project Number 32306

Dear Mr. Suarez,

GeoView, Inc. (GeoView) is pleased to submit the final report that summarizes and presents the results of the geophysical investigation conducted at the Blackflag site. Ground penetrating radar and electrical resistivity were used to evaluate near-surface geological conditions. GeoView appreciates the opportunity to have assisted you on this project. If you have any questions or comments about the report, please contact us.

GEOVIEW, INC.

Michael J. Wightman, P.G.
Principal Geophysicist, President
Florida Professional Geologist
Number 1423

Steve Scruggs, P.G.
Senior Geophysicist
Florida Professional Geologist
Number 2470

1.0 Introduction

A geophysical investigation was conducted at the Blackflag site located at 13218 Northwest 164 Terrace in Alachua, Florida. The project site consisted of the proposed location of a building and parking lot. The investigation was conducted on November 5, 2020. Reportedly, a depression was located near the property and backfilled prior to this investigation.

The purpose of the investigation was to help characterize near-surface geological conditions and to identify subsurface features that may be associated with sinkhole activity within the survey area. The results of the investigation are shown on Figure 1.

Site Geology

Several standard penetration test (SPT) borings were performed at the site prior to this investigation. In general, results from these borings indicate the presence of a sandy to silty soils to depths to approximately 7 to 10 feet (ft) below land surface (bls). Underlying this layer were a sequence of clayey-sand to sandy-clay stratums to a termination depth of 15 ft bls. It was noted that several of the borings encountered asphalt millings, concrete rubble and other possible construction related debris. The results of the borings were used to help correlate the geophysical data to the soil conditions.

2.0 Description of Geophysical Investigation

2.1 Ground Penetrating Radar Survey

The GPR survey was conducted along a series of transects spaced approximately 10 ft apart (Figure 1). The GPR data was collected with a Mala and a GSSI radar system. The GPR settings used for the survey are presented in Table 1.

Table 1
GPR Equipment Settings Used for GPR Surveys

Antenna Frequency	Time Range (nano-seconds)	Estimated Depth of GPR Signal Penetration
Mala 500 MHz 1/	90	5 to 7 ft bls
GSSI 350 MHz	95	12 to 15 ft bls

1/ MHz means mega-Hertz and is the mid-range operating frequency of the GPR antenna.

The positions of the geophysical transect lines were recorded using a Trimble Geo7x Global Positioning System (GPS). A description of the GPR

technique and the methods employed for geological characterization studies is provided in Appendix 2.

2.2 Electrical Resistivity Imaging Survey

The ERI survey was conducted using the Advanced Geosciences, Inc. Sting R8 automatic electrode resistivity system. Three ERI transects were performed using 25 electrodes with an "a spacing" of 5-ft. A dipole-dipole combined with an inverse Schlumberger electrode configuration was used with a maximum "n value" of six. The ERI data was analyzed using EarthImager 2D, a computer inversion program, which provides two-dimensional vertical cross-sectional resistivity model (pseudo-section) of the subsurface. A description of the ERI method and the methods employed for geotechnical characterization studies is provided in Appendix A2.2. A discussion of the modeling process used to create the ERI results is provided in Appendix A2.2.1.

3.0 Identification of Possible Sinkhole Features Using GPR and ERI Methods

3.1 Identification of Possible Sinkhole Features Using GPR

The features observed on GPR data that are most commonly associated with sinkhole activity are:

- A downwarping of GPR reflector sets, that are associated with suspected lithological contacts, towards a common center. Such features typically have a bowl or funnel shaped configuration and can be associated with a deflection of overlying sediment horizons caused by the migration of sediments into voids in the underlying limestone. If the GPR reflector sets are sharply downwarping and intersect, they can create a "bow-tie" shaped GPR reflection feature, which often designates the apparent center of the GPR anomaly.
- A localized significant increase in the depth of the penetration and/or amplitude of the GPR signal response. The increase in GPR signal penetration depth or amplitude is often associated with either a localized increase in sand content at depth or decrease in soil density.
- An apparent discontinuity in GPR reflector sets, that are associated with suspected lithological contacts. The apparent discontinuities and/or disruption of the GPR reflector sets may be associated with the downward migration of sediments.

The greater the severity of these features or a combination of these features the greater the likelihood that the identified feature is a sinkhole. It is not possible

based on the GPR data alone to determine if an identified feature is a sinkhole or, more important, whether that feature is an active sinkhole.

3.2 Identification of Possible Sinkhole Features Using ERI

Sinkhole features are typically characterized by one of the following conditions on the ERI profile:

1. The occurrence of highly resistive material that extends to depth in a columnar fashion towards the top of the limestone. Such a feature may indicate the presence of a sand-filled depression or raveling zone.
2. The localized presence of low-resistivity material extending below the interpreted depth to the top of limestone. Such a feature may indicate the presence of a clay-filled void or fracture with the limestone or the presence of highly weathered limestone rock.
3. Any significant localized increase in the depth to limestone. Such a feature may indicate the presence of an in-filled depression (paleo-sink).

When comparing the results of the ERI method, the following considerations should be given. The ERI method, for example, describes the transition from clay to limestone as a transition, rather than a discrete depth. This transition is due to several factors including: a) The vertical density of the resistivity data decreasing with depth and b) The possibility that the upper portion of the limestone is weathered which would create a physical transition zone in terms of resistivity between the clay and competent (non-weathered) limestone and c) The limitations in the modeling process.

4.0 Survey Results

4.1 Discussion of GPR Survey Results

Results of the GPR survey indicated the presence of a well-defined, relatively continuous set of GPR reflectors at an approximate depth range of 1 to 3 ft bls. The reflector set is most likely associated with some change in lithological conditions at that depth range. The penetration depth of the GPR signal was very limited across the project site most likely due to the presence of near surface silty to clayey sediments.

The GPR reflector set was continuous across the surveyed areas of the project site. No observed areas of significant downwarping or other indicators of possible sinkhole activity were observed. However, the GPR data did identify areas of

suspected buried debris in eastern portion of the survey area. These areas of suspected buried debris are likely associated with the construction materials identified in the SPT borings. The suspected debris was located from a depth of 2 to 7 feet bls.

An example of the GPR data collected across an area of suspected buried debris is provided in Appendix 1. A discussion of the limitations of the GPR technique in geological characterization studies is provided in Appendix 2.

4.2 Discussion of ERI Survey Results

Results from the ERI surveys are presented in Appendix 1. The ERI transects are of excellent quality. A discussion of the criteria used to determine the quality of an ERI inversion model is provided in Appendix A2.3.1.

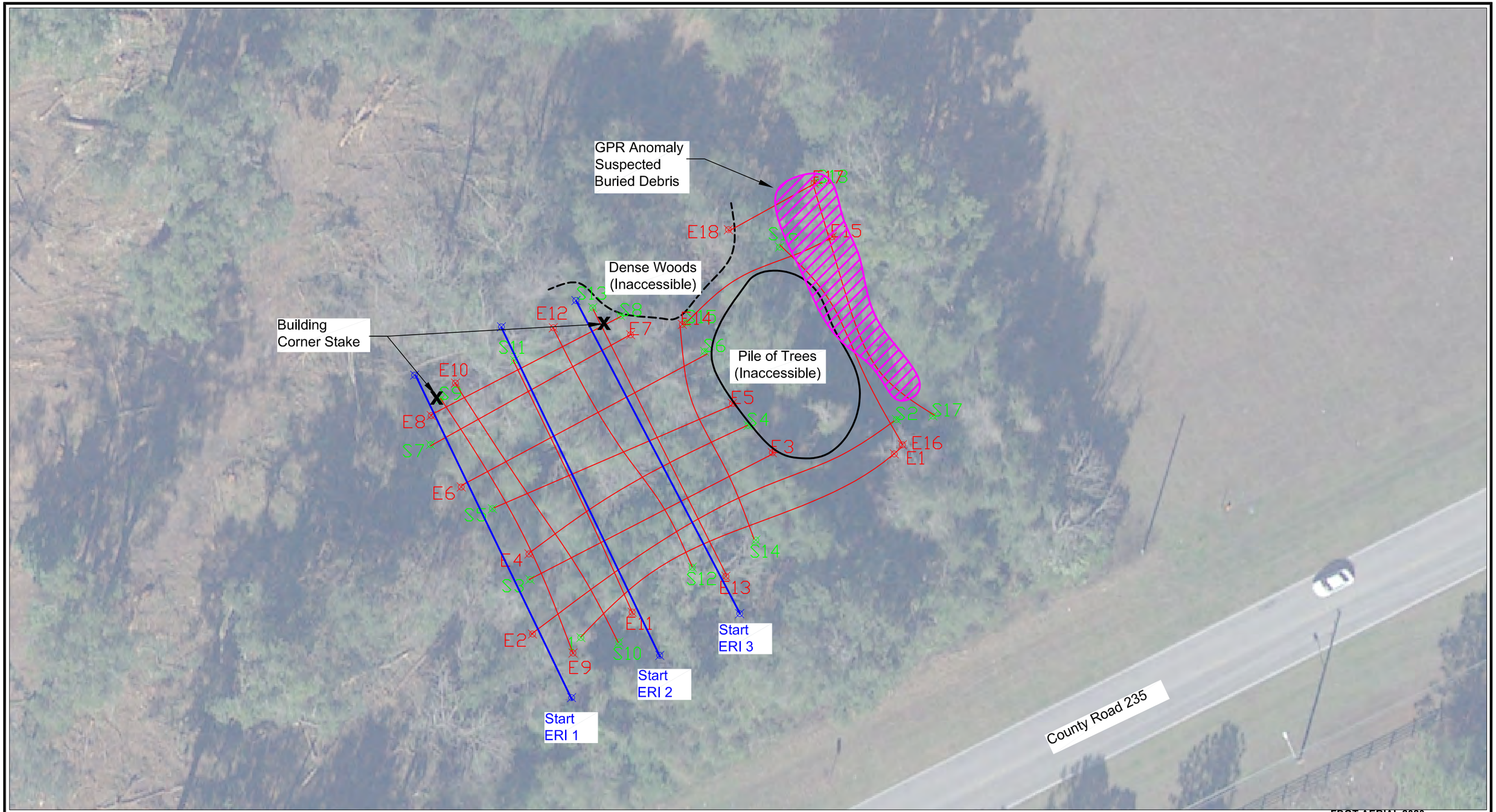
Analysis of the ERI transects indicate the presence of moderate resistivity near-surface soil materials to an approximate depth range of 7 to 15 ft bls (represented in yellow to red on the ERI transects). This moderate resistivity layer is most likely associated with sandy to silty soils identified in the SPT borings. The surficial moderate resistivity layer is underlain by a low resistivity layer (represented in green to blue) to the maximum depth of investigation of the ERI transects of approximately 29 ft bls. The low resistivity layer is most likely associated with clayey soils identified in the SPT borings.

Lateral variations were observed in the resistivity of soil materials across the project site. However, no geological structures commonly associated with sinkhole activity were observed in any of the ERI transects. Accordingly, based on the results of the ERI survey the following is concluded:

1) No indication of sinkhole activity was observed in the ERI transects collected across the project site.
2) The majority of the site area appears to be underlain by a near surface clayey layer below a depth range of 7 to 15 ft bls.
3) Lateral variations in the resistivity of near-surface soils is observed, but with no associated geological structures to suggest that such lateral variations are associated with sinkhole activity.

APPENDIX 1

FIGURE, EXAMPLE OF SUSPECTED BURIED DEBRIS, AND ERI TRANSECTS



FDOT AERIAL 2020

EXPLANATION

S1 E1 GPR TRANSECTS WITH START & END POINTS

S1 E1 ERI TRANSECTS WITH START & END POINTS

GPR ANOMALY (SUSPECTED BURIED DEBRIS)

N

0 30'

SCALE: 1"=30' APPROXIMATE

GeoView

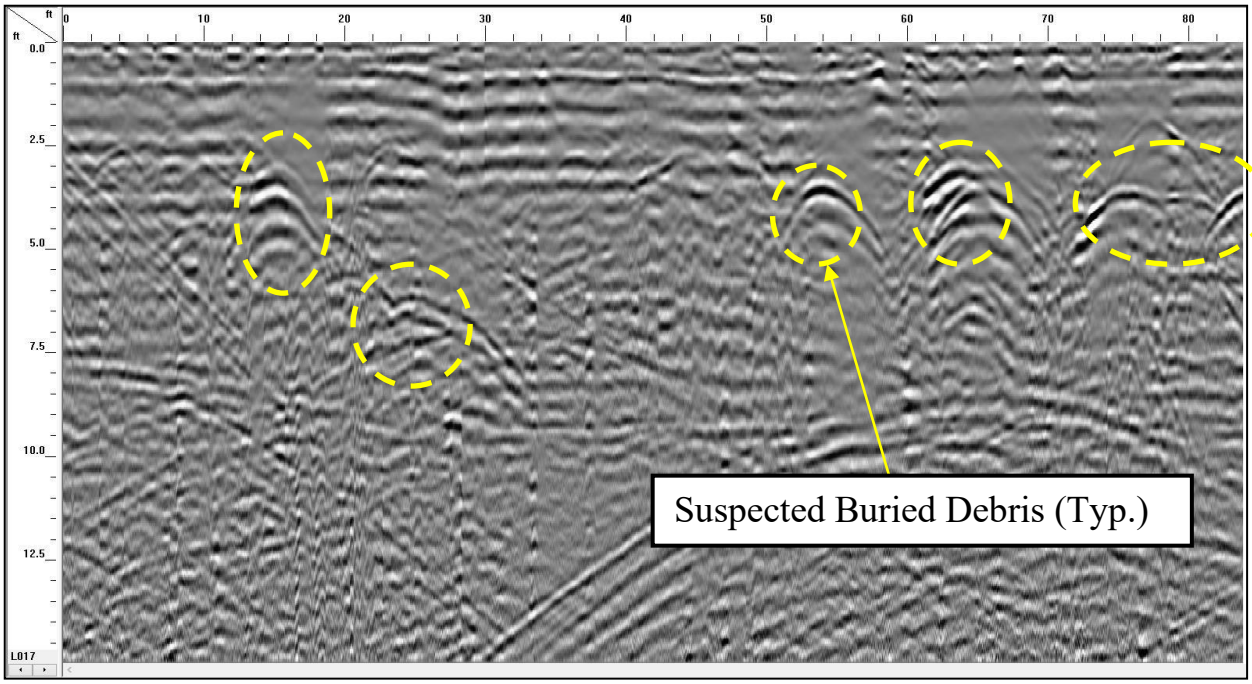
FIGURE 1

SITE MAP SHOWING RESULTS OF GEOPHYSICAL INVESTIGATION

BLACKFLAG SITE
ALACHUA, FLORIDA

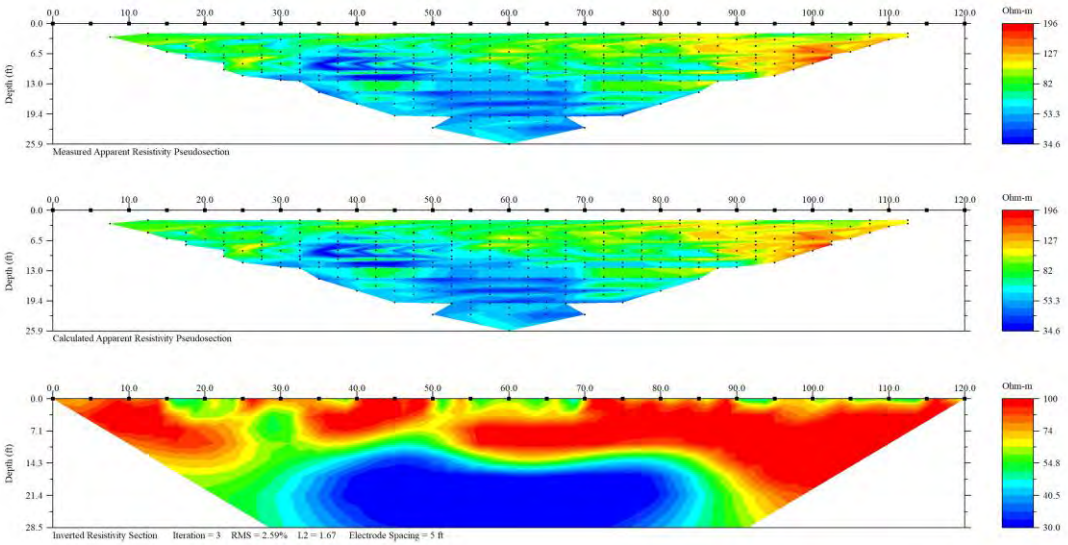
UNIVERSAL ENGINEERING SCIENCES, INC.
GAINESVILLE, FLORIDA

PROJECT: 32306
DATE: 11/11/20

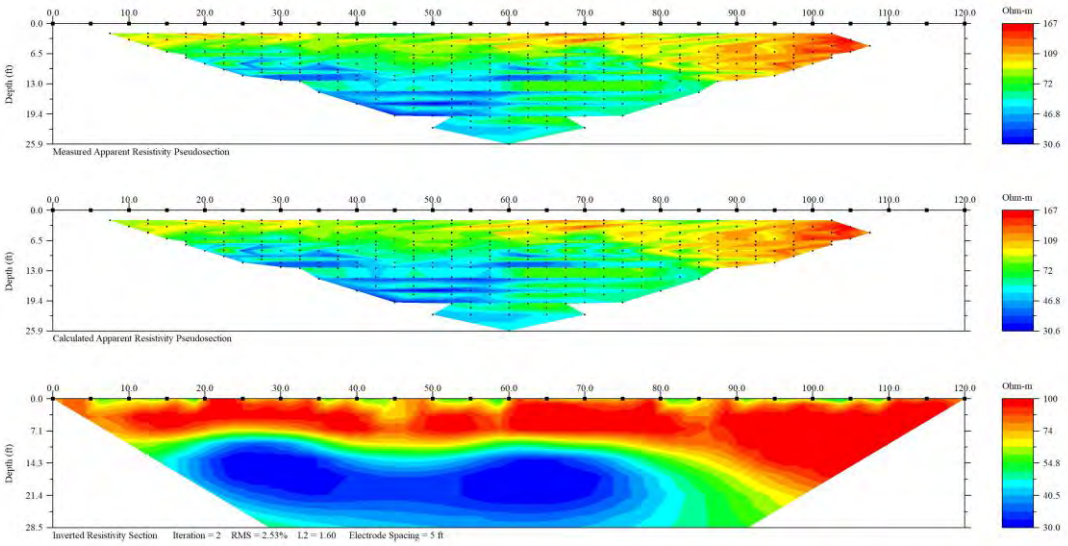


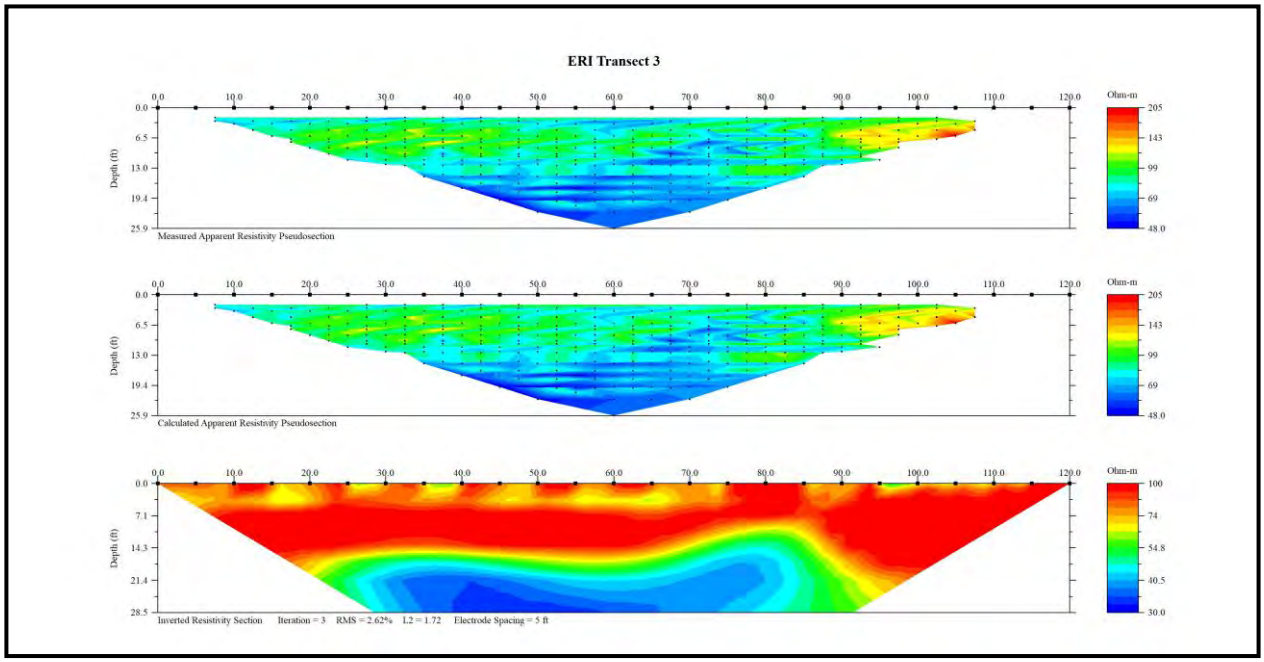
GPR Transect 17 (GSSI) Showing Example of Suspected Buried Debris

ERI Transect 1



ERI Transect 2




ERI Transect 3
0.0
10.0
20.0
30.0
40.0
50.0
60.0
70.0
80.0
90.0
100.0
110.0
120.0
Depth (ft)
0.0
6.5
13.0
19.4
25.9
Measured Apparent Resistivity Pseudosection
Ohm-m
205
143
99
69
48.0
Calculated Apparent Resistivity Psendosection
7.1
14.3
21.4
28.5
100
74
54.8
40.5
30.0
Inverted Resistivity Section Iteration = 3 RMS = 2.62% L2 = 1.72 Electrode Spacing = 5 ft

APPENDIX 2
DESCRIPTION OF GEOPHYSICAL METHODS, SURVEY METHODOLOGIES AND LIMITATIONS

A2.1 On Site Measurements

The positions of the geophysical transect lines were recorded using a Trimble GeoXH Global Positioning System (GPS). These GPS systems typically have an accuracy of 1 to 3 ft.

A2.2 Ground Penetrating Radar

Ground Penetrating Radar (GPR) consists of a set of integrated electronic components that transmits high frequency (200 to 1500 megahertz [MHz]) electromagnetic waves into the ground and records the energy reflected back to the ground surface. The GPR system consists of an antenna, which serves as both a transmitter and receiver, and a profiling recorder that both processes the incoming signal and provides a graphic display of the data. The GPR data can be reviewed as both printed hard copy output or recorded on the profiling recorder's hard drive for later review. GeoView uses a Mala and a GSSI GPR system.

A GPR survey provides a graphic cross-sectional view of subsurface conditions. This cross-sectional view is created from the reflections of repetitive short-duration electromagnetic (EM) waves that are generated as the antenna is pulled across the ground surface. The reflections occur at the subsurface contacts between materials with differing electrical properties. The electrical property contrast that causes the reflections is the dielectric permittivity that is directly related to conductivity of a material. The GPR method is commonly used to identify such targets as underground utilities, underground storage tanks or drums, buried debris, voids or geological features.

The greater the electrical contrast between the surrounding earth materials and target of interest, the greater the amplitude of the reflected return signal. Unless the buried object is metal, only part of the signal energy will be reflected back to the antenna with the remaining portion of the signal continuing to propagate downward to be reflected by deeper features. If there is little or no electrical contrast between the target interest and surrounding earth materials it will be very difficult if not impossible to identify the object using GPR.

The depth of penetration of the GPR signal is very site specific and is controlled by two primary factors: subsurface soil conditions and selected antenna frequency. The GPR signal is attenuated (absorbed) as is passes through earth materials. As the energy of the GPR signal is diminished due to attenuation, the

energy of the reflected waves is reduced, eventually to the level that the reflections can no longer be detected. As the conductivity of the earth materials increases, the attenuation of the GPR signal increases thereby reducing the signal penetration depth. In Florida, the typical soil conditions that severely limit GPR signal penetration are near-surface clays and/or organic materials.

The depth of penetration of the GPR signal is also reduced as the antenna frequency is increased. However, as antenna frequency is increased the resolution of the GPR data is improved. Therefore, when designing a GPR survey a tradeoff is made between the required depth of penetration and desired resolution of the data. As a rule, the highest frequency antenna that will still provide the desired maximum depth of penetration should be used. For outside areas, a low-frequency (250 MHz) antenna is used. This allows for maximum signal penetration and thereby maximum depth from which information will be obtained.

A GPR survey is conducted along survey lines (transects) that are measured paths along which the GPR antenna is moved. An integrated survey wheel electronically records the distance of the GPR system along the transect lines.

For geological characterization surveys, the GPR survey is conducted along a set of perpendicularly orientated transects. The survey is conducted in two directions because subsurface features such as sinkholes are often asymmetric. Spacing between the transects typically ranges from 10 to 50 ft. Closely spaced grids are used when the objective of the GPR survey is to identify all sinkhole features within a project site. Coarser grids are used when the objective is to provide a general overview of site conditions. After completion of a survey using a given grid spacing, additional more-closely spaced GPR transects are often performed to better characterize sinkhole features identified by the initial survey. This information can be used to provide recommended locations for geotechnical borings.

Depth estimates to the top of lithological contacts or sinkhole features are determined by dividing the time of travel of the GPR signal from the ground surface to the top of the feature by the velocity of the GPR signal. The velocity of the GPR signal is usually obtained from published tables of velocities for the type and condition (saturated vs. unsaturated) of soils underlying the site. The accuracy of GPR-derived depths typically ranges from 20 to 40 percent of the total depth.

Interpretation and Limitations of GPR data

The analysis and collection of GPR data is both a technical and interpretative skill. The technical aspects of the work are learned from both training and experience. Having the opportunity to compare GPR data collected in numerous

settings to the results from geotechnical studies performed at the same locations develops interpretative skills for geological characterization studies.

The ability of GPR to collect interpretable information at a project site is limited by the attenuation (absorption) of the GPR signal by underlying soils. Once the GPR signal has been attenuated at a particular depth, information regarding deeper geological conditions will not be obtained. In addition, GPR data can only resolve subsurface features that have a sufficient electrical contrast between the feature in question and surrounding earth materials. If an insufficient contrast is present, the subsurface feature will not be identified. GeoView can make no warranties or representations of geological conditions that may be present beyond the depth of investigation or resolving capability of the GPR equipment or in areas that were not accessible to the geophysical investigation.

A2.3 Electrical Resistivity

Electrical resistivity surveying is a geophysical method in which an electrical current is injected into the earth; the subsequent response (potential) is measured at the ground surface to determine the resistance of the underlying earth materials. The resistivity survey is conducted by applying electrical current into the earth from two implanted electrodes (current electrodes C_1 and C_2) and measuring the associated potential between a second set of implanted electrodes (potential electrodes P_1 and P_2). Field readings are in volts. Field readings are then converted to resistivity values using Ohm's Law and a geometric correction factor for the spacing and configuration of the electrodes. The calculated resistivity values are known as "apparent" resistivity values. The values are referred to as "apparent" because the calculations for the values assume that the volume of earth material being measured is electrically homogeneous. Such field conditions are rarely present.

Resistivity of earth materials is controlled by several properties including composition, water content, pore fluid resistivity and effective permeability. For this study the properties that had the primary control on measured resistivity values are composition and effective permeability. The general geological setting of this project area is clay overlain by limestone.

For this study a dipole-dipole combined with an inverse Schlumberger resistivity array configuration was used. The dipole-dipole array is different that most other resistivity arrays in that the electrode and current electrodes are kept together using a constant spacing value referred to as an "a spacing". The current and potential electrode sets are moved away from each other using multiples of the "a spacing" value. The number of multiples is referred to as the "n value". For

example, an array with an “a spacing” of 5 ft and a “n value” of 6 would have the current and potential electrode sets spaced 30 ft apart with a separation between the two electrodes in the set of 5 ft. By sampling at varying “n values”, greater depth measurements can be achieved. Inverse Schlumberger data is collected with the current set of electrodes being kept with a fixed separation (L spacing) and the potential electrodes a minimum distance of 5L from the inner current electrodes. Dipole-dipole resistivity data is usually presented in a two-dimensional pseudo-section format. Inverse Schlumberger data is usually presented as a vertical profile of resistivity distribution below the center point between the two current electrodes. The dipole-dipole and inverse Schlumberger data is combined and presented as either a contour of the individual data points (using the calculated apparent resistivity values) or as a geological model using least squares analysis. Such least squares analysis was used for this study using the computer software program (EarthImager 2D) developed for the equipment manufacturer. Apparent resistivity values are calculated using the following formula for a dipole-dipole configuration: $\gamma_a=\pi(b^3/a^2-b)\nabla V/I$:

Where:

$\gamma_a=$ apparent resistivity
$\pi=$ 3.14
a= “a spacing”
b= “a spacing” x “n value”
$\nabla V=$ voltage between the two potential electrodes
I= current (in amps)

For a Schlumberger configuration the apparent resistivity is calculated using: $\gamma_a=\pi([s^2-a^2]/4)\nabla V/aI$:

Where:

$\gamma_a=$ apparent resistivity
$\pi=$ 3.14
a= spacing between the inner set of electrodes”
s= distance between the outer electrode and nearest inner electrode
$\nabla V=$ voltage between the two potential electrodes
I= current (in amps)

A2.3.1 Inversion Modeling of ERI Data

The objective for inversion modeling of resistivity data is to create a description of the actual distribution of earth material resistivity based on the subsurface geology that closely matches the resistivity values that are measured by the instrumentation. This modeling is done through the use of EarthImager™, a proprietary computer program developed by the equipment manufacturer. When evaluating the validity of the inversion model several factors need to be considered. The RMS, or root mean square error, expresses the quality of fit between the actual and modeled resistivity values for the given set of points in the model. The lower the RMS error the higher the quality of fit between the actual and modeled data sets. In general, inversion models with an RMS error of less than 5 to 10 percent are acceptable. The size of the RMS error is dependent upon the number of bad data points within a data set and the magnitude of how bad the data points are. As part of the modeling process bad data points are typically removed, which decreases the RMS error and improves (with limitations) the quality of the model. The quality of fit between the actual and modeled resistivity values is also expressed as the L-2 norm. When the modeled and actual data sets have converged, the L-2 norm reduces to unity (1.0 or smaller).

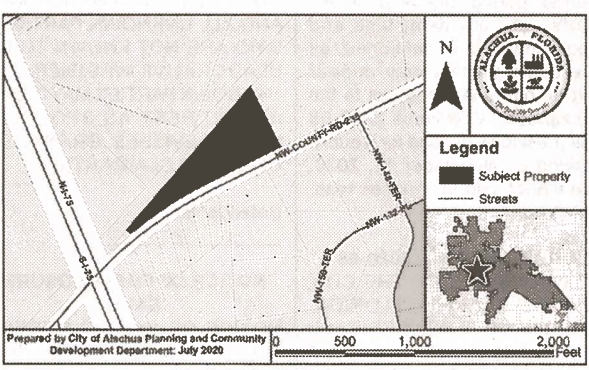
However, as the number of data points is reduced, the validity of the inversion model is diminished. Accordingly, when interpreting a particular area of an inversion model the number of data points used to create that portion of the model must be taken into consideration. If very few points are within a particular area of the model, then the modeled solution in that area should be considered suspect and possibly rejected.

The entire ERI transect should be considered suspect if a model has a high RMS error and a large number of removed data points. It is likely that sources of interference have affected the field readings and rendered the modeled solution invalid. Such sources of interference can include buried metallic underground utilities, reinforced concrete slabs, septic leach fields or electrical grounding systems. Accordingly, all efforts need to be made in the field to locate, to the degree possible, the ERI transect lines away from such features. The locations of such features also need to be mapped in the field so their potential effects can be considered when interpreting the modeled results.

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 December 8, 2020, 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 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, located north of County Road 235 and approximately 600 feet west of the intersection County Road 235 and NW 148th Terrace; Tax Parcel No. 03918-003-000; FLUM: Industrial; Zoning: Light & Warehouse Industrial (ILW).



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

(Published: Alachua County Today - November 26, 2020)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(name)
SIGN ON 11-23-2020 FOR THE Black Flag Metalsmith 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)

Four (4)
(number of signs)

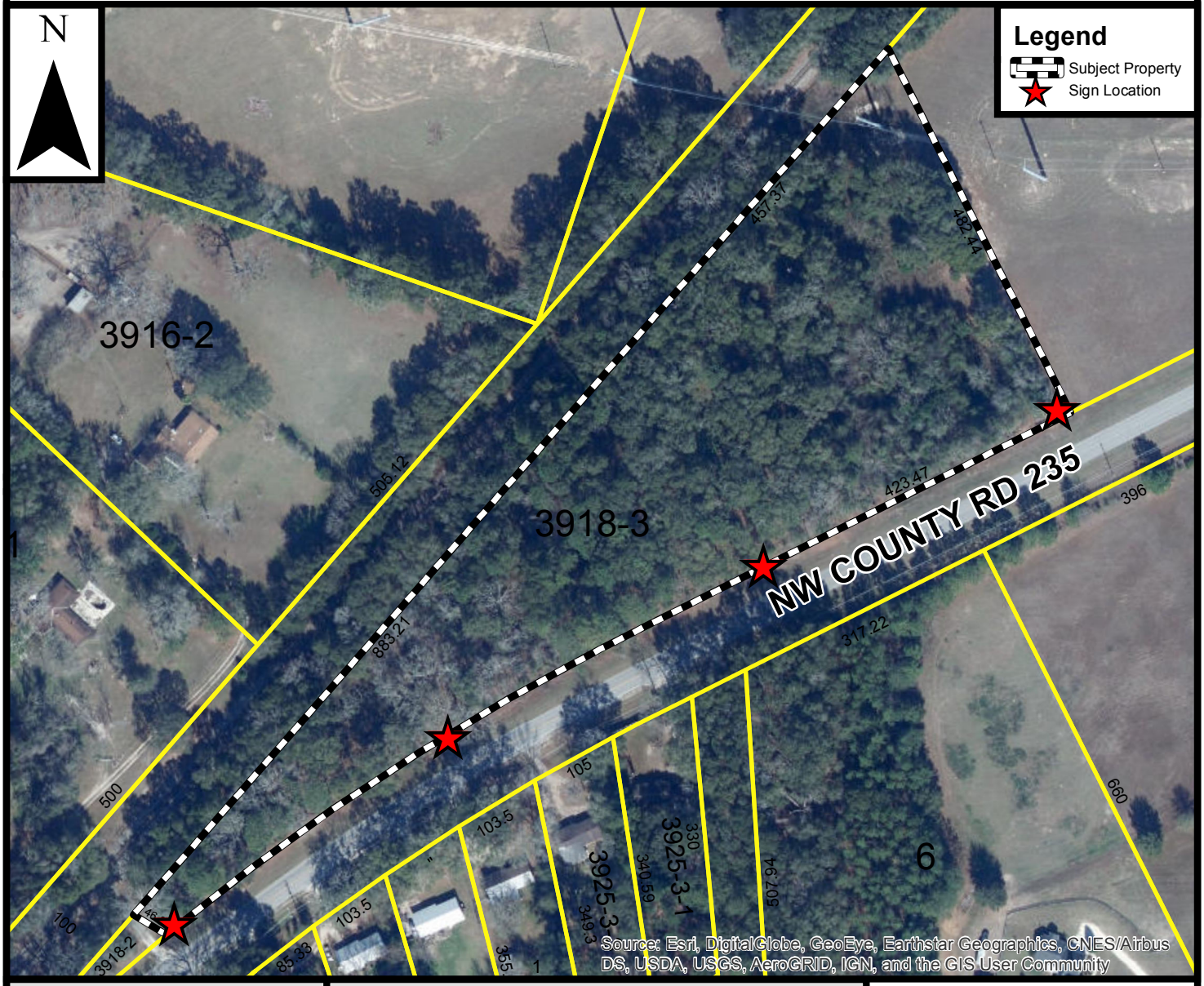
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Black Flag Metalsmith
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared July 2020

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

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City of ALACHUA

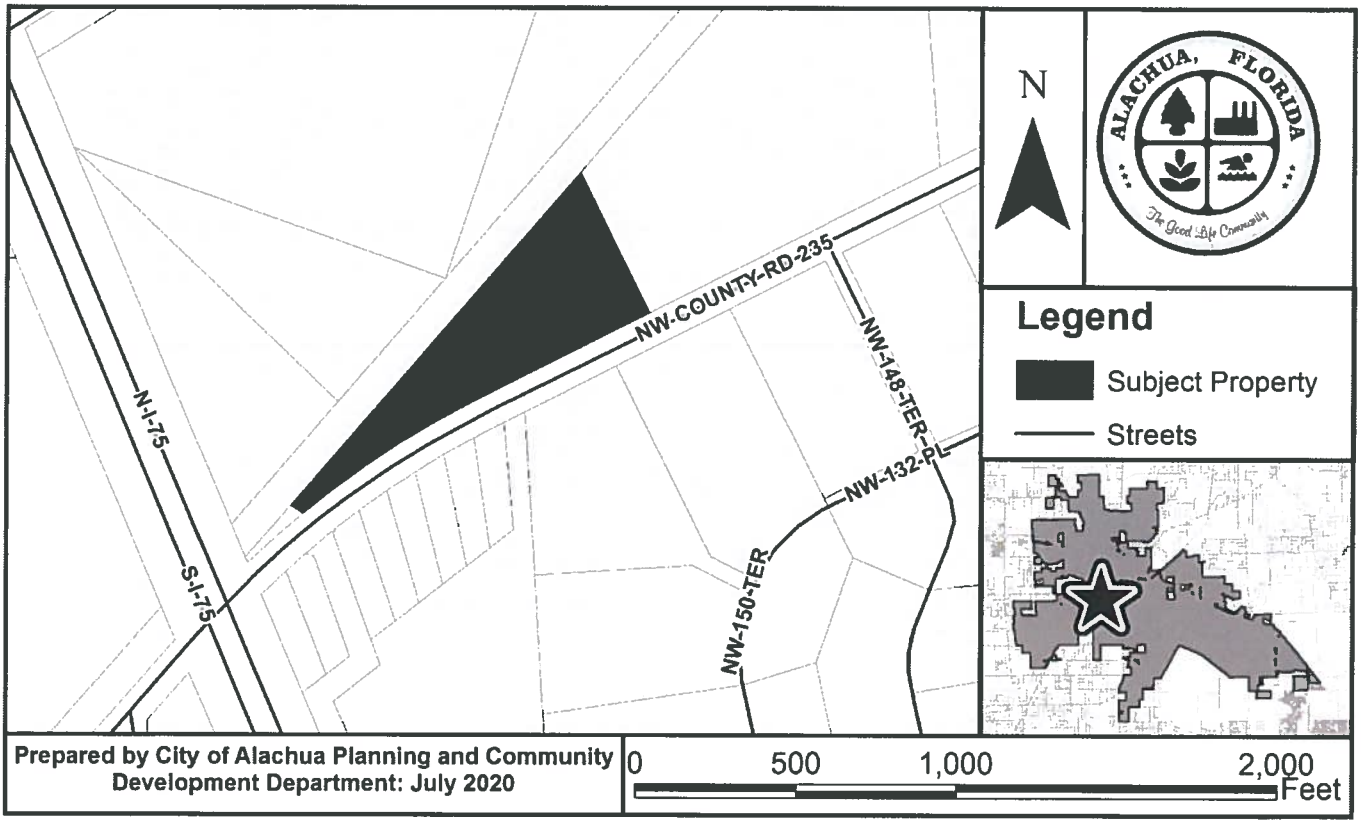
THE GOOD LIFE COMMUNITY

Mailed 11/23/2020

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500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

03865-000-000 & 03924-000-000
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03925-004-003
HOLTON HEIRS & HOLTON
13115 NW COUNTY RD 235
ALACHUA, FL 32615

03916-001-000
BJORGE DEBORAH
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-004-006
GROVES OLIVIA ANN U
9118 SW 122ND ST
GAINESVILLE, FL 32608-5742

03925-003-003 & 03925-003-001
HELLE DUANE
13217 NW CR 235
ALACHUA, FL 32615

03918-002-000
CHERRY & DOUGHETY
PO BOX 452
ALACHUA, FL 32616-0452

03925-010-005
LARSEN ERIC & CHRISTINA M
15000 NW 132ND PL
ALACHUA, FL 32615

03925-004-005
HISS STEVEN A
13019 NW CR 235
Alachua, FL 32615-6153

03925-010-004
FAGAN THEODORE JR & LA SHAN
789 N COUNTY RD 33
PO BOX 587
ASHFORD, AL 36312

03925-004-001
HODGES DONALD
24521 NW 94TH AVE
ALACHUA, FL 32615-7814

03974-001-001
BOWMAN DOUGLAS L & MANDY G
PO BOX 251
ALACHUA, FL 32616

03925-004-004
MELVIN LOIS C LIFE ESTATE
13107 NW COUNTY ROAD 235
ALACHUA, FL 32615-6153

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03925-003-000
BOWMAN & GUEST
PO BOX 251
ALACHUA, FL 32616-0251

03925-004-002
JACOBI JONATHON
13123 NW CR 235
ALACHUA, FL 32615

03918-003-000
Black Flag Metalsmith, LLC
9744 NW 27th PL
Gainesville, FL 32606

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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

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Assistant Director of Planning
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Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
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Gainesville, FL 32641

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
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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 and Jean Cobblewood
PO Box 2307
Alachua, FL 32616

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City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 12/8/2020
SUBJECT: 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).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve 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 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 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.

Summary

This application is 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 the construction of a ±11,821 square foot building with associated parking, stormwater, landscaping, and site improvements.

The subject property is ±2.18 acres in area and is located east of NW 104th Terrace, approximately 900 feet south of the intersection of NW 104th Terrace and NW US Highway 441. Access to the subject property will be provided by two (2) ingress/egresses to NW 104th Terrace.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located north of the subject property near the intersection of NW 104th Terrace and NW US Highway 441. The stormwater basin has been previously permitted and was designed as a master system to serve the surrounding area, including the subject property.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - PTI
- Application & Supporting Materials
- Public Notice Materials for the 12/8/20 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: December 8, 2020
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of a ±11,821 square foot building with associated parking, stormwater, landscaping, and site improvements
APPLICANT/AGENT:	Claudia Vega, P.E., EDA Consultants, Inc.
PROPERTY OWNER:	PTI Alachua Properties, LLC
LOCATION:	East of NW 104th Terrace, approximately 900 feet south of the intersection of NW 104th Terrace and NW US Highway 441
PARCEL ID NUMBERS:	05949-011-008
FLUM DESIGNATION:	Industrial
ZONING:	Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	±2.18 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve 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.
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 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.*

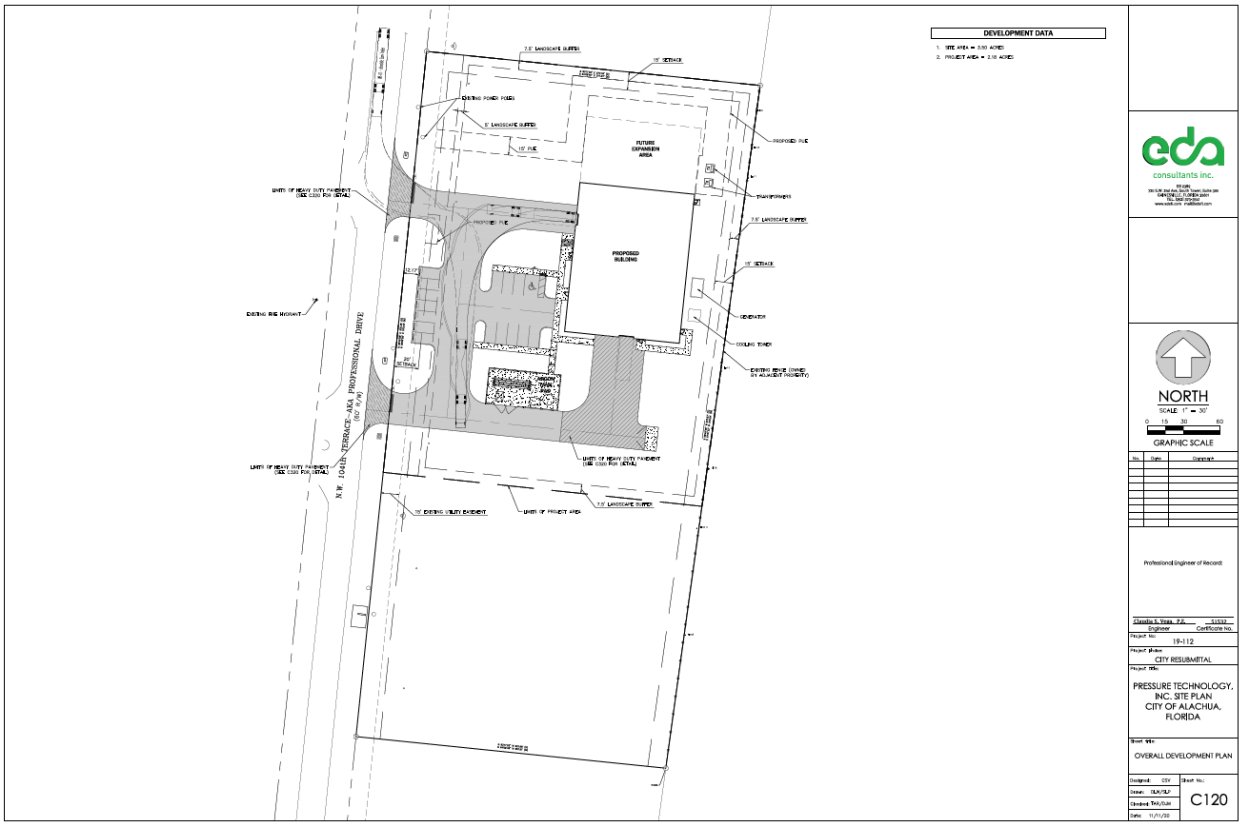
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Illustration 1. PTI Alachua Properties, LLC – Site & Dimension Plan



SURROUNDING USES

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

Map 1. Vicinity Map

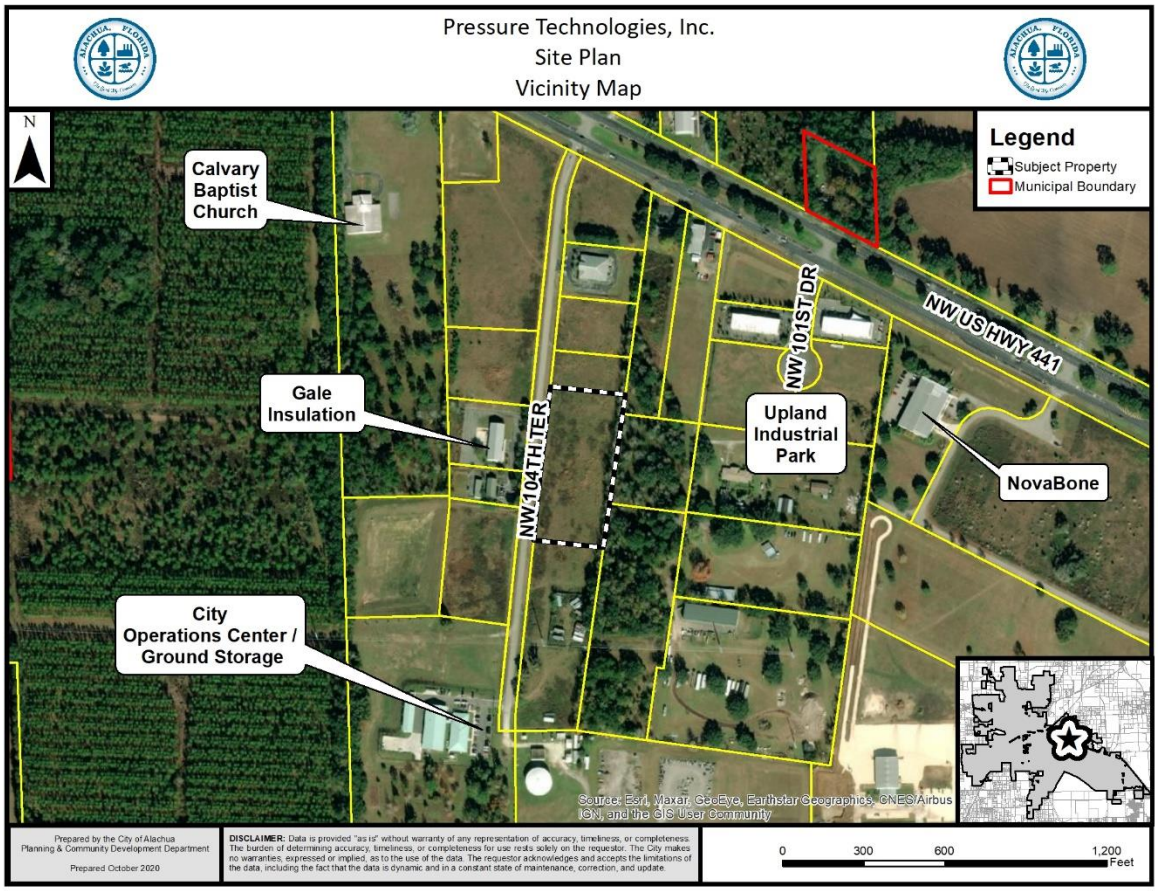


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Commercial Land	Commercial	Commercial Intensive (CI)
South	Vacant Industrial Land	Industrial	Light & Warehouse Industrial (ILW)
East	Vacant Industrial Land	Industrial	Light & Warehouse Industrial (ILW)
West	NW 104th Terrace; Gale Insulation	Industrial	Light & Warehouse Industrial (ILW)

NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held virtually on July 28, 2020. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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 a new business into 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. Upon completion of the development, approximately 37% will consist of landscaped areas which 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 will connect to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

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

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

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

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

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

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d, and 1.3.g: The site plan demonstrates that the development will comply with

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

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

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

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

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

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

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

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

Policy 3.1.f: The City shall permit the use of off-site retention and detention facilities when the off-site facilities are part of previously approved master stormwater retention or detention facility designed to accommodate the stormwater runoff generated by the development.

Evaluation and Findings of Consistency with Objective 3.1 and Policy 3.1.f: The development will convey the development's stormwater runoff to an existing stormwater basin north of the subject property near the intersection of NW 104th Terrace and NW US Highway 441. The stormwater basin was previously permitted and designed as a master system to serve the surrounding area, including the subject property.

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

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

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

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

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
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.)

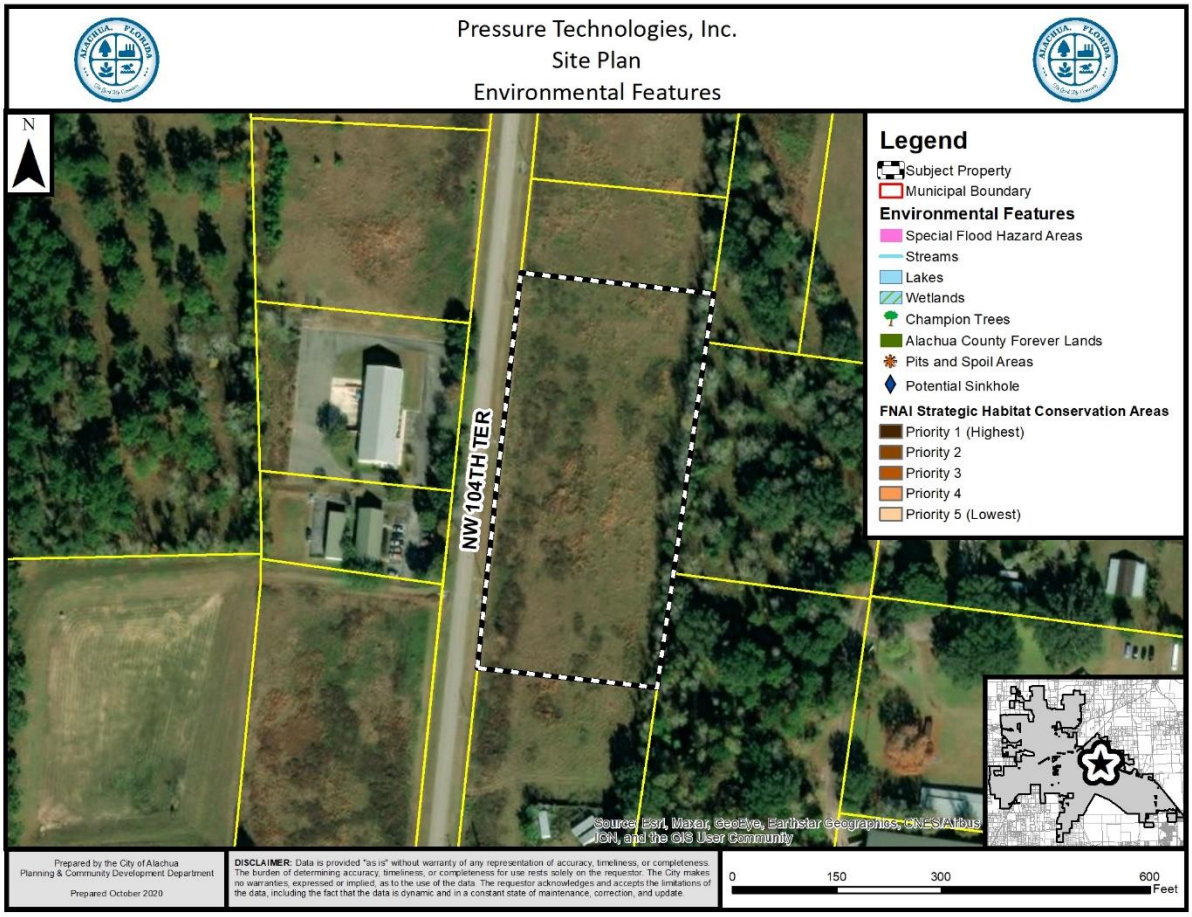
Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

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 2. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological

Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. 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 Land Development Regulations.

Soil Survey

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

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

Arredondo Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

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

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, 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 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 proposed development will be utilized for light manufacturing. Article 10 of the City's LDRs defines "light manufacturing" as: "the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration…" Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the ILW zoning district permits light manufacturing uses.

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

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

(4) ***Development and Design Standards***

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

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

(5) ***Subdivision Standards***

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

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

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

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

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	US 441 (from CR 25A East Intersection to SR 235)	4/D	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 Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Manufacturing (ITE Code 140)	46 (23 / 23)	7 (5 / 2)	8 (2 / 6)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT –3.93 trips per 1,000 square feet x 11,821 square feet (50% entering/50% exiting); AM Peak Hour – 0.62 trips per 1,000 square feet x 11,821 square feet (77% entering/23% exiting); PM Peak Hour –0.67 trips per 1,000 square feet x 11,821 square feet (31% entering/69% exiting.)

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

Traffic System Category	Segment 4 US 441 (from CR 25A East Intersection to SR 235)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	20,011
Reserved Trips[4]	6,161
Available Capacity[4]	19,528
Increase/Decrease in Daily Trips Generated by Development	46
Residual Capacity After Development's Impacts[5]	19,482

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 4 US 441 (from CR 25A East Intersection to SR 235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,901
Reserved Trips[4]	616
Available Capacity[4]	1,593
Increase/Decrease in PM Peak Hour Trips Generated by Development	8
Residual Capacity After Development's Impacts[5]	1,585

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

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,000
Reserved Capacity[2]	121,059
Available Capacity	883,941
Increase/Decrease in Potable Water Demand from Application[3]	816
Residual Capacity	**883,125**
Percentage of Permitted Design Capacity Utilized	**61.60%**

Sources:
1 *City of Alachua Public Services Department, April 2020*
2 *City of Alachua October 2020 Development Monitoring Report*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per employee per 8 hour shift x 20 employees; 15 gallons per day per 100 square feet of office area x 2,100 square feet; 100 gallons per day per loading bay x 2 loading bays.*

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

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	675,000
Reserved Capacity[2]	115,933
Available Capacity	709,067
Increase/Decrease in Sanitary Sewer Demand from Application[3]	816
Residual Capacity	**708,251**
Percentage of Permitted Design Capacity Utilized	**52.78%**

Sources:
1 *City of Alachua Public Services Department, April 2020*
2 *City of Alachua October 2020 Development Monitoring Report*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per employee per 8 hour shift x 20 employees; 15 gallons per day per 100 square feet of office area x 2,100 square feet; 100 gallons per day per loading bay x 2 loading bays.*

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

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	39,744	7,253.28
Reserved Capacity[2]	4,371.79	797.85
Increase/Decrease in Demand Generated by Application[3]	141.85	25.89
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1. *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).*
2. *City of Alachua October 2020 Development Monitoring Report.*
3. *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4. *New River Solid Waste Facility, April 2020.*

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"
TO
PTI ALACHUA PROPERTIES, LLC
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide Public Utilities Easements as depicted on the Site Plan. All Public Utilities Easements shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with preparing and recording such Public Utilities Easements.

2. The applicant agrees it shall be responsible for the correction of any erosion which occurs, in the sole discretion of the City, as a result of stormwater runoff flowing from the subject property and into the right-of-way of NW 104th Terrace during the establishment period of sodded areas located within the right-of-way of NW 104th Terrace.

3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.

4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"

TO

PTI ALACHUA PROPERTIES, LLC
SITE PLAN
STAFF REPORT

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

August 31, 2020

City of Alachua Planning and
Community Development
15100 NW 142nd Terrace
(386) 418-6100

Re: PTI
Development Plan Application

The proposed project is a 11,821 square foot industrial building for light manufacturing use with associated parking, utilities, and stormwater facilities. The project is located at NW 104th Terrace on Tax Parcel No. 05949-011-006. The project site contains 2.18 +/-acres. The Future Land Use Map designation is Industrial, and the Zoning designation is ILW.

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,

Claudia Vega, P.E.
Director of Engineering

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 1, 2020

Sent by electronic mail to cvega@edafl.com

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

RE: Completeness Review: PTI Alachua Properties, LLC Site Plan Application

Dear Mr. Vega:

On August 31, 2020, the City of Alachua received your application for a Site Plan on behalf of PTI Alachua Properties, LLC. The application proposes the construction of a ±11,821 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±2.18 acre subject property, consisting of a portion of Tax Parcel Number 05949-011-008.

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 Tuesday, September 8, 2020**.

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

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

1. **Site Plan Application:** Printed copies of the application were not included with materials submitted on 8/31/20.

2. **Agent Authorization:**
    a. Section A: Tax Parcel Number is incorrect.
    b. Section A: Acreage is incorrect.
    c. Section D: Requested action for which EDA is authorized to represent the property owner is not stated.

3. **Fire Department Supply and Access:** ISO fire flow calculations not provided.

4. **Neighborhood Meeting Materials:** Printed copies of published notice did not print the entire newspaper page.

5. **Legal Description with Tax Parcel Number:** Legal description with tax parcel number separate from all other documentation on 8.5" x 11" format not provided (in digital or in printed materials).

6. **Proof of Payment of taxes:** Printed copies of tax record did not print the entire page of the tax record.

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

September 4, 2020

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

Re: Completeness Review Comments for:
PTI Alachua Properties, LLC Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the insufficiency report issued on September 1, 2020 are below:

1. **Site Plan Application:** Printed copies of the application were not included with materials submitted on 8/31/20.
RESPONSE: The revised application with updated parcel number is attached and revised hard copies will be submitted with future resubmittals of the project.

2. **Agent Authorization:**
a. Section A: Tax Parcel Number is incorrect.
b. Section A: Acreage is incorrect.
c. Section D: Requested action for which EDA is authorized to represent the property owner is not stated.
RESPONSE: A new affidavit is included with the revisions requested above.

3. **Fire Department Supply and Access:** ISO fire flow calculations not provided.
RESPONSE: Per page 1 of the ISO NFF How-to Guide, ISO fire flow calculations are not used for sprinklered buildings. See attached reference materials.

4. **Neighborhood Meeting Materials:** Printed copies of published notice did not print the entire newspaper page.
RESPONSE: A corrected PDF of the published notice is included and revised prints will be provided with future resubmittals.

5. **Legal Description with Tax Parcel Number:** Legal description with tax parcel number separate from all other documentation on 8.5" x 11" format not provided (in digital or in printed materials).
RESPONSE: Legal description is included.

6. **Proof of Payment of taxes:** Printed copies of tax record did not print the entire page of the tax record.
RESPONSE: Tax record is attached. The tax record included is for parcel 05949-011-006, which is the parcel that 05949-011-008 was split from. There is no tax record for parcel 05949-011-008 since it was just created this year.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 21, 2020

Sent by electronic mail to cvega@edafl.com

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

RE: Development Review Team (DRT) Summary: PTI Site Plan

Dear Ms. Vega:

On August 31, 2020, the City of Alachua received your application for a Site Plan on behalf of PTI Alachua Properties, LLC. The application proposes the construction of a ±11,821 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±2.18 acre subject property, consisting of a portion of Tax Parcel Number 05949-011-008. A completeness review was performed on September 1, 2020 and the application was determined to be complete on September 8, 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 **10:00 AM** on **Tuesday, September 22, 2020** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, October 6, 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 **November 10, 2020 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Section 4.4, Accessory Use and Structures*
   a. Section 4.4.4(E)(1)(a)(iii) states that no accessory uses or structures shall be located within five feet of a principal structure. The cooling tower and standby generator are proposed to be 3 feet from the principle structure.
   b. Section 4.4.4(J) establishes standards for standby generators, including screening requirements. No screening of the generator is shown or called out on the plans.

2. *Section 6.1, Off-Street Parking and Loading*
   a. Dimension the loading spaces to and vertical clearance. Per Section 6.1.7(B), each off-street loading space shall have clear horizontal dimensions of 12 feet by 30 feet, exclusive of platforms and piers, and a clear vertical dimension of 14 feet.

3. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Site Landscaping, Building Façade Requirements: Calculation of building façade landscaping requirement adds the length of all facades together, then assumes the total number of trees required must be in front of the primary façade. Section 6.2.2(D)(1)(d)(i) states that "an additional canopy tree [is required] for each 150 lineal feet of facade, planted in front of the facade of the primary structure". The number of canopy trees required to be planted in front of each façade must be calculated for each side (north, south, east, and west) and the number of required canopy trees for each façade must be planted in front of that façade.
   b. Site Landscaping Calculations, Canopy and Understory Tree Reduction: Add notation that the 25% reduction in the requirements is as set forth in Section 6.2.2(D)(1)(d)(v).
   c. Parking Lot Landscaping: There are two distinct parking lot areas. Provide calculations for each parking lot area (parking lot interior and perimeter requirements).
   d. Parking Lot Interior Landscaping: Per Section 6.2.2(D)(2)(a)(iii)b., shrubs are required at the minimum rate of ten shrubs per landscaped island. The interior parking lot landscape island in the northeast corner of the north parking lot does not provide a minimum of 10 shrubs.
   e. Parking Lot Perimeter Landscaping: A continuous row of shrubs has not been provided along the perimeter of the north parking area. Per Section 6.2.2(D)(2(b)(iv), a continuous opaque screen of shrub material parallel to the parking lot area which shall reach a height of 36 inches within 3 years is required along the parking lot perimeter.
   f. Perimeter Buffer, South: Plans state that a south perimeter buffer is not required as it is the "remaining development parcel". No such provision exists in Section 6.2.2. A perimeter buffer (Type B, 7.5') is required along the south perimeter of the project area (Note - a 50% reduction for adjacency to a vacant parcel can be applied).
   g. Perimeter Buffer, North: Correct perimeter buffer type is Type B, 7.5'. (Note – it appears option 1 for a Type B, 7.5' buffer with a 50% reduction for adjacency to a vacant parcel is met on the plans submitted for review).
   h. Perimeter Buffer, East: Adjacent parcel is vacant, therefore, the correct perimeter buffer type is Type B, 7.5'. A 50% reduction for adjacency to a vacant parcel can also be applied (Note – it appears option 1 for a Type B, 7.5' buffer with a 50% reduction for adjacency to a vacant parcel is met on the plans submitted for review).
   i. Perimeter Buffer, West: Plans show a reduction of 83 feet for the width of the driveways to the property. Width of driveways should be measured at the throat of the drive.
   j. Minimum Planting Size, Canopy Trees: Per Section 6.2.2(D)(9)(b)(ii), canopy trees must be a minimum height of eight feet with a minimum caliper of 2 inches. Minimum height not stated on the plan.
   k. Screening of Mechanical Equipment: Section 6.2.3(D) requires mechanical equipment to be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier. No screening is provided for the cooling tower.

4. *Section 6.3, Fencing*
   a. Specify fencing material and height of perimeter fence. Note that galvanized chain link is prohibited when visible from the right-of-way per Section 6.3.5(B).
   b. Argon tank enclosure calls for the access gates to the enclosure area to be galvanized chain link. As noted, galvanized chain link is prohibited when visible from the right-of-way.

5. *Section 6.4, Exterior Lighting*
   a. Provide cut sheets of all proposed exterior lights. Note that per Section 6.4.4(A), wall pack lights must have fully shielded luminaires (such as shoebox or can-style fixtures) to direct all light downward and are prohibited when visible from any location off the site. Also note that

per Section 6.4.4(F), light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and road.

b. The uniformity ratio in the south driveway and parking area is shown in the Photometric Statistics to be 10.4:1. Per Section 6.4.4(E), the maximum uniformity ratio is 10:1.

6. *Miscellaneous*
   a. Provide legal description and sketch for all proposed Public Utility Easements.
   b. Indicate the height of the argon tanks and cooling tower and cooling tower.

7. *Concurrency Impact Analysis*
   a. The GPD generated by the project is inconsistent in the calculation tables and in the impact tables.

8. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated September 21, 2020.
   b. The applicant must address the comments provided by Brian Green of Alachua County Fire Rescue as provided in an email dated September 16, 2020.
   c. The applicant must address the comments provided by Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., as provided in a memorandum dated September 11, 2020.

9. *General Information*
   a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at: https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx

10. *Minor Revisions*
    a. C320: Paving, Grading, and Drainage Specifications, Notes 9, 15, and 16– reference to testing and work within County/State ROWs not applicable to project.
    b. C390: Section III, Controls, Note 3 – references silt fencing around 'the wetlands'.
    c. C390, Section V., Stormwater Management, Notes 1 and 2 – references St. Johns Water Management District. Project is in Suwannee River Water Management's jurisdiction.
    d. C400: City of Alachua Electrical Scope of Work, Note 1.6 – typographical error – "contractor".

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

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., dated September 21, 2020
Email from Brian Green, Alachua County Fire Rescue, dated September 16, 2020
Memorandum from Daniel Young, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., dated September 11, 2020

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Sept 21, 2020**

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

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

TR 9/21/2020

RE: **Pressure Technology Site Plan**

Public Services has reviewed the Pressure Technology Site Plan (Aug 31st Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Aug 31st Submittal Comment** **Sheet C130:** • Call-out "Note 16" at intersection of temporary gravel construction entrance and NW 104th Terrace. • To Demolition Notes, add: "16. Sweep 104th Terrace daily at intersection of construction entrance to prevent debris from washing down NW 104th Terrace during rain event." • Minor Comment, Spelling: Plan and Section A-A; Change spelling to "COARSE".
2.	**Aug 31st Submittal Comment** **Sheet C400:** • The" End of City of Alachua Maintenance" is denoted for water and fire lines. Because these callouts are outside the existing PUE, please provide a PUE for these areas. Show on C120. • Sanitary Sewer Note 6, Minor: Replace "IT WILL BE" with "IT SHALL BE".

NO.	COMMENTS
	• COA Electrical Scope of Work, 1.2: Replace "JOINT with "COMBINED". • COA Electrical Scope of Work, 1.3: Minor Spelling, Add second "R" so it reads "CONTRACTOR".
3	**Aug 31st Submittal Comment** **Sheet C400, continued:** • Water Fitting Schedule: Hexagon Note 2 refers to fire line components. To Note 2, please add three 4-inch gate valves as shown on Detail 136.
4	**Aug 31st Submittal Comment** **Sheet C410:** • Minor: Add horizontal line between details 115 & 307. • Details 136, 127, 142 and 145 now show the top of valve box and top of collar at 2 inches above grade. Please change these details so that top of valve box and bottom of collar are at grade. Also, add a note to that effect to each detail.
5	**Aug 31st Submittal Comment** **Sheet C400:** • This sheets show two UGE conduits being connected to the same power pole, each feeding a transformer. The reviewer assumes that two transformers are required for some sort of reliability consideration, rather than just one transformer. • To further increase reliability, it may be advantageous to feed each transformer from a separate pole. • Please contact Andy Lindsey of COA Electric Department to discuss. Contact Information: Office phone: (386) 518-5832, Work Cell: (352) 258-8915.
6	**Aug 31st Submittal Comment** **Sheet E1.1:** • Legend, Minor Spelling: Change to "ARCHITECTURAL". • Each power meter is shown located on the transformer itself. Please locate each power meter adjacent to the transformer, on a pad-mounted pedestal. COA is in the process of developing the relevant detail. The markup of it is attached. • This sheet shows a generator. Should its interface be shown on the electrical DWGS?

NO.	COMMENTS
7	**Aug 31st Submittal Comment** **Sheet E2.1:** Please add "OCPD" to the abbreviations list.
8	**Aug 31st Submittal Comment** **Sheet C100:** Please add Electrical DWGS to Index.
9	**Aug 31st Submittal Comment** Please add detail 321B, Potable Tracer Wire Configuration to contract DWGS. If Engineer does not have this detail, please contact CoA.
10	
11	
END OF COMMENTS	

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

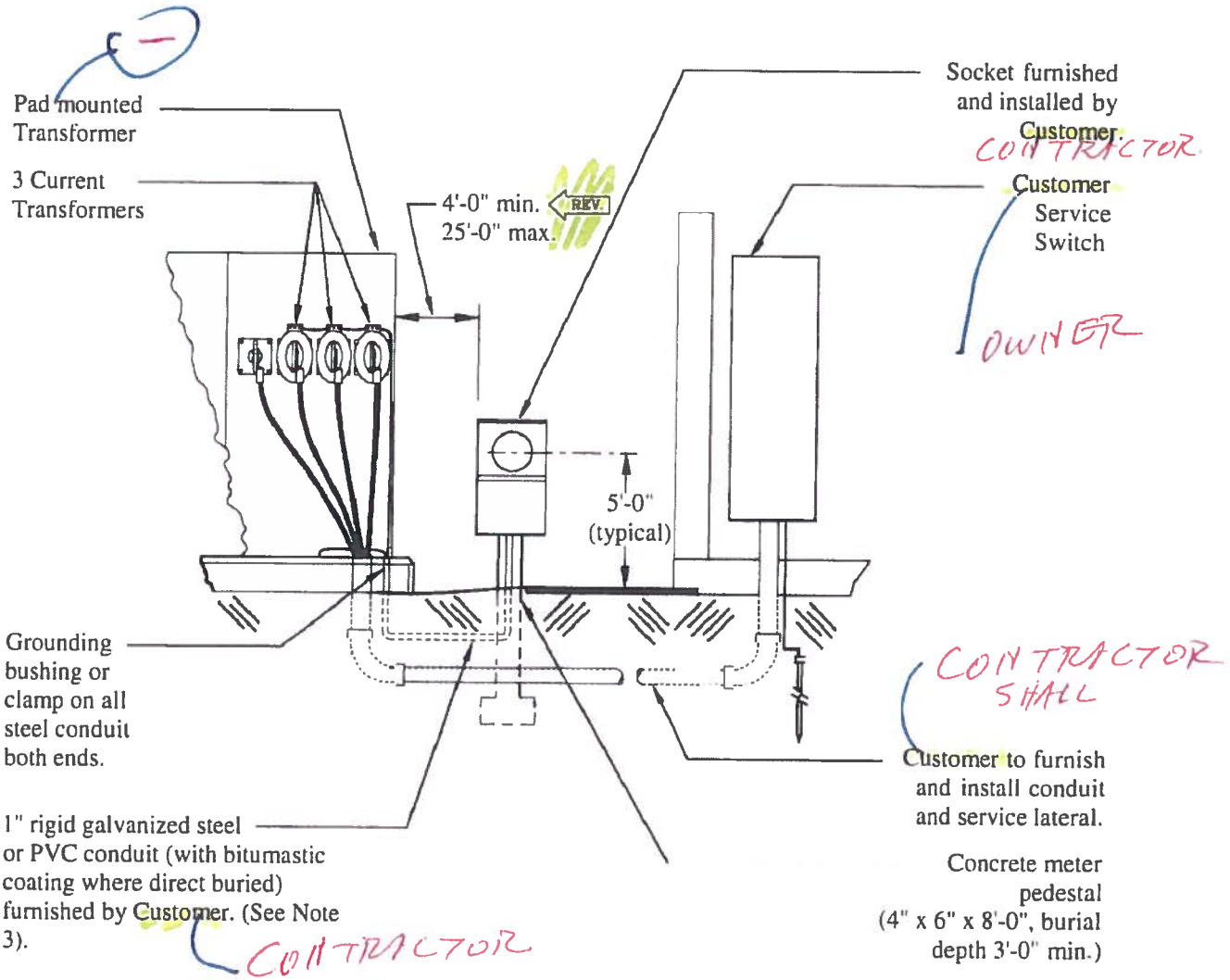
TYPICAL THREE PHASE, PADMOUNT TRANSFORMER, TRANSFORMER RATED METERING INSTALLATION SERVING ONE CUSTOMER

575

NOTES:

CONTRACTOR

1) Customer may be required to install CT's in a separate compartment at CoA's option.
2) Socket and conduit shall be grounded at the transformer ground.
3) Metering conduit risers located in areas subject to physical damage, as determined by a qualified CoA employee, shall be rigid steel.



This Applications must be Approved by the City of Alachua Electric Department

NOTE: PLEASE MAKE ALL TEXT UPPER CASE

RE: Request for Review: PTI Alachua Properties, LLC Site Plan

From : Brian Green <bgreen@AlachuaCounty.US> Wed, Sep 16, 2020 01:02 PM
Subject : RE: Request for Review: PTI Alachua Properties, LLC Site Plan 7 attachments
To : Justin Tabor <jtabor@cityofalachua.org>

Justin, I reviewed this plan and found the required fire hydrants are not shown.

Brian Green
Plans Reviewer/Inspector
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3103 (office) • 352-494-3140 Cell (mobile)

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

MEMORANDUM

20-0310

To: Mr. Justin Tabor, AICP

From: Daniel Young, PE

Date: September 11, 2020

RE: PTI - Site Plan Review No. 1

Construction Plan Comments:

1. **Sheet C120**
   a. Please label all provided landscape buffers.

2. **Sheet C130**
   a. Temporary Gravel Construction Entrance, please provide a temporary side drain to ensure stormwater runoff within the swale will not impeded during construction.
   b. Add silt fence north of the temporary gravel construction entrance from NW 104th Terrace pavement to the onsite silt fence. This will help ensure sediment does not discharge downstream in the ROW.
   c. The plans do show or describe any final stabilization of the disturbed areas onsite or in the City's ROW. Please revise accordingly.

3. **Sheet C200**
   a. Please add stop bars and stop signs to both driveway aprons.
   b. Please provide justification for the 70' radius on the south side of the northern driveway apron.
   c. Provide Autoturn paths for both delivery trucks and fire truck turning movements.
   d. The handrail referenced south of the truck well must extend south around the sidewalk due to drop off hazard. Also please refer to a detail or that reference a detail will be provided by the architect for the handrail.
   e. Add reference the Handicap Ramp label that the detail is on C320.
   f. Add general note reference that the striping and detectable warning details are on C320.
   g. Please label the parking stripe width and color.
   h. CHW defers to the City, but it is recommended that the sidewalks adjacent to parking be a minimum 7' wide to allow for vehicle overhang.
   i. Provide a typical note on the end treatments for curbing (i.e. 3' curb tapers).
   j. The stairs leading to the argon tank pad must have a handrail. Please add reference.
   k. Label dumpster pad and refer to detail on C320.
   l. Please add a legend for all hatch patterns. For example, the sidewalk concrete hatch appears to be the same as dumpster pad and argon storage tank pad.

4. **Sheet C300**
    a. Relocate silt fence on northside of property for underground electric installation.
    b. All doorway landings must be a maximum of 2% per ADA requirements. Please revise the northern door's landing to be ADA complaint.
    c. Please label all walls and provide details/reference to designer. Building stem wall on Northwest corner of building (i.e. per Architect) and wall south of truck well.
    d. Please label/provide details for the hatch pattern (possible trench drain) in the pavement adjacent to the building in the truck well.
    e. Please provide reassurance that erosion will not occur at the point of discharge to ROW from both driveways.
    f. The accessible parking space and aisle do not meet ADA requirements. They must be 2% max. in all directions. Please revise accordingly. Also provide spot elevations at all corners of the space and access aisle.
    g. All sidewalks including the accessible path do not allow for construction tolerances. Suggest revising all design cross slopes to 1.5%. No response required.
    h. Southern Driveway Apron, southern mitered end section can be raised to reduce sumping in the ROW. Suggest adding a Ditch Bottom Inlet to avoid the sump. CHW defers to Public Services to determine if sumping is acceptable within the City's ROW.
    i. Northern Driveway Apron, southern mitered end section can be raised to reduce sumping in the ROW. Suggest adding a Ditch Bottom Inlet to avoid sump. CHW defers to Public Services to determine if sumping is acceptable within the City's ROW. Note this sump does create a clear zone violation per the FDOT Greenbook which must be revised accordingly.

5. **Sheet C320**
    a. City pavement detail needs to be revised to the City's Heavy-Duty Standard detail. Please provide 2" Type SP 12.5 Asphaltic concrete. Also reference to FDOT Index is out of date on same detail. Revise accordingly.
    b. Paving, Grading and Drainage Specifications, Note 14. A. Revise Public Works to Public Services. Remove Note 15 and 16 as they do not apply to this project.

6. **Sheet C390**
    a. Item II. H. Will this occur with this project? Please confirm/revise.
    b. Item V.1. refers to St. Johns River Water Management District. This project is within Suwannee River Water Management District, revise accordingly. Also the reference to Rule 40C-42 is out of date. Revise accordingly.
    c. Item V.2. revise SJRWMD to SRWMD.
    d. Under Certification statement, please add provide a project address/location.

7. **Sheet C400**
    a. Please provide a note to adjust the existing 4" sanitary clean out in the northern drive to proposed grade. Also ensure it has a traffic rated top.
    b. Prior to the fire line backflow preventer, please install a 4" Gate valve and box. This will be the location of ending the City's Maintenance. Note the City does not maintain private backflow preventers.

c. Please provide reference to the proposed clean out in the traffic area to be traffic rated.
d. On the sewer lateral, please label End City Maintenance. Provide easement as needed.
e. CHW defers to the City's Public Services to determine if additional utility easement is necessary to maintain the existing sanitary sewer main. No response needed.
f. Label location of fire department connection. Must be a maximum of 100' from nearest hydrant per NFPA requirements.
g. General Utility Notes No. 1 the reference to FDOT Specification is out of date. Please update accordingly.

8. Sheet C410

a. Please confirm detail is 136 is correctly applied to this project. If so, please depict and label properly on Sheet C400.

October 6, 2020

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

Re: DRT Comments for:
PTI Alachua Properties, LLC Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the insufficiency report issued on September 21, 2020 are below:

1. *Section 4.4, Accessory Use and Structures*

a. Section 4.4.4(E)(1)(a)(iii) states that no accessory uses or structures shall be located within five feet of a principal structure. The cooling tower and standby generator are proposed to be 3 feet from the principle structure.
RESPONSE: The cooling tower and generator are now shown to be 5' from the principle structure.

b. Section 4.4.4(J) establishes standards for standby generators, including screening requirements. No screening of the generator is shown or called out on the plans.
RESPONSE: Generator is being provided per Section 4.4.4(J). Vegetative screening has been added to the cooling tower. See sheet L300.

2. *Section 6.1, Off-Street Parking and Loading*

a. Dimension the loading spaces to and vertical clearance. Per Section 6.1.7(B), each off-street loading space shall have clear horizontal dimensions of 12 feet by 30 feet, exclusive of platforms and piers, and a clear vertical dimension of 14 feet.
RESPONSE: The loading spaces are now completely dimensioned and vertical clearance labeled.

3. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*

a. Site Landscaping, Building Façade Requirements: Calculation of building façade landscaping requirement adds the length of all facades together, then assumes the total number of trees required must be in front of the primary façade. Section 6.2.2(D)(1)(d)(i) states that "an additional canopy tree [is required] for each 150 lineal feet of facade, planted in front of the facade of the primary structure". The number of canopy trees required to be planted in front of each façade must be calculated for each side (north, south, east, and west) and the number of required canopy trees for each façade must be planted in front of that façade.
RESPONSE: Calculations have been corrected to show each façade separately. See sheet L200.

b. Site Landscaping Calculations, Canopy and Understory Tree Reduction: Add notation that the 25% reduction in the requirements is as set forth in Section 6.2.2(D)(1)(d)(v).
RESPONSE: Note that 25% reduction in requirements as set forth in Section 6.2.2(D)(1)(d)(v) has been added to the top of sheet L200.

c. Parking Lot Landscaping: There are two distinct parking lot areas. Provide calculations for each parking lot area (parking lot interior and perimeter requirements).
RESPONSE: The southern parking area has been removed. For interior and perimeter calculations, see sheet L200.

d. Parking Lot Interior Landscaping: Per Section 6.2.2(D)(2)(a)(iii)b., shrubs are required at the minimum rate of ten shrubs per landscaped island. The interior parking lot landscape island in the northeast corner of the north parking lot does not provide a minimum of 10 shrubs.
RESPONSE: Additional shrub added to northeast corner north parking lot island. See sheet L300.

e. Parking Lot Perimeter Landscaping: A continuous row of shrubs has not been provided along the perimeter of the north parking area. Per Section 6.2.2(D)(2(b)(iv), a continuous opaque screen of shrub material parallel to the parking lot area which shall reach a height of 36 inches within 3 years is required along the parking lot perimeter.
RESPONSE: A continuous row of shrubs has been provided along the perimeter of the parking area. See sheet L300.

f. Perimeter Buffer, South: Plans state that a south perimeter buffer is not required as it is the "remaining development parcel". No such provision exists in Section 6.2.2. A perimeter buffer (Type B, 7.5') is required along the south perimeter of the project area (Note - a 50% reduction for adjacency to a vacant parcel can be applied).
RESPONSE: Planting plan updated to include 50% of Type B 7.5' Buffer and note. See sheet L300.

g. Perimeter Buffer, North: Correct perimeter buffer type is Type B, 7.5'. (Note – it appears option 1 for a Type B, 7.5' buffer with a 50% reduction for adjacency to a vacant parcel is met on the plans submitted for review).
RESPONSE: Buffer label has been updated to reflect correct type and size. See sheet L300.

h. Perimeter Buffer, East: Adjacent parcel is vacant, therefore, the correct perimeter buffer type is Type B, 7.5'. A 50% reduction for adjacency to a vacant parcel can also be applied (Note – it appears option 1 for a Type B, 7.5' buffer with a 50% reduction for adjacency to a vacant parcel is met on the plans submitted for review).
RESPONSE: Buffer label has been updated to reflect correct type and size. See sheet L300.

i. Perimeter Buffer, West: Plans show a reduction of 83 feet for the width of the driveways to the property. Width of driveways should be measured at the throat of the drive.
RESPONSE: Driveway reduction has been corrected. See sheet L300.

j. Minimum Planting Size, Canopy Trees: Per Section 6.2.2(D)(9)(b)(ii), canopy trees must be a minimum height of eight feet with a minimum caliper of 2 inches. Minimum height not stated on the plan.
RESPONSE: Schedule updated to include minimum height of 8' for canopy trees. See sheet L300.

k. Screening of Mechanical Equipment: Section 6.2.3(D) requires mechanical equipment to be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier. No screening is provided for the cooling tower.
RESPONSE: Vegetative screening has been added to the cooling tower. See sheet L300.

4. *Section 6.3, Fencing*

a. Specify fencing material and height of perimeter fence. Note that galvanized chain link is prohibited when visible from the right-of-way per Section 6.3.5(B).
RESPONSE: Fencing material is specified on sheet A0.11.

b. Argon tank enclosure calls for the access gates to the enclosure area to be galvanized chain link. As noted, galvanized chain link is prohibited when visible from the right-of-way.
RESPONSE: Chain link shall only be used where not visible from the right-of-way. The rest of the fences shall be wooden fence.

5. *Section 6.4, Exterior Lighting*

a. Provide cut sheets of all proposed exterior lights. Note that per Section 6.4.4(A), wall pack lights must have fully shielded luminaires (such as shoebox or can-style fixtures) to direct all light downward and are prohibited when visible from any location off the site. Also note that per Section 6.4.4(F), light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and road.
RESPONSE: See attached cut sheets for verification.

b. The uniformity ratio in the south driveway and parking area is shown in the Photometric Statistics to be 10.4:1. Per Section 6.4.4(E), the maximum uniformity ratio is 10:1.
RESPONSE: The pole light was shifted over slightly to lower the maximum down to 5.0 fc, bringing the maximum uniformity ratio down to 10.0:1.

6. *Miscellaneous*

a. Provide legal description and sketch for all proposed Public Utility Easements.
RESPONSE: Legal descriptions and sketches for all proposed PUEs will be submitted to the City as soon as they are prepared.

b. Indicate the height of the argon tanks and cooling tower.
RESPONSE: The height of the argon tanks and cooling tower have been added.

7. *Concurrency Impact Analysis*

a. The GPD generated by the project is inconsistent in the calculation tables and in the impact tables.
RESPONSE: The calculations and report have been revised for consistency.

8. *Public Services / Fire Rescue / Engineering Review Comments*

a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated September 21, 2020.
RESPONSE: The comments provided in the memorandum dated September 21, 2020 have been addressed.

b. The applicant must address the comments provided by Brian Green of Alachua County Fire Rescue as provided in an email dated September 16, 2020.
RESPONSE: The comments provided in the email dated September 16, 2020 have been addressed.

c. The applicant must address the comments provided by Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., as provided in a memorandum dated September 11, 2020.
RESPONSE: The comments provided in the memorandum dated September 11, 2020 have been addressed.

9. *General Information*

a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:
https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx
RESPONSE: Noted.

10. *Minor Revisions*

a. C320: Paving, Grading, and Drainage Specifications, Notes 9, 15, and 16– reference to testing and work within County/State ROWs not applicable to project.
RESPONSE: These notes have been removed.

b. C390: Section III, Controls, Note 3 – references silt fencing around 'the wetlands'.
RESPONSE: The reference to wetlands has been removed.

c. C390, Section V., Stormwater Management, Notes 1 and 2 – references St. Johns Water Management District. Project is in Suwannee River Water Management's jurisdiction.
RESPONSE: All references to St. Johns River Water Management District have been corrected to state Suwannee River Water Management District.

d. C400: City of Alachua Electrical Scope of Work, Note 1.6 – typographical error – "contractor".
RESPONSE: The typographical error has been corrected.

PUBLIC SERVICES COMMENTS

a) Sheet C130:
• Call-out "Note 16" at intersection of temporary gravel construction entrance and NW 104th Terrace.
• To Demolition Notes, add: "16. Sweep 104'h Terrace daily at intersection of construction entrance to prevent debris from washing down NW 104'h Terrace during rain event."
• Minor Comment, Spelling: Plan and Section A-A; Change spelling to "COARSE" .
RESPONSE: Note 16 has been added and called out at the intersection of the gravel construction entrance and NW 104th Terrace. "COURSE" has been replaced with "COARSE" in all locations in the detail.

b) Sheet C400:
• The "End of City of Alachua Maintenance" is denoted for water and fire lines. Because these callouts are outside the existing PUE, please provide a PUE for these areas. Show on C120.
• Sanitary Sewer Note 6, Minor: Replace "IT WILL BE" with "IT SHALL BE" .
• COA Electrical Scope of Work, 1.2: Replace "JOINT with "COMBINED" .
• COA Electrical Scope of Work, 1.3: Minor Spelling, Add second "R" so it reads "CONTRACTOR".
RESPONSE: A new PUE is now proposed around the new utilities. Sanitary sewer and Electrical scope of work notes have been updated as requested.

c) Sheet C400, continued:
• Water Fitting Schedule: Hexagon Note 2 refers to fire line components. To Note 2, please add three 4-inch gate valves as shown on Detail 136.
RESPONSE: Three 4-inch gate valves have been added to water fitting schedule item number 2.

d) Sheet C410:
• Minor: Add horizontal line between details 115 & 307 .
• Details 136, 127, 142 and 145 now show the top of valve box and top of collar at 2 inches above grade. Please change these details so that top of valve box and bottom of collar are at grade. Also, add a note to that effect to each detail.
RESPONSE: A horizontal line has been added between details 115 and 307. The details currently shown are the latest City details we have received. Please provide us with the updated details and we will gladly update them.

e) Sheet C400:
• This sheet shows two UGE conduits being connected to the same power pole, each feeding a transformer. The reviewer assumes that two transformers are required for some sort of reliability consideration, rather than just one transformer.
• To further increase reliability, it may be advantageous to feed each transformer from a separate pole.
• Please contact Andy Lindsey of COA Electric Department to discuss. Contact Information: Office phone: (386) 518-5832, Work Cell: (352) 258-8915.
RESPONSE: Noted.

f) Sheet E1.1:
• Legend, Minor Spelling: Change to "ARCHITECTURAL".
• Each power meter is shown located on the transformer itself. Please locate each power meter adjacent to the transformer, on a pad-mounted pedestal. COA is in the process of developing the relevant detail. The markup of it is attached.
• This sheet shows a generator. Should its interface be shown on the electrical DWGS?
RESPONSE: Photometric

g) Sheet E2.1:
Please add "OCPD" to the abbreviations list.
RESPONSE: "OCPD" has been added to the abbreviations list.

h) Sheet C100:
Please add Electrical DWGS to Index.
RESPONSE: Electrical sheets have been added to the sheet index.

i) Please add detail 321B, Potable Tracer Wire Configuration to contract DWGS. If Engineer does not have this detail, please contact CoA.
RESPONSE: Detail 321B has been added to the details sheet.

ALACHUA COUNTY FIRE RESCUE

Required fire hydrants are not shown.
RESPONSE: A fire hydrant is existing along NW 104th Terrace and has been labeled for clarity.

CHW COMMENTS

1. Sheet C120

a. Please label all provided landscape buffers.
RESPONSE: All landscape buffers are now shown and labeled.

2. Sheet C130

a. Temporary Gravel Construction Entrance, please provide a temporary side drain to ensure stormwater runoff within the swale will not impeded during construction.
b. Add silt fence north of the temporary gravel construction entrance from NW 104th Terrace pavement to the onsite silt fence. This will help ensure sediment does not discharge downstream in the ROW.
c. The plans do show or describe any final stabilization of the disturbed areas onsite or in the City's ROW. Please revise accordingly.
RESPONSE:

a. **The proposed side drain shall be constructed along with the gravel construction entrance.**
b. **Silt fence has been added north of the gravel construction entrance.**
c. **Stabilization is called for in Construction Note #4 and Paving, Grading, and Drainage Note #8 on sheet C110.**

3. Sheet C200

a. Please add stop bars and stop signs to both driveway aprons.
b. Please provide justification for the 70' radius on the south side of the northern driveway apron.
c. Provide Autoturn paths for both delivery trucks and fire truck turning movements.
d. The handrail referenced south of the truck well must extend south around the sidewalk due to drop off hazard. Also please refer to a detail or that reference a detail will be provided by the architect for the handrail.
e. Add reference the Handicap Ramp label that the detail is on C320.
f. Add general note reference that the striping and detectable warning details are on C320.
g. Please label the parking stripe width and color.
h. CHW defers to the City, but it is recommended that the sidewalks adjacent to parking be a minimum 7' wide to allow for vehicle overhang.
i. Provide a typical note on the end treatments for curbing (i.e. 3' curb tapers).
j. The stairs leading to the argon tank pad must have a handrail. Please add reference.
k. Label dumpster pad and refer to detail on C320.
l. Please add a legend for all hatch patterns. For example, the sidewalk concrete hatch appears to be the same as dumpster pad and argon storage tank pad.

RESPONSE:

a. **Stop bars and stop signs have been added to both driveways.**
b. **The 70' radius is required for trucks to be able to successfully maneuver the driveway.**
c. **Autoturn paths for both delivery truck and fire truck turning movements have been added.**
d. **The handrail has been extended and notes have been added regarding the handrail specifications.**
e. **Handicap detail reference has been added.**
f. **Striping and detectable warning detail references have been added.**
g. **Parking stripe width and color callouts have been added.**
h. **Noted.**
i. **Callouts for curb tapers have been added.**
j. **A handrail has been added to the stairs leading to the argon tank.**
k. **Dumpster pad is now labelled.**
l. **A legend has been added.**

4. Sheet C300

a. Relocate silt fence on northside of property for underground electric installation.
b. All doorway landings must be a maximum of 2% per ADA requirements. Please revise the northern door's landing to be ADA complaint.
c. Please label all walls and provide details/reference to designer. Building stem wall on Northwest corner of building (i.e. per Architect) and wall south of truck well.
d. Please label/provide details for the hatch pattern (possible trench drain) in the pavement adjacent to the building in the truck well.
e. Please provide reassurance that erosion will not occur at the point of discharge to ROW from both driveways.
f. The accessible parking space and aisle do not meet ADA requirements. They must be 2% max. in all directions. Please revise accordingly. Also provide spot elevations at all corners of the space and access aisle.

g. All sidewalks including the accessible path do not allow for construction tolerances. Suggest revising all design cross slopes to 1.5%. No response required.
h. Southern Driveway Apron, southern mitered end section can be raised to reduce sumping in the ROW. Suggest adding a Ditch Bottom Inlet to avoid the sump. CHW defers to Public Services to determine if sumping is acceptable within the City's ROW.
i. Northern Driveway Apron, southern mitered end section can be raised to reduce sumping in the ROW. Suggest adding a Ditch Bottom Inlet to avoid sump. CHW defers to Public Services to determine if sumping is acceptable within the City's ROW. Note this sump does create a clear zone violation per the FDOT Greenbook which must be revised accordingly.
RESPONSE:

a. **Silt fence has been relocated around the proposed underground electric line.**
b. **All landings are 2% or flatter.**
c. **Please refer to the architectural plans for walls. The truck well has been labeled.**
d. **The trench drain has been removed.**
e. **Additional silt fencing has been added.**
f. **The parking spaces are 2% or flatter in all directions. Additional spot elevations have been added for clarification.**
g. **All sidewalks have cross slopes of 2% or flatter.**
h. **Noted.**
i. **Noted.**

5. Sheet C320

a. City pavement detail needs to be revised to the City's Heavy-Duty Standard detail. Please provide 2" Type SP 12.5 Asphaltic concrete. Also reference to FDOT Index is out of date on same detail. Revise accordingly.
RESPONSE: The City's heavy-duty pavement detail has been added. The FDOT Index reference has been updated.

b. Paving, Grading and Drainage Specifications, Note 14. A. Revise Public Works to Public Services. Remove Note 15 and 16 as they do not apply to this project.
RESPONSE: Note 14 has been corrected and notes 15 and 16 have been removed.

6. Sheet C390

a. Item II. H. Will this occur with this project? Please confirm/revise.
RESPONSE: This note has been removed.

b. Item V.1. refers to St. Johns River Water Management District. This project is within Suwannee River Water Management District, revise accordingly. Also the reference to Rule 40C-42 is out of date. Revise accordingly.
RESPONSE: All references to St. Johns River Water Management District have been corrected.

c. Item V.2. revise SJRWMD to SRWMD.
RESPONSE: All references to SJRWMD have been revised.

d. Under Certification statement, please add provide a project address/location.
RESPONSE: The project address has been added.

7. Sheet C400

a. Please provide a note to adjust the existing 4" sanitary clean out in the northern drive to proposed grade. Also ensure it has a traffic rated top.
RESPONSE: All sanitary cleanouts shall have traffic rated covers. A note has been added that the existing cleanout will need to be brought up to the proposed grade.

b. Prior to the fire line backflow preventer, please install a 4" Gate valve and box. This will be the location of ending the City's Maintenance. Note the City does not maintain private backflow preventers.
RESPONSE: A 4" gate valve and box has been added and labeled as the 'End of City maintenance'.

c. Please provide reference to the proposed clean out in the traffic area to be traffic rated.
RESPONSE: Note 10 has been added to the sanitary sewer notes calling for all existing and proposed sanitary cleanouts to have traffic rated covers.

d. On the sewer lateral, please label End City Maintenance. Provide easement as needed.
RESPONSE: 'End of City Maintenance' has been labeled and an easement provided.

e. CHW defers to the City's Public Services to determine if additional utility easement is necessary to maintain the existing sanitary sewer main. No response needed.
RESPONSE: Noted.

f. Label location of fire department connection. Must be a maximum of 100' from nearest hydrant per NFPA requirements.
RESPONSE: A request for an extension of this requirement will be made to the City.

g. General Utility Notes No. 1 the reference to FDOT Specification is out of date. Please update accordingly.
RESPONSE: The FDOT Standard Specifications reference has been updated to the current edition.

8. Sheet C410

a. Please confirm detail is 136 is correctly applied to this project. If so, please depict and label properly on Sheet C400.
RESPONSE: Detail 136 is not applicable and has therefore been removed and replaced with a relevant detail. Please see 2" fire line water meter and backflow preventer assembly detail.

Zimbra **ju_tabor@cityofalachua.org**

RE: Request for Review: PTI Alachua Properties, LLC Site Plan - DRT Resubmittal #1

From : Brian Green <bgreen@AlachuaCounty.US> Tue, Oct 13, 2020 02:49 PM

Subject : RE: Request for Review: PTI Alachua Properties, LLC Site Plan - DRT Resubmittal #1 7 attachments

To : Justin Tabor <jtabor@cityofalachua.org>

Brian,
The location of the existing fire hydrant is acceptable. I have no further comment.

Brian Green
Plans Reviewer/Inspector
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3103 (office) • 352-494-3140 Cell (mobile)

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From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, October 13, 2020 8:12 AM
To: Brian Green <bgreen@AlachuaCounty.US>
Subject: Re: Request for Review: PTI Alachua Properties, LLC Site Plan - DRT Resubmittal #1

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brian,

Your previous comment on this plan was to show existing hydrants. EDA now shows on Sheet C200 an existing hydrant on the opposite side of NW 104th Terrace. Please let me know if this is acceptable for coverage of this site.

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

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From: "Justin Tabor" <jtabor@cityofalachua.com>
To: "bgreen" <bgreen@alachuacounty.us>, "Adam Boukari" <ad_boukari@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>, "Harry Dillard" <ha_dillard@cityofalachua.org>, "Justin Tabor" <ju_tabor@cityofalachua.org>, "Kathy Winburn" <ka_winburn@cityofalachua.org>, "Kenyata Curtis" <ke_curtis@cityofalachua.org>, "Rodolfo Valladares" <ro_valladares@cityofalachua.org>, "Thomas Ridgik" <th_ridgik@cityofalachua.org>
Sent: Monday, October 12, 2020 5:12:45 PM
Subject: Request for Review: PTI Alachua Properties, LLC Site Plan - DRT Resubmittal #1

DRT Members:

The Planning Department has received a revised site plan application from EDA Consultants, Inc. on behalf of PTI Alachua Properties, LLC. The Site Plan proposes the construction of a ±11,821 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±2.18 acre subject property, consisting of a portion of Tax Parcel Number 05949-011-008.

Project Review Schedule
Initial Application Submittal: August 30, 2020
Completeness Review Letter Issued: September 1, 2020
DRT Comments Deadline: Wednesday, September 16, 2020 at 5 PM
Staff DRT: Thursday, September 17, 2020 @ 10 AM via Zoom
Applicant DRT: Tuesday, September 22, 2020 at 10 AM via Zoom
DRT Resubmittal #1: October 6, 2020
Deadline for Comments on DRT Resubmittal #1: Monday, October 19, 2020 at 5 PM

Please review the application and provide any comments in writing no later than **5 PM on Monday, October 19, 2020**.

Plans are accessible via the X: Drive at: X:\Planning and Community Development\Planning Division\Development Applications\Site Plans\PTI SP\Submittals\2020_10_06

Links:
Plans

All Application Materials

Sincerely,

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

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City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 13, 2020

Sent by electronic mail to cvega@edafl.com

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

RE: Development Review Team (DRT) Comments – Resubmittal #1: PTI Site Plan

Dear Ms. Vega:

On October 6, 2020, the City of Alachua received your revised application for a Site Plan on behalf of PTI Alachua Properties, LLC. The application proposes the construction of a ±11,821 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±2.18 acre subject property, consisting of a portion of Tax Parcel Number 05949-011-008. The revised application received on October 6, 2020 was submitted to address the Development Review Team (DRT) comments issued to you in a letter dated September 21, 2020 and as discussed at a DRT Meeting held on September 22, 2020.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, October 20, 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 **November 10, 2020 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

Previous Comments

1. *Section 4.4, Accessory Use and Structures*
   a. Section 4.4.4(J) establishes standards for standby generators, including screening requirements. No screening of the generator is shown or called out on the plans.

   Remaining Issues: The applicant proposes to plant a row of shrubs along the perimeter of the standby generator, however, the selected species is *Zamia integrifolia*, common name of Coontie, will not fulfill the buffer required by Section 4.4.4(J). This section requires generators to be screened by landscaping to use evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of six feet within three years of planting. An

alternative shrub species must be used which will provide the required buffer as set forth in Section 4.4.4(J).

2. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Parking Lot Landscaping: There are two distinct parking lot areas. Provide calculations for each parking lot area (parking lot interior and perimeter requirements).

   Remaining Issues: As noted in the applicant's response, one of the two parking areas has been removed. However, the revised calculations require 13 canopy trees and 7 understory trees to meet parking lot perimeter buffer requirements. The plan only provides 11 canopy trees and 6 understory trees along the parking lot perimeter.

   b. Perimeter Buffer, West: Plans show a reduction of 83 feet for the width of the driveways to the property. Width of driveways should be measured at the throat of the drive.

   Remaining Issues: Comment not addressed. Driveway widths at the throat of each driveway are approximately 34 feet (north driveway) and 20 feet (south driveway).

   c. Screening of Mechanical Equipment: Section 6.2.3(D) requires mechanical equipment to be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier. No screening is provided for the cooling tower.

   Remaining Issues: The applicant proposes to plant a row of shrubs along the perimeter of the standby cooling tower, however, the selected species is *Zamia integrifolia*, common name of Coontie, will likely not fulfill the buffer required by 6.2.3(D). This section requires generators to be screened by landscaping to use evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within two years of planting. An alternative shrub species must be used which will provide the required buffer as set forth in 6.2.3(D).

3. *Miscellaneous*
   a. Provide legal description and sketch for all proposed Public Utility Easements.

   Remaining Issues: Comment not addressed.

New Comments – 10/6/20 Plans

4. *Public Services / Fire Rescue / Engineering Review Comments*
   a. A response from Public Services to review of the revised plans as submitted on October 6, 2020 is pending. Response from Public Services will be forwarded under separate cover.
   b. A response from Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., is pending. Response will be forwarded under separate cover.

5. *Miscellaneous*
   a. Sheet C100: Revisions were made to the proposed parking areas. Confirm pavement and sidewalk area, total impervious surface area, and open area calculations are correct in the Impervious Area Calculations table.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

October 20, 2020

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

RECEIVED
OCT 29 2020
BY:

Re: DRT Comments for Resubmittal #1
PTI Alachua Properties, LLC Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the insufficiency report issued on October 13, 2020 are below:

Previous Comments

1. *Section 4.4, Accessory Use and Structures*

a. Section 4.4.4(J) establishes standards for standby generators, including screening requirements. No screening of the generator is shown or called out on the plans.

Remaining Issues: The applicant proposes to plant a row of shrubs along the perimeter of the standby generator, however, the selected species is *Zamia integrifolia*, common name of Coontie, will not fulfill the buffer required by Section 4.4.4(J). This section requires generators to be screened by landscaping to use evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of six feet within three years of planting. An alternative shrub species must be used which will provide the required buffer as set forth in Section 4.4.4(J).

RESPONSE: The proposed *Zamia integrifolia* has been switched with *Illicium parviflorum* 'Florida Sunshine', which will reach 6' within 3 years of planting. See Sheet L300.

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

a. Parking Lot Landscaping: There are two distinct parking lot areas. Provide calculations for each parking lot area (parking lot interior and perimeter requirements).

Remaining Issues: As noted in the applicant's response, one of the two parking areas has been removed. However, the revised calculations require 13 canopy trees and 7 understory trees to meet parking lot perimeter buffer requirements. The plan only provides 11 canopy trees and 6 understory trees along the parking lot perimeter.

RESPONSE: Additional trees have been added so that there are now 14 canopy and 7 understory trees. The 14th canopy tree has been added per the modification to the proposed parking area. See Sheet L300.

b. Perimeter Buffer, West: Plans show a reduction of 83 feet for the width of the driveways to the property. Width of driveways should be measured at the throat of the drive.

Remaining Issues: Comment not addressed. Driveway widths at the throat of each driveway are approximately 34 feet (north driveway) and 20 feet (south driveway).

RESPONSE: Dimension has been updated to include appropriate driveway widths at the throat of each driveway. The north driveway is 32 feet and the south driveway is 20 feet, see Sheet L300. Table on sheet L200 has also been updated with correct driveway widths. There are now 5 canopy and 5 understory trees provided along the length of this buffer.

c. Screening of Mechanical Equipment: Section 6.2.3(D) requires mechanical equipment to be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier. No screening is provided for the cooling tower.

Remaining Issues: The applicant proposes to plant a row of shrubs along the perimeter of the standby cooling tower, however, the selected species is *Zamia integrifolia*, common name of Coontie, will likely not fulfill the buffer required by 6.2.3(D). This section requires generators to be screened by landscaping to use evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within two years of planting. An alternative shrub species must be used which will provide the required buffer as set forth in 6.2.3(D).

RESPONSE: The proposed *Zamia integrifolia* has been switched with *Illicium parviflorum* 'Florida Sunshine', which will reach 6' within 3 years of planting. See Sheet L300.

3. *Miscellaneous*
a. Provide legal description and sketch for all proposed Public Utility Easements.

Remaining Issues: Comment not addressed.

RESPONSE: The legal descriptions and sketches for the proposed PUEs will be submitted before the P& Z Board.

New Comments – 10/6/20 Plans
4. *Public Services / Fire Rescue / Engineering Review Comments*
a. A response from Public Services to review of the revised plans as submitted on October 6, 2020 is pending. Response from Public Services will be forwarded under separate cover.
b. A response from Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., is pending. Response will be forwarded under separate cover.

RESPONSE: Comments from Public Services and Causseaux, Hewett, & Walpole, Inc. have been addressed.

5. *Miscellaneous*
a. Sheet C100: Revisions were made to the proposed parking areas. Confirm pavement and sidewalk area, total impervious surface area, and open area calculations are correct in the Impervious Area Calculations table.
RESPONSE: Impervious area calculations table has been updated.

Public Services Comments

3. Oct 6th Submittal Comment
• It appears that only 1 gate valve is called out in Note 2. Please change to "3 gate valves". Also, change reference to "Detail 139", not "Detail 136".
• Also, please clarify the piping materials from the water main tap connection to the fire line pad and to the water meter.
Please re-submit sheet C400.

RESPONSE: Only one gate valve is called in note 2 because the other two gate valves are called out in notes 1 and 3. The schedule is organized from upstream to downstream (downstream being at the point of connection to the building) and each note includes everything up to the next note. Note 1 includes the tap and valve. Note 2 includes the tee, gate valve and backflow preventer for the fire line, and note 3 includes the elbow, gate valve, water meter, and backflow preventer for the water service. Therefore, there are three gate valves called out, they are just separated into multiple callouts for organizational purposes. The reference to detail 136 has been revised accordingly. Pipe material has been clarified for each note in the water fitting schedule.

4. Oct 6th Submittal Comment
• As per discussions with Engineer, please replace detail 136 with detail 139. Also, no changes need to be made to the other details 127, 142 and 145. During the pre-construction conference, the updated details will be given to the Contractor.
• Replace detail 136 with detail 139 (fire line pad).
• Detail 121 is shown twice.
• By including detail 139 in the document, detail "FIRE LINE WATER METER AND BACKFLOW PREVENTER ASSEMBLY" and the detail above it may no longer needed. Please evaluate.
• Please resubmit sheet C410.

RESPONSE: Detail 136 has been replaced with 139. Duplicate detail 121 and the 'FIRELINE WATER METER AND BACKFLOW PREVENTER ASSEMBLY' detail have been removed.

8. Oct 6th Submittal Comment
Please add the following to the Drawing Index:
E2.01 ELECTRICAL RISERS
E3.01 ELECTRICAL SCHEDULES
E3.02 ELECTRICAL SCHEDULES
Please re-submit sheet C100.

RESPONSE: The electrical sheets have been added to the drawing index.

10. Sheet C120:
- This sheet shows the Auto-turn path in which the delivery truck uses the public ROW for turnaround. For safety reasons, Public Services does not allow the use of a public ROW for turnaround.

Please submit revised layout so the Auto-turn path turnaround is done on private property.

RESPONSE: Parking area and driveways have been revised to accommodate the delivery truck to turnaround within the site.

CHW Comments

Construction Plan Comments:

2. Sheet C130

c. The plans do show or describe any final stabilization of the disturbed areas onsite or in the City's ROW. Please revise accordingly. *Additional Comment: The erosion control plan should notate the location of seeding and mulching vs. sodding. Recommend adding/moving/revising notes to Sheet C130. The EOR must provide the contractor with the required ground covering to ensure the correct method is deployed (i.e. seeding and mulching a 3:1 slope vs. sodding).*

RESPONSE: Notes regarding sodding requirements have been added to sheets C130 and C300 as C300 is more fitting for sod in areas where improvements are proposed.

3. Sheet C200

j. The stairs leading to the argon tank pad must have a handrail. Please add reference. *Not resolved. Additionally, more stairs have been added from the parking lot to the truck well area. Please add the appropriate handrails.*

RESPONSE: The stairs and grading by the argon tank have been rearranged so a handrail is not required. The stairs to the truck area have been revised and the appropriate handrail has been added.

4. Sheet C300

e. Please provide reassurance that erosion will not occur at the point of discharge to ROW from both driveways. *All stormwater runoff from the post development condition discharge through the driveway to the roadside swale (i.e. a point discharge). This area will be a reoccurring maintenance issue in the City ROW. Please provide reassurance that erosion will not occur, and any erosion will be the responsibility of the landowner and not the City.*

RESPONSE: All slopes that may be affected by stormwater runoff or are 3:1 or steeper are now being specified to be pegged sod.

f. The accessible parking space and aisle do not meet ADA requirements. They must be 2% max. in all directions. Please revise accordingly. Also provide spot elevations at all corners of the space and access aisle. *Not resolved. The diagonal cross slopes do not meet ADA requirements (e.g. Access Aisle = (125.51-125.05)/18.68'= 2.46%). All turning movement areas (accessible space, access aisle, landings, and path to the building), must be 2% maximum in all directions. Revise accordingly.*

RESPONSE: The grading has been revised so the ADA space and route are 2% or flatter in all directions.

5. Sheet C320

a. City pavement detail needs to be revised to the City's Heavy-Duty Standard detail. Please provide 2" Type SP 12.5 Asphaltic concrete. Comment Resolved. *New comment: Since truck traffic is anticipated on the northern driveway, please apply the City's heavy duty pavement to this area.*

RESPONSE: The northern driveway has been revised to the heavy-duty pavement.

7. Sheet C400

a. Please provide a note to adjust the existing 4" sanitary clean out in the northern drive to proposed grade. Also ensure it has a traffic rated top. *Not resolved. There is an existing clean out in the northern driveway egress (near the 118 contour label) that needs to be labeled to be adjusted. Revise accordingly.*

RESPONSE: The existing cleanout in the northern driveway has been specified to be brought up to the proposed grade and the cover replaced with an HS-25 traffic rated cover.

d. On the sewer lateral, please label End City Maintenance. Provide easement as needed. *Partially Resolved. Please add dimension to easement from the utility for Public Services' review.*

RESPONSE: The existing sewer cleanouts have an existing blanket easement therefore the proposed PUE for sanitary is being removed.

8. Sheet C410

a. Please confirm detail is 136 is correctly applied to this project. If so, please depict and label properly on Sheet C400. *Not resolved. The comment response states a 2" fire line but the plans call for a 4" fire line. Please reconcile. It is suggested to use City Detail 139 Fire Line DDC Backflow preventer on the fire line. This assumes no downstream diesel fire pump. Additionally, there is a duplicate 121 detail on this sheet. Please reconcile.*

RESPONSE: The comment response incorrectly stated 2" and should have been 4". Duplicate detail 121 has been removed and detail 139 has been added.

Zimbra **ju_tabor@cityofalachua.org**

RE: PTI Site Plan Review No. 2

From : Daniel Young <DanielY@chw-inc.com> Wed, Oct 21, 2020 04:10 PM
Subject : RE: PTI Site Plan Review No. 2 1 attachment
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : Jessica Junkin <JessicaJ@chw-inc.com>, Kelly Bishop <KellyB@chw-inc.com>

Justin, All CHW's comments have been resolved. CHW has no further comments. Please let me know if you need anything else.

Thank you,
DANIEL YOUNG, P.E., LEED A.P.
Director of Engineering, Land Development
t: (386) 518-5169 | **c:** (352) 538-6196
e: daniely@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Wednesday, October 21, 2020 1:49 PM
To: Daniel Young <DanielY@chw-inc.com>
Cc: Jessica Junkin <JessicaJ@chw-inc.com>; Kelly Bishop <KellyB@chw-inc.com>
Subject: Re: PTI Site Plan Review No. 2

Daniel,

Sorry about that... Not sure what happened. Try these:

Plans
Link to Application Materials

Sincerely,

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

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From: "Daniel Young" <DanielY@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Jessica Junkin" <JessicaJ@chw-inc.com>, "kellyb" <KellyB@chw-inc.com>
Sent: Wednesday, October 21, 2020 1:13:46 PM
Subject: RE: PTI Site Plan Review No. 2

Justin, the links won't work. Please resend.

Thank you,
DANIEL YOUNG, P.E., LEED A.P.
Director of Engineering, Land Development
t: (386) 518-5169 | **c:** (352) 538-6196
e: daniely@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Wednesday, October 21, 2020 12:06 PM
To: Daniel Young <DanielY@chw-inc.com>
Cc: Jessica Junkin <JessicaJ@chw-inc.com>; Kelly Bishop <KellyB@chw-inc.com>
Subject: Re: PTI Site Plan Review No. 2

Daniel,

EDA has resubmitted the PTI Site Plan with revisions to address your 10/14/20 comments. Could you please review to confirm the remaining comments have been sufficiently addressed? I believe most of your remaining comments were pretty straight forward, but if there are any significant issues that need to be addressed before the item should go to the Board, please let me know by email ASAP (preferably by tomorrow morning if possible). If you're able to complete the review by Tuesday, 10/27, it will be sincerely appreciated.

Link to Plans
Link to All Application Materials

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

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From: "Daniel Young" <DanielY@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Jessica Junkin" <JessicaJ@chw-inc.com>, "kellyb" <KellyB@chw-inc.com>
Sent: Wednesday, October 14, 2020 4:59:08 PM
Subject: PTI Site Plan Review No. 2

Justin,

Attached are my comments. We request an additional $540 to complete the review of this project since it will require an additional review. Below is a break down.

Director of Engineering - $180/hr X 3 hour = $540

Thank you,
DANIEL YOUNG, P.E., LEED A.P.
Director of Engineering, Land Development
t: (386) 518-5169 | **c:** (352) 538-6196
e: daniely@chw-inc.com
w: www.chw-inc.com

JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8465 Merchants Way, Ste. 2, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
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City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 9, 2020

Sent by electronic mail to cvega@edafl.com

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

RE: Development Review Team (DRT) Comments – Resubmittal #2: PTI Site Plan

Dear Ms. Vega:

On October 29, 2020, the City of Alachua received your revised application for a Site Plan on behalf of PTI Alachua Properties, LLC. The application proposes the construction of a ±11,821 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±2.18 acre subject property, consisting of a portion of Tax Parcel Number 05949-011-008. The revised application received on October 29, 2020 was submitted to address the Development Review Team (DRT) comments issued to you in a letter dated October 13, 2020 and as discussed at a DRT Meeting held on September 22, 2020.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, November 12, 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 **December 8, 2020 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

New Comments – 10/29/20 Resubmittal

1. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Parking Lot Landscaping: No canopy or understory trees are provided along the westernmost parking spaces. Per Section 6.2.2(D)(2)(b), the parking lot buffer shall form a continuous visual screen, excluding required site clearances at driveways. Note if there are existing utility constraints, an alternative landscape plan may be considered, *however, the review of an alternative landscape plan may delay the project review time frames*. See Section 6.2.2(D)(10) for further information

2. *Miscellaneous*
   a. Autoturn path interferes with westernmost parking spaces. Semi-truck maneuvers cannot interfere with the minimum dimensions required for parking spaces (minimum 18 foot depth).
   b. Sheet C130 was not revised to reflect revisions to ingress/egress to the site.

3. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated November 4, 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. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., dated November 4, 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

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Nov 4, 2020**

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

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

TR 11/4/2020

RE: **Pressure Technology Site Plan**

Public Services has reviewed the Pressure Technology Site Plan (Nov 2nd Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Aug 31st Submittal Comment** **Sheet C130:** • Call-out "Note 16" at intersection of temporary gravel construction entrance and NW 104th Terrace. • To Demolition Notes, add: "16. Sweep 104th Terrace daily at intersection of construction entrance to prevent debris from washing down NW 104th Terrace during rain event." • Minor Comment, Spelling: Plan and Section A-A; Change spelling to "COARSE". **Oct 6th Submittal Comment** **Approved**
2.	**Aug 31st Submittal Comment** **Sheet C400:** • The" End of City of Alachua Maintenance" is denoted for water and fire lines. Because these callouts are outside the existing PUE, please provide a PUE for these areas. Show on C120.

NO.	COMMENTS
	• Sanitary Sewer Note 6, Minor: Replace "IT WILL BE" with "IT SHALL BE". • COA Electrical Scope of Work, 1.2: Replace "JOINT with "COMBINED". • COA Electrical Scope of Work, 1.3: Minor Spelling, Add second "R" so it reads "CONTRACTOR". **Oct 6th Submittal Comment** **Approved**
3	**Aug 31st Submittal Comment** **Sheet C400, continued:** • Water Fitting Schedule: Hexagon Note 2 refers to fire line components. To Note 2, please add three 4-inch gate valves as shown on Detail 136. **Oct 6th Submittal Comment** • It appears that only 1gate valve is called out in Note 2. Please change to "3 gate valves". Also, change reference to "Detail 139", not "Detail 136". • Also, please clarify the piping materials from the water main tap connection to the fire line pad and to the water meter. Please re-submit sheet C400. **Oct 21st Submittal Comment** • As requested, detail 136 has been substituted for detail 139. Engineer has submitted a response to the previous "3 gate valves" comment. To clarify the City's previous "3 gate valves" comment, these 3 gate valves refer to the those shown on Detail 136. • On the sheet C400 Water Fittings Schedule, calling out the 3 gates valves shown on Detail 136 was and is just a suggestion on the part of the City to improve document bid-ability. The Engineer does **not** need to implement the City's suggestion. **Approved**
4	**Aug 31st Submittal Comment** **Sheet C410:** • Minor: Add horizontal line between details 115 & 307. • Details 136, 127, 142 and 145 now show the top of valve box and top of collar at 2 inches above grade. Please change these details so that top of valve box and bottom of collar are at grade. Also, add a note to that effect to each detail. **Oct 6th Submittal Comment** • As per discussions with Engineer, please replace detail 136 with detail 139. Also, no changes need to be made to the other details 127, 142 and 145. During the pre-construction conference, the updated details will be given to the Contractor.

NO.	COMMENTS
	• Replace detail 136 with detail 139 (fire line pad). • Detail 121 is shown twice. • By including detail 139 in the document, detail "FIRE LINE WATER METER AND BACKFLOW PREVENTER ASSEMBLY" and the detail above it may no longer needed. Please evaluate. • Please resubmit sheet C410. **Oct 21st Submittal Comment** **Approved**
5	**Aug 31st Submittal Comment** **Sheet C400:** • This sheets show two UGE conduits being connected to the same power pole, each feeding a transformer. The reviewer assumes that two transformers are required for some sort of reliability consideration, rather than just one transformer. • To further increase reliability, it may be advantageous to feed each transformer from a separate pole. • Please contact Andy Lindsey of COA Electric Department to discuss. Contact Information: Office phone: (386) 518-5832, Work Cell: (352) 258-8915. **Oct 6th Submittal Comment** **FYI**
6	**Aug 31st Submittal Comment** **Sheet E1.1:** • Legend, Minor Spelling: Change to "ARCHITECTURAL". • Each power meter is shown located on the transformer itself. Please locate each power meter adjacent to the transformer, on a pad-mounted pedestal. COA is in the process of developing the relevant detail. The markup of it is attached. • This sheet shows a generator. Should its interface be shown on the electrical DWGS? **Oct 6th Submittal Comment** This sheet number of this sheet is now E2.01. **Approved**
7	**Aug 31st Submittal Comment** **Sheet E2.1:** Please add "OCPD" to the abbreviations list.

NO.	COMMENTS
	Oct 6th Submittal Comment "OCPD" appears to be no longer in the job. **Approved**
8	**Aug 31st Submittal Comment** **Sheet C100:** Please add Electrical DWGS to Index. **Oct 6th Submittal Comment** Please add the following to the Drawing Index: E2.01 ELECTRICAL RISERS E3.01 ELECTRICAL SCHEDULES E3.02 ELECTRICAL SCHEDULES Please re-submit sheet C100. **Oct 21st Submittal Comment** **Approved**
9	**Aug 31st Submittal Comment** Please add detail 321B, Potable Tracer Wire Configuration to contract DWGS. If Engineer does not have this detail, please contact CoA. **Oct 6th Submittal Comment** **Approved**
10	**Oct 6th Submittal Comment** **Sheet C120:** This sheet shows the Auto-turn path in which the delivery truck uses the public ROW for turnaround. For safety reasons, Public Services does not allow the use of a public ROW for turnaround. Please submit revised layout so the Auto-turn path turnaround is done on private property. **Oct 21st Submittal Comment** The radius of one of the aprons has been revised, as requested. The length of the semi-trailer is still shown as 50 feet. Previously, the semi-trailer length was shown as 65 feet. Please confirm that the Auto-path turnaround is suitable for a 65-foot long semi-trailer. Please show as such. Please **resubmit** this sheet. **Nov 2 Submittal Comment**

NO.	COMMENTS
	The above comment does not appear to have been addressed. Please **resubmit** this sheet.
	END OF COMMENTS

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

November 11, 2020

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

Re: DRT Comments for Resubmittal #2
PTI Alachua Properties, LLC Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the insufficiency report issued on November 9, 2020 are below:

New Comments – 10/29/20 Resubmittal
1. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
a. Parking Lot Landscaping: No canopy or understory trees are provided along the westernmost parking spaces. Per Section 6.2.2(D)(2)(b), the parking lot buffer shall form a continuous visual screen, excluding required site clearances at driveways. Note if there are existing utility constraints, an alternative landscape plan may be considered, *however, the review of an alternative landscape plan may delay the project review time frames*. See Section 6.2.2(D)(10) for further information.
RESPONSE: 2 canopy and 2 understory trees have been provided in the end cap parking islands along the westernmost 7 parking spaces. While the additional trees meet the requirement per Section 6.2.2(D)(2)(b)(iv)(a) and (b), they are unable to be placed within the preferred westernmost buffer nearest the wheelstops of the 7 parking spaces due to conflicts with the existing utilities in this area. An alternative landscape plan has been provided for consideration. See Sheets L100 through L300 for the revised landscape plan. The request for alternative compliance reads as follows:

> **ALTERNATIVE COMPLIANCE REQUEST**
> **An alternative compliance is requested per Section 6.2.2(D)(10)(b)(i):**
> ***A reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice.***
>
> **Due to the location of existing overhead and underground utilities along the westernmost 7 parking spaces facing N.W. 104th Terrace (aka Professional Drive), the required trees and their spacing requirement between trees cannot be met. To mitigate, an additional 2 canopy trees and 2 understory trees have been added to the end cap parking islands of the 7 parking spaces. These trees exceed the parking lot buffer requirements per Section 6.2.2(D)(2)(b)(iv). See calculations above that demonstrates the cumulative canopy and understory trees provided per the requirements.**

2. *Miscellaneous*
a. Autoturn path interferes with westernmost parking spaces. Semi-truck maneuvers cannot interfere with the minimum dimensions required for parking spaces (minimum 18 foot depth).
RESPONSE: The autoturn path has been revised to not interfere with any parking spaces.

b. Sheet C130 was not revised to reflect revisions to ingress/egress to the site.
RESPONSE: Sheet C130 has been revised to reflect the revisions to ingress/egress to the site.

3. *Public Services / Fire Rescue / Engineering Review Comments*
a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated November 4, 2020.
RESPONSE: All comments provided by Public Services have been addressed.

Public Services Comments

10. *Oct 21st Submittal Comment*
The length of the semi-trailer is still shown as 50 feet. Previously, the semi-trailer length was shown as 65 feet. Please confirm that the Auto-path turnaround is suitable for a 65-foot long semi-trailer. Please show as such.
Nov 2 Submittal Comment
The above comment does not appear to have been addressed. Please resubmit this sheet.
RESPONSE: The semi-trailer used in the autoturn simulation is a WB-67 trailer, the longest one that will be utilized at this facility. The truck and simulation is now clearly labeled and shown on sheet C120.

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Nov 17, 2020**

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

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

TR 11/17/2020

RE: **Pressure Technology Site Plan**

Public Services has reviewed the Pressure Technology Site Plan (Nov 16th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Aug 31st Submittal Comment** **Sheet C130:** • Call-out "Note 16" at intersection of temporary gravel construction entrance and NW 104th Terrace. • To Demolition Notes, add: "16. Sweep 104th Terrace daily at intersection of construction entrance to prevent debris from washing down NW 104th Terrace during rain event." • Minor Comment, Spelling: Plan and Section A-A; Change spelling to "COARSE". **Oct 6th Submittal Comment** **Approved**
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NO.	COMMENTS
	The above comment does not appear to have been addressed. Please **resubmit** this sheet. **Nov 16 Submittal Comment** **Approved**
	END OF COMMENTS

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 17, 2020

Sent by electronic mail to cvega@edafl.com

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

RE: Alternative Landscape Plan Request: PTI Site Plan

Dear Ms. Vega:

The City has received your request for the approval of an alternative landscape plan for the PTI Site Plan project submitted on behalf of PTI Alachua Properties, LLC. This request has been submitted pursuant to provisions established in Section 6.2.2(D)(10) of the Land Development Regulations (LDRs). Section 6.2.2(D)(10)(a) of the LDRs states, "[a]n alternative landscape plan may be used where unreasonable or impractical situations would result from the application of this section... Alternative plans may be justified from natural conditions, such as streams, natural rock formations, topography, and physical conditions related to the site. Also, the lot configuration and utility easements may justify an alternative landscape plan."

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

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

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

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

This request for an alternative landscape plan is summarized below. Additionally, Sheet L200 of the landscape plan provides a narrative describing the alternative landscape plan and the basis for the request. This narrative states, "[d]ue to the location of existing overhead and underground utilities along the westernmost 7 parking spaces facing NW 104th Terrace (aka Professional Drive), the required trees and their spacing requirement between trees cannot be met. To mitigate, an additional 2 canopy trees and 2 understory trees have been added to the end cap parking islands of the 7 parking spaces..."

The proposed deviations from the landscape requirements established in Section 6.2.2 are as follows:

A. Parking Lot Area Perimeter Landscaping:

- Due to existing overhead and underground utilities, the trees required by Section 6.2.2(D)(2)(b)(iv) – 4 canopy trees for every 100 lineal feet of buffer and 2 understory trees for every 100 lineal feet of buffer – are unable to be planted along a portion of the western parking lot area perimeter buffer.

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

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

Sincerely,

Adam Boukari
LDR Administrator/City Manager

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 17, 2020

Sent by electronic mail to cvega@edafl.com

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

RE: Planning & Zoning Board (PZB) Public Hearing: PTI Site Plan

Dear Ms. Vega:

On November 12, 2020, the City of Alachua received your revised application and materials for a Site Plan on behalf of PTI Alachua Properties, LLC. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **December 8, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Monday, November 23, 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 ***Monday, November 23, 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, December 7, 2020***). 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

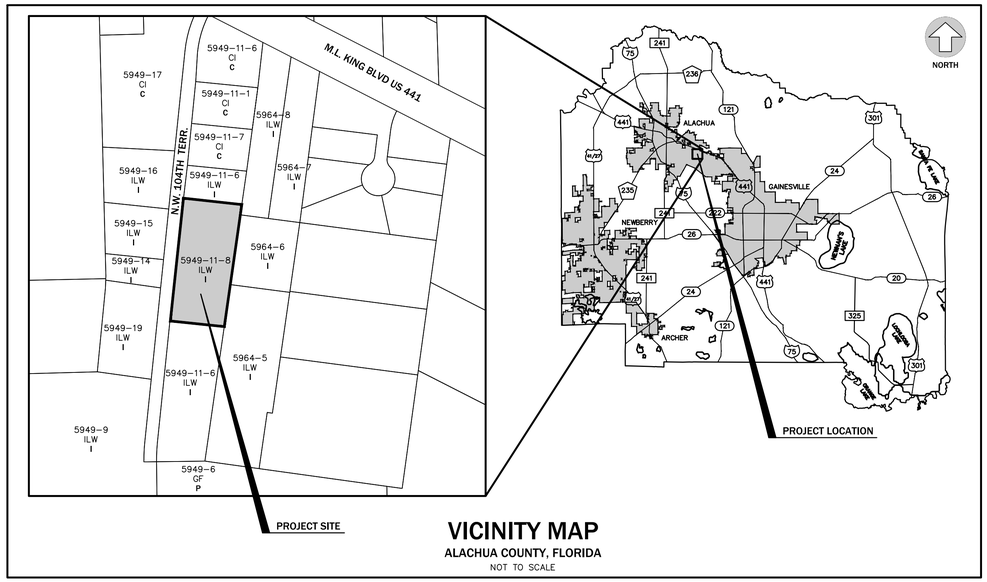
c: Adam Boukari, City Manager (*by electronic mail*)
Mike DaRoza, Assistant City Manager
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File

PRESSURE TECHNOLOGY, INC. SITE PLAN

CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	PRESSURE TECHNOLOGY, INC.
2.	NAME OF PROJECT:	PRESSURE TECHNOLOGY, INC.
3.	PROJECT DESCRIPTION:	PROPOSED DEVELOPMENT CONSISTING OF ONE INDUSTRIAL BUILDING TOTALING 11,821 SQUARE FEET WITH ASSOCIATED PARKING AND UTILITY IMPROVEMENTS
4.	PROJECT ADDRESS:	13400 BLOCK OF NW 104TH TERRACE CITY OF ALACHUA, FL 32615
5.	TAX PARCEL NUMBER:	05949-011-008
6.	SECTION/TOWNSHIP/RANGE:	SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST
7.	ZONING:	LIGHT AND WAREHOUSE INDUSTRIAL
8.	FUTURE LAND USE DESIGNATION:	INDUSTRIAL (I)
9.	THERE IS AN EXISTING STORMWATER SYSTEM WHICH INCLUDES FUTURE PHASES AND WAS PERMITTED WITH THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD PERMIT NO. ERP-001-205218-1)	

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL PARCEL AREA:	152,597	3.50	–
2.	TOTAL PROJECT AREA:	95,159	2.18	100.0%
3.	PROPOSED BUILDING COVERAGE:	11,821	0.27	12.4%
4.	PAVEMENT AND SIDEWALK AREA:	25,414	0.58	26.7%
5.	TOTAL IMPERVIOUS AREA:	37,235	0.85	39.1%
6.	OPEN AREA:	57,924	1.33	60.9%



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGEND:

ZONING:
- ILW – LIGHT AND WAREHOUSE INDUSTRIAL
- CI – COMMERCIAL INTENSIVE
- GF – GOVERNMENT FACILITIES

FUTURE LAND USE:
- C – COMMERCIAL
- I – INDUSTRIAL
- P – PUBLIC

LEGAL DESCRIPTION

A PORTION OF BLOCK "A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 2080, PAGE 191 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK "A"; THENCE NORTH 08 DEGREES 49 MINUTES 45 SECONDS EAST ON THE EASTERLY LINE OF SAID BLOCK "A", A DISTANCE OF 682.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 11 MINUTES 02 SECONDS WEST, A DISTANCE OF 257.54 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 104TH TERRACE ALSO BEING KNOWN AS PROFESSIONAL DRIVE (60 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 06 DEGREES 48 MINUTES 58 SECONDS EAST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 570.32 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN CITY OF ALACHUA ORDINANCE 10-03; THENCE SOUTH 83 DEGREES 11 MINUTES 02 SECONDS EAST ON THE SOUTHERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 277.59 FEET TO A POINT ON SAID EASTERLY LINE OF BLOCK "A"; THENCE SOUTH 08 DEGREES 49 MINUTES 45 SECONDS WEST ON SAID EASTERLY LINE, A DISTANCE OF 570.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA AND CONTAINING A TOTAL NET AREA OF 3.50 ACRES MORE OR LESS (152,597 SQUARE FEET MORE OR LESS).

PARKING CALCULATIONS				
#	DESCRIPTION	CRITERIA	MINIMUM REQUIRED	PROVIDED
1.	VEHICULAR PARKING	MANUFACTURING, LIGHT FOR OFFICES, LABS AND AREAS SUPPORTING OFFICES. 1 SPACE PER 350 SF OF FLOOR AREA	1 SPACE PER 350 S.F. X 2,109 S.F. = 6 SPACES	16 INCLUDING 1 HANDICAP SPACE
		MANUFACTURING, LIGHT FOR ALL OTHER AREAS. 1 SPACE PER 1,000 SF OF FLOOR AREA	1 SPACE PER 1,000 S.F. X 9,712 S.F. = 10 SPACES	
		TOTAL	MINIMUM PARKING SPACES REQUIRED = 16 SPACES MAXIMUM PARKING SPACES PER SECTION 6.1.4 (B)(5)(a) 16 SPACES X 125% = 20 SPACES	
		REQUIRED HANDICAP SPACES	UP TO 25 TOTAL SPACES = 1 HANDICAP SPACE	
2.	BICYCLE PARKING	N/A	N/A	N/A
3.	MOTORCYCLE PARKING	N/A	N/A	N/A

BUILDING INFORMATION	
BUILDING HEIGHT:	32.00'
SPRINKLERED:	YES
OCCUPANCY CLASS:	FACTORY GROUP F
CONSTRUCTION TYPE:	TYPE II-B
NUMBER OF STORIES:	1
TOTAL GROSS FLOOR AREA:	11821.00 S.F.

TRIP GENERATION

ITE LAND USE: 140 MANUFACTURING
PROPOSED: INDUSTRIAL BUILDING (11821 SF)

				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.62	11.82	7.33	77%	23%	5.64	1.69
PM	0.67	11.82	7.92	31%	69%	2.46	5.46
AVG	3.93	11.82	46.46	50%	50%	23.23	23.23

SOURCE: ITE TRIP GENERATION, 10th EDITION

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C110	LEGEND AND GENERAL NOTES
C120	OVERALL DEVELOPMENT PLAN
C130	TREE REMOVAL, DEMOLITION, AND EROSION CONTROL
C200	DIMENSION PLAN
C300	PAVING, GRADING, AND DRAINAGE PLAN
C320	PAVING, GRADING, AND DRAINAGE DETAILS AND NOTES
C390	STORMWATER POLLUTION PREVENTION PLAN
C400	UTILITY PLAN
C410	UTILITY DETAILS
V-001	BOUNDARY AND TOPOGRAPHIC SURVEY
L100-L300	LANDSCAPE PLANS
A0.11-A2.01	ARCHITECTURAL PLANS (BY OTHERS)
E-1	PHOTOMETRIC PLAN
E2.01	ELECTRICAL RISER
E3.01 – E3.02	ELECTRICAL SCHEDULES

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No.	Date	Comment

Professional Engineer of Record:

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

Project No: 19-112

Project phase: CITY RESUBMITTAL

Project title: PRESSURE TECHNOLOGY, INC. SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed: CSV
Drawn: DLW/SLP
Checked: TAR/DJM
Date: 11/11/20

Sheet No.: C100

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EXISTING SYMBOLS & ABBREVIATIONS

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

TREE LEGEND

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

LOCATION / SPECIES / DIAMETER AT BREAST HEIGHT IN INCHES	SIZE/COMMON NAME
ba10.	= 10" BAY
cb11.	= 11" CHINABERRY
ce11.	= 11" CEDAR
ch12.	= 12" CHERRY
cht10.	= 10" CHINESE TALLOW
hi11.	= 11" HICKORY
lao12.	= 12" LAUREL OAK
li15.	= 15" LIVE OAK
mb12.	= 12" MULBERRY
mg18.	= 18" MAGNOLIA
pal8.	= 18" PALM
pi14.	= 14" PINE
po9.	= 9" POST OAK
sb11.	= 11" SUGARBERRY
sg17.	= 17" SWEETGUM
tko11.	= 11" TURKEY OAK
tree18.	= 18" UNIDENTIFIED TREE
wo14.	= 14" WATER OAK

LEGEND

- TREE BARRICADE
- SILT FENCE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISTING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- LIMITS OF STANDARD ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- LIMITS OF HEAVY DUTY ASPHALT PAVEMENT (ON SITE)
- LIMITS OF HEAVY DUTY ASPHALT PAVEMENT (WITHIN CITY R/W)
- pi20 — EXISTING TREE TO REMAIN
- pi20 — EXISTING TREE TO BE REMOVED
- 180.00 — EXISTING SPOT ELEVATION
- 180.00 — PROPOSED SPOT ELEVATION
- 183.25 — PROPOSED CONTOUR ELEVATION
- 183 — EXISTING CONTOUR ELEVATION
- PROPOSED EASEMENT

PROPOSED UTILITY SYMBOLS

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

GENERAL NOTES

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

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

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

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

CONSTRUCTION NOTES

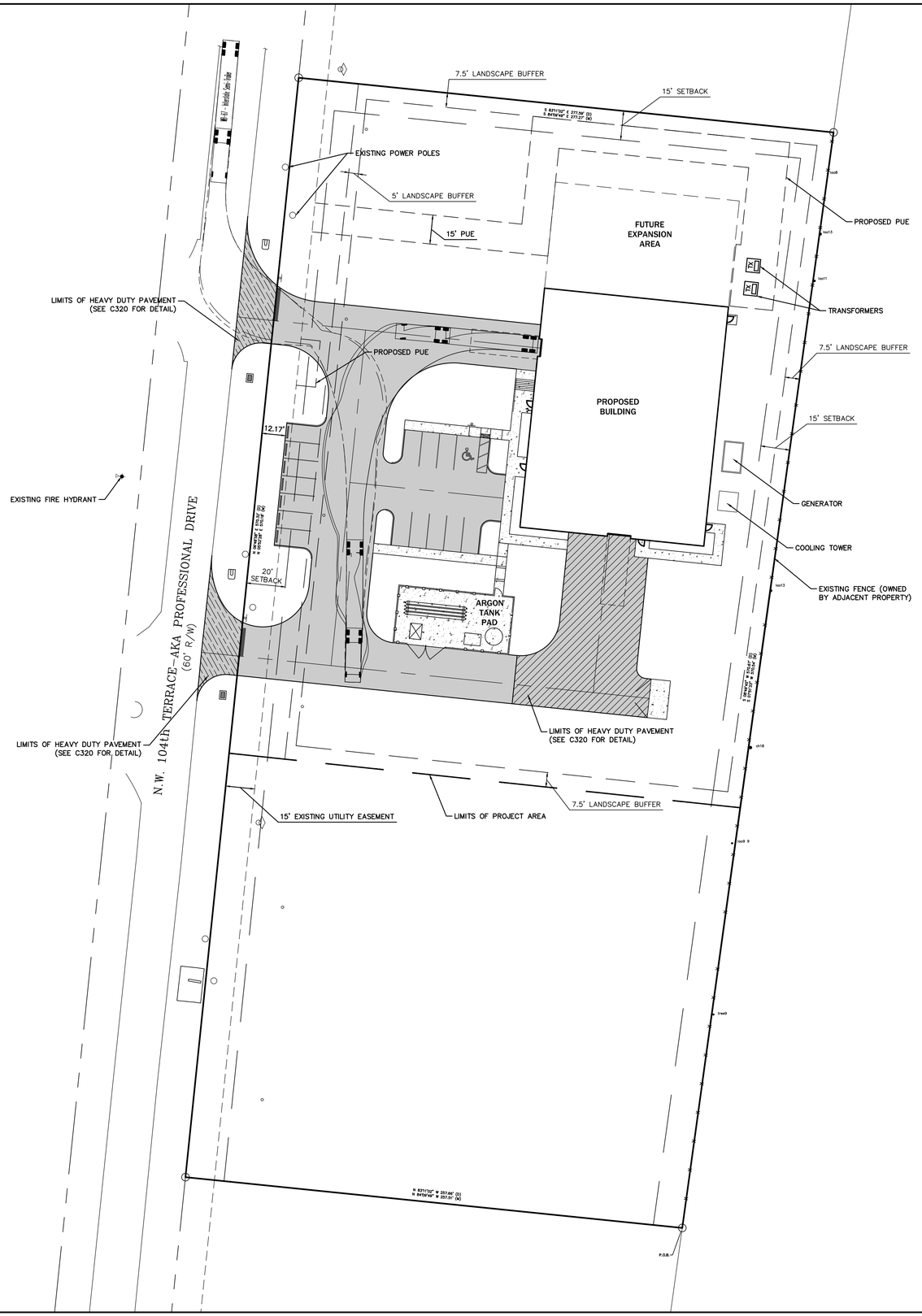
1. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES', AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S 'ROADWAY AND TRAFFIC DESIGN STANDARDS' INDEXES 600 THROUGH 685 (LATEST EDITIONS).
2. SAFE PEDESTRIAN TRAFFIC IS TO BE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

EROSION CONTROL NOTES

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

PAVING, GRADING, AND DRAINAGE NOTES

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



DEVELOPMENT DATA

1. SITE AREA = 3.50 ACRES
2. PROJECT AREA = 2.18 ACRES

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NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 19-112

Project phase: CITY RESUBMITTAL

Project title: PRESSURE TECHNOLOGY, INC. SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: OVERALL DEVELOPMENT PLAN

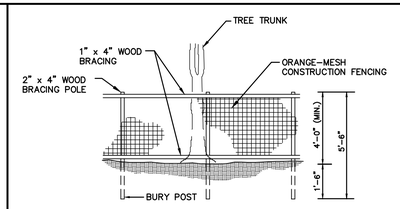
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Sheet No.: C120

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LEGEND

- SILT FENCE
- TREE BARRICADE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISTING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- pl20● — EXISTING TREE TO BE REMOVED



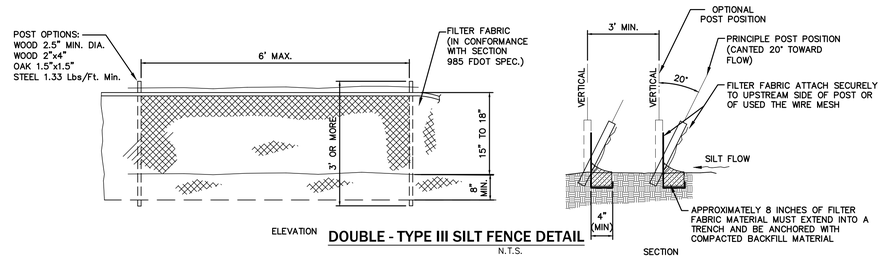
ELEVATION

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

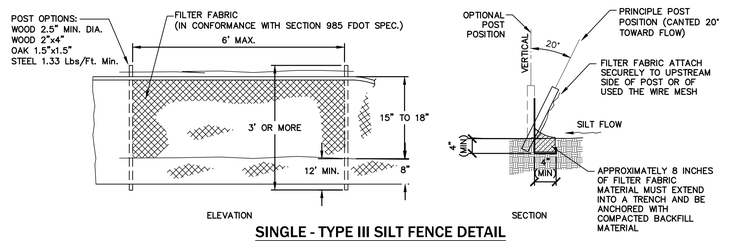
N.T.S.



ELEVATION SECTION

DOUBLE - TYPE III SILT FENCE DETAIL

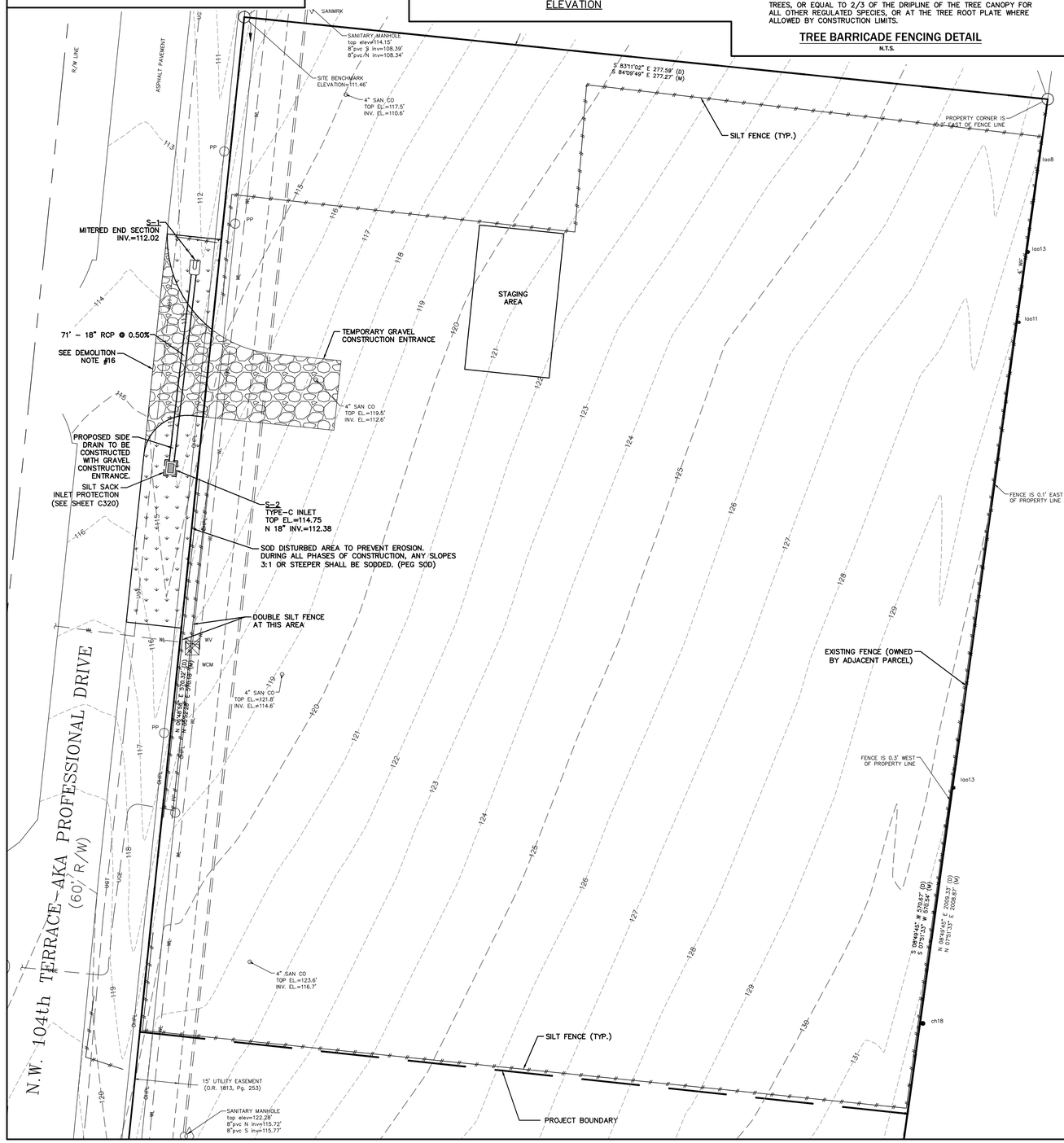
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ELEVATION SECTION

SINGLE - TYPE III SILT FENCE DETAIL

N.T.S.



DEMOLITION NOTES

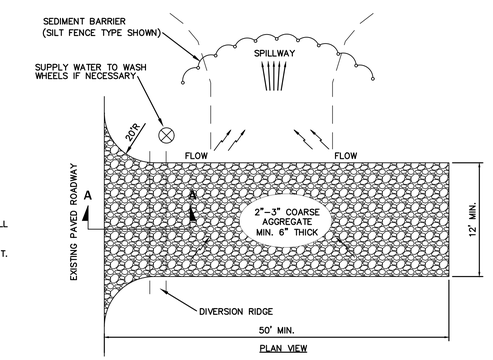
1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, 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 CONTRACTORS EXPENSE.
6. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
7. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.
9. EROSION CONTROLS ARE TO BE INSTALLED AND INSPECTED PRIOR TO BEGINNING DEMOLITION WORK.
10. IN AREAS WHERE PROPOSED CURBING IS TO BE PLACED, THE ASPHALT PAVEMENT SHALL BE REMOVED TO THE FACE OF CURB TO ALLOW PLACEMENT OF 6" STANDARD CONCRETE CURBING.
11. IN AREAS OF PROPOSED LANDSCAPE AREA THE PAVEMENT, LIMEROCK BASE, AND 12" OF THE STABILIZED SUBGRADE SHALL BE REMOVED. COORDINATE WITH LANDSCAPE ARCHITECT TO DETERMINE IF ADDITIONAL REMOVAL IS REQUIRED TO MAKE AREA SUITABLE FOR LANDSCAPE PURPOSES. THE REMOVED LIMEROCK BASE SHALL NOT BE USED IN THE BASE FOR THE NEW PAVEMENT (PER FDOT SECTION 200), BUT THE REMOVED BASE CAN BE USED IN THE STABILIZATION OF SUBGRADE. SEE GRADING PLAN FOR BACKFILL REQUIREMENTS.
12. ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDER'S SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND 36" OF CLEAN FILL OF PH 5.5 – 6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
13. SEE DIMENSION PLAN FOR DIMENSIONING OF PROPOSED LANDSCAPE AREAS.
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES TO REMAIN AS SHOWN IN THE UTILITY PLAN. ANY EXISTING UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY COMPANY, AND PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
15. SEE ELECTRICAL AND IRRIGATION PLANS FOR COORDINATION OF PAVEMENT CUTS FOR ASSOCIATED CONDUITS.
16. SWEEP NW 104TH TERRACE DAILY AT INTERSECTION OF CONSTRUCTION ENTRANCE TO PREVENT DEBRIS FROM WASHING DOWN NW 104TH TERRACE DURING RAIN EVENT.

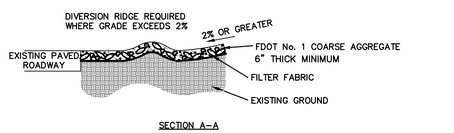
NOTE:

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.





SECTION A-A

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NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 19-112

Project phase: CITY RESUBMITTAL

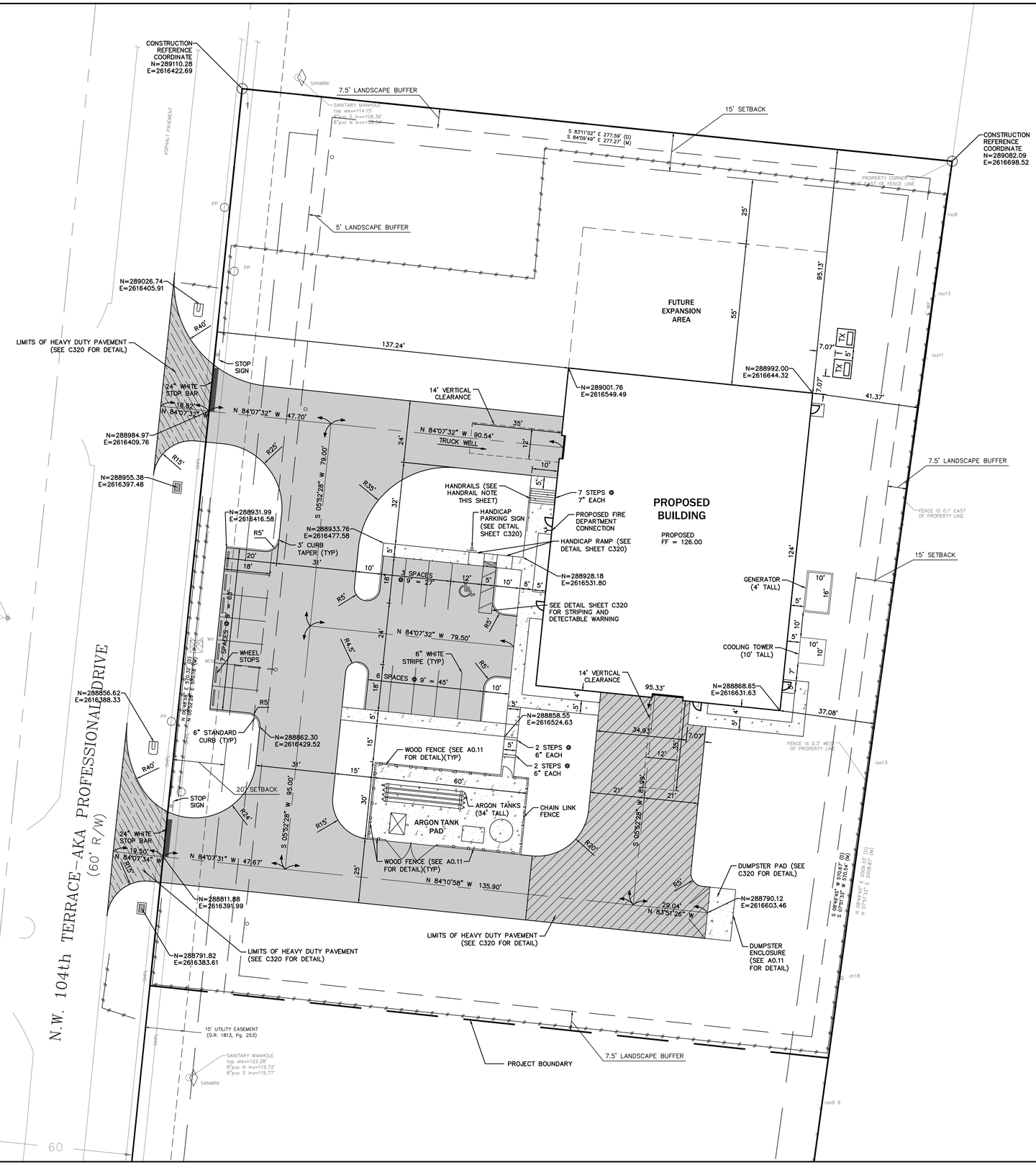
Project title: PRESSURE TECHNOLOGY, INC. SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: TREE REMOVAL, DEMOLITION, AND EROSION CONTROL

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Checked: TAR/DJM
Date: 11/11/20

Sheet No.: C130

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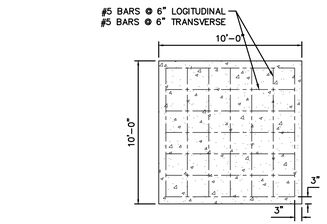


GENERAL NOTES

1. ALL PARKING LOT DIMENSIONS AND RADII SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.

HANDRAIL NOTE

PROVIDE ALUMINUM HANDRAIL EQUAL TO IDEALSHIELD.COM – ALUMINUM HANDRAIL WITH PICKET INFILL. INSTALLATION SHALL BE CORE–IN AT LOCATIONS SHOWN. PIPE SHALL BE SCHEDULE 40 AND HEIGHT SHALL BE 42" MINIMUM AND MEET ALL LOCAL, STATE, AND FEDERAL CODES/ORDINANCES.



GENERATOR PAD DETAIL

N.T.S.

NOTES:
AUTOMATIC STANDBY GENERATOR SHALL BE PERMITTED AS AN ACCESSORY USE PROVIDED THAT:

(1) TESTING. THE GENERATOR SHALL ONLY BE USED DURING AN ELECTRICAL POWER OUTAGE AND AS REQUIRED BY THE MANUFACTURER FOR MAINTENANCE PURPOSES. MAINTENANCE SHALL TAKE PLACE NOT MORE THAN ONCE A WEEK BETWEEN THE HOURS OF 9:00 A.M. AND 5:00 P.M. AND SHALL NOT EXCEED ONE HOUR IN DURATION.

(2) SCREENING. GENERATORS SHALL BE SCREENED TO MINIMIZED VISUAL AND AURAL IMPACTS ON NEIGHBORING PROPERTIES. SCREENING SHALL CONSTITUTE:
- (a) A SOLID FENCE AT LEAST SIX FEET IN HEIGHT CONSTRUCTED OF WOOD, MASONRY, STONE, OR OTHER SIMILAR MATERIALS, OR
- (b) LANDSCAPING USING EVERGREEN MATERIALS CAPABLE OF PROVIDING A SUBSTANTIALLY OPAQUE, HEDGE–LIKE BARRIER AND ATTAINING A MINIMUM HEIGHT OF SIX FEET WITHIN THREE YEARS OF BEING PLANTED.

(3) SAFETY. THE GENERATOR MUST HAVE AN AUTOMATIC TRANSFER SWITCH INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.

LEGEND

- SILT FENCE
- HEAVY DUTY ASPHALT PAVEMENT (ON SITE)
- HEAVY DUTY ASPHALT PAVEMENT (WITHIN CITY R/W)
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALKS

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

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 19-112

Project phase: CITY RESUBMITTAL

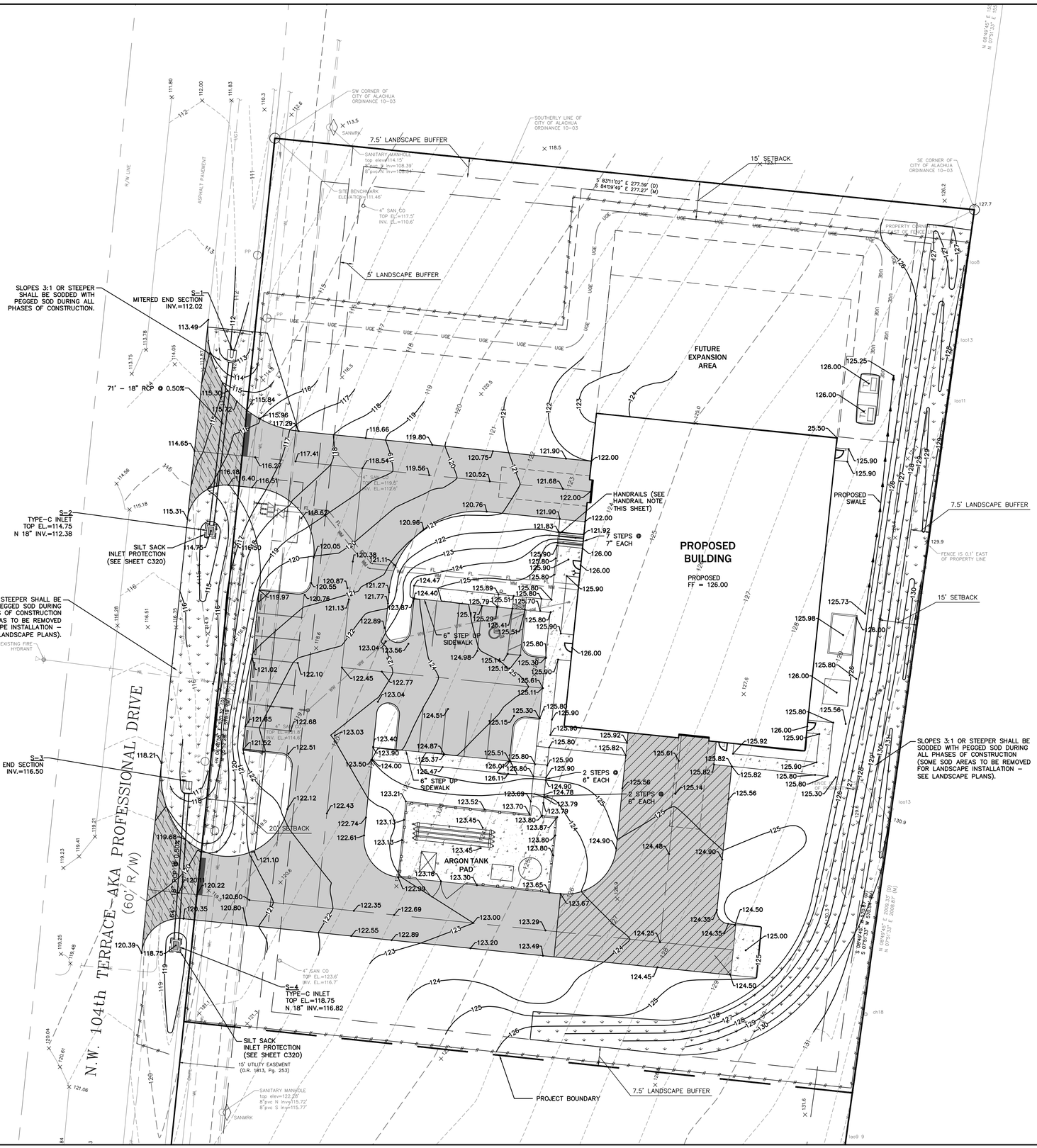
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Sheet title: DIMENSION PLAN

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Checked: TAR/DJM
Date: 11/11/20

Sheet No.: C200

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LEGEND

- SILT FENCE
- HEAVY DUTY ASPHALT PAVEMENT (ON SITE)
- HEAVY DUTY ASPHALT PAVEMENT (WITHIN CITY R/W)
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALKS
- PEGGED SOD

HANDRAIL NOTE

PROVIDE ALUMINUM HANDRAIL EQUAL TO IDEALSHIELD.COM – ALUMINUM HANDRAIL WITH PICKET INFILL. INSTALLATION SHALL BE CORE-IN AT LOCATIONS SHOWN. PIPE SHALL BE SCHEDULE 40 AND HEIGHT SHALL BE 42" MINIMUM AND MEET ALL LOCAL, STATE, AND FEDERAL CODES/ORDINANCES.

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NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

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Professional Engineer of Record:

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

Project No: 19-112

Project phase: CITY RESUBMITTAL

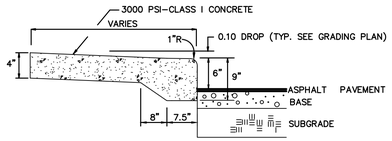
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Date: 11/11/20

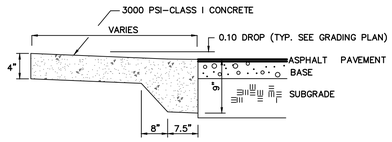
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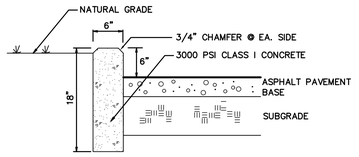
TYPICAL STEPUP SIDEWALK

N.T.S.



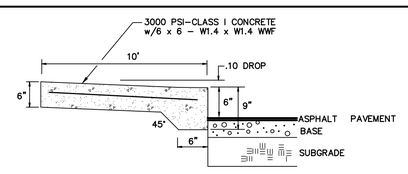
TYPICAL FLUSH SIDEWALK DETAIL

N.T.S.



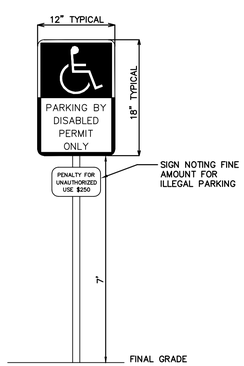
6" STANDARD CURB DETAIL

N.T.S.



CONCRETE DUMPSTER PAD DETAIL

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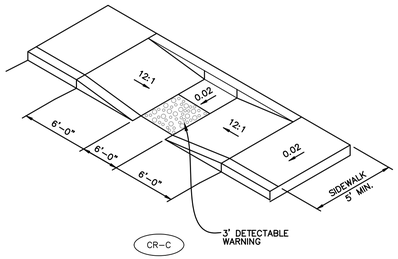


SIGN NOTES:

1. SIGN TO BE MADE OF 0.063" STEEL PAINTED WITH TRAFFIC PAINT
2. HANDICAP SIGN TO BE AS SHOWN ABOVE OR AS REQUIRED BY LOCAL CODE PAINT SIGN BLUE AND WHITE

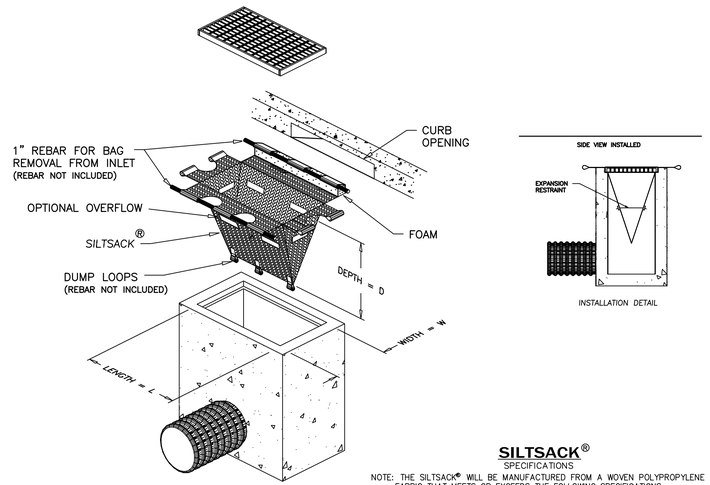
HANDICAP PARKING SIGN DETAIL

N.T.S.



SIDEWALK RAMP DETAIL-FDOT INDEX 522-002

N.T.S.



INSTALLATION DETAIL

SILTSACK®

SPECIFICATIONS

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

REGULAR FLOW SILTSACK®

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN–OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	120 LBS
MULLEN BURST	ASTM D–3786	800 PSI
TRAPEZOID TEAR	ASTM D–4533	120 LBS
UV RESISTANCE	ASTM D–4355	80 %
APPARENT OPENING SIZE	ASTM D–4751	40 US SIEVE
FLOW RATE	ASTM D–4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	0.55 SEC –1

HI–FLOW SILTSACK®

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN–OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	135 LBS
MULLEN BURST	ASTM D–3786	420 PSI
TRAPEZOID TEAR	ASTM D–4533	45 LBS
UV RESISTANCE	ASTM D–4355	90 %
APPARENT OPENING SIZE	ASTM D–4751	20 US SIEVE
FLOW RATE	ASTM D–4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	1.5 SEC –1

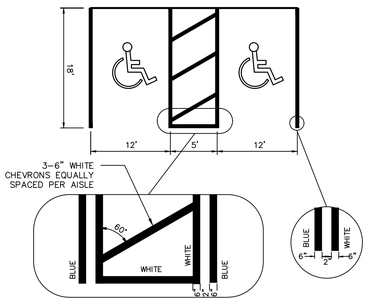
OIL–ABSORBANT SILTSACK®

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

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

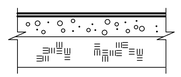
DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR

N.T.S.



HANDICAP STRIPING DETAIL

N.T.S.



1" FC9.5 ASPHALT WITH PG–76–22 BINDER.
1" STRUCTURAL COURSE SP–9.5 ASPHALT.

6" LIMEROCK BASE, COMPACTED TO 98% OF MODIFIED PROCTOR DENSITY

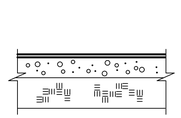
12" MINIMUM SUBGRADE, LBR 40, COMP. TO 98% MODIFIED PROCTOR DENSITY.

TYPICAL STANDARD ASPHALT PAVEMENT DETAIL

N.T.S.

NOTE: MAXIMUM ALLOWABLE PERCENTAGE OF RECLAIMED ASPHALT PAVEMENT (RAP) IS USED SHALL BE 20%

PER GEOTECHNICAL REPORT UNDERCUT AT LEAST 24" BELOW THE BOTTOM OF THE BASE ACCORDANCE WITH FDOT INDEX 120–002.



1–1/2" FC9.5 ASPHALT WITH PG–76–22 BINDER.
1–1/2" STRUCTURAL COURSE SP–9.5 ASPHALT.

8" LIMEROCK BASE, COMPACTED TO 98% OF MODIFIED PROCTOR DENSITY

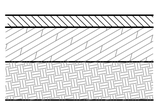
12" MINIMUM SUBGRADE, LBR 40, COMP. TO 98% MODIFIED PROCTOR DENSITY.

TYPICAL (ON SITE) HEAVY DUTY ASPHALT PAVEMENT DETAIL

N.T.S.

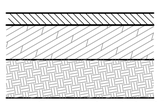
NOTE: MAXIMUM ALLOWABLE PERCENTAGE OF RECLAIMED ASPHALT PAVEMENT (RAP) IS USED SHALL BE 20%

PER GEOTECHNICAL REPORT UNDERCUT AT LEAST 24" BELOW THE BOTTOM OF THE BASE ACCORDANCE WITH FDOT INDEX 120–002.



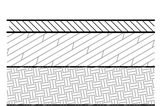
1.5" TYPE SP-9.5 ASPHALTIC CONCRETE
6" LIMEROCK BASE MIN. LBR 100 COMPACTION 98% AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

STANDARD DUTY ASPHALT, TYPE 1



1.5" TYPE SP-12.5 ASPHALTIC CONCRETE
6" LIMEROCK BASE MIN. LBR 100 COMPACTION 98% AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

STANDARD DUTY ASPHALT, TYPE 2



2" TYPE SP-12.5 ASPHALTIC CONCRETE
8" LIMEROCK BASE MIN. LBR 100 COMPACTION 98% AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

HEAVY DUTY ASPHALT

ASPHALT PAVEMENT DETAILS (WITHIN CITY R/W)

NTS

ROADWAY DETAILS (406)

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

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

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SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 19-112

Project phase: CITY RESUBMITTAL

Project title:
PRESSURE TECHNOLOGY, INC. SITE PLAN
CITY OF ALACHUA, FLORIDA

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

Designed: CSV
Drawn: DLW/SLP
Checked: TAR/DJM
Date: 11/11/20

Sheet No.: C320

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

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

I. PROJECT INFORMATION:

PROJECT: PRESSURE TECHNOLOGY, INC. SITE PLAN
COUNTY: ALACHUA, FLORIDA
SECTION/TOWNSHIP/RANGE: S 19, T 8 SOUTH, R 19 EAST
COUNTY PARCEL NO.: 05941-011-008
LATITUDE AND LONGITUDE: 29°46'43.1"N 82°27'25.9"W
STREET ADDRESS: 13400 BLOCK OF NW 104TH TERRACE, ALACHUA, FLORIDA 32615
PROJECT AREA: 152,597 S.F. 3.5 Ac.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: 2.18 Ac.

II. SITE DESCRIPTION:

1. THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF 11,821 SF INDUSTRIAL BUILDING WITH ASSOCIATED PAVING, DRAINAGE AND UTILITY IMPROVEMENTS.
2. THE STORMWATER SYSTEM IS AN EXISTING MASTER STORMWATER BASIN. THE SYSTEM IS AN OPEN SYSTEM WHICH PROVIDES WATER QUALITY AND FLOOD CONTROL FOR PRESSURE TECHNOLOGY, INC INCLUDING THE PROPOSED PROJECT.
3. THE PROPOSED PROJECT USES AN EXISTING MASTER STORMWATER BASIN.
4. EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE PERMITTED DRAINAGE PLAN FOR PRE-DEVELOPMENT CONDITIONS AND POST-DEVELOPMENT CONDITIONS. OUTFALLS, AND STORMWATER BASINS ARE SHOWN IN THE DRAINAGE PLAN AND THE DETAIL PLAN.
5. SEQUENCE OF CONSTRUCTION:
   A. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
   B. THE CONSTRUCTION ENTRANCE(S) WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.
   C. THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.
   D. THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.
   E. THE SITE WILL BE ROUGHLY GRADED. IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED. (THE BASIN AREA SHALL BE STABILIZED AS SPECIFIED IN THE PLANS.)
   F. ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.
   G. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
   H. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

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

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

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

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

SEDIMENTATION PRACTICES

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

V. STORMWATER MANAGEMENT:

1. THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE PROPOSED SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.
2. TO TREAT AND CONTROL THE STORMWATER PRODUCED BY THE PROPOSED DEVELOPMENT, THE PROJECT REQUIRES THE INSTALLATION AND CONSTRUCTION OF THE FOLLOWING BMP'S: DISCHARGE TO AN EXISTING MASTER STORMWATER SYSTEM.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

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

VII. APPROVED STATE OR LOCAL PLANS:

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

VIII. MAINTENANCE:

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

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

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

IX. INSPECTIONS:

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

X. NON-STORMWATER DISCHARGES:

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

XI. CONTRACTORS:

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

CERTIFICATION STATEMENT

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

CONTRACTING FIRM: _____

ADDRESS: _____

CITY, STATE, ZIP CODE: _____

TELEPHONE: _____

FAX: _____

PROJECT NAME: PRESSURE TECHNOLOGY, INC.

PROJECT ADDRESS: 13400 BLOCK OF NW 104TH TERRACE

PROJECT ADDRESS: ALACHUA, FLORIDA 32615

NAME: _____ SIGNATURE: _____

DATE: _____

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

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

PROJECT NAME: **PRESSURE TECHNOLOGY, INC.** FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10 _____

OWNER: _____ CONTRACTOR: _____

CONSTRUCTION MANAGER: _____

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

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

CONTROL TYPE CODES

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

INSPECTOR INFORMATION:

Name _____ Qualification _____ Date _____

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

* * * * * *

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

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No.	Date	Comment

Professional Engineer of Record:

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

Project No: 19-112

Project phase: CITY RESUBMITTAL

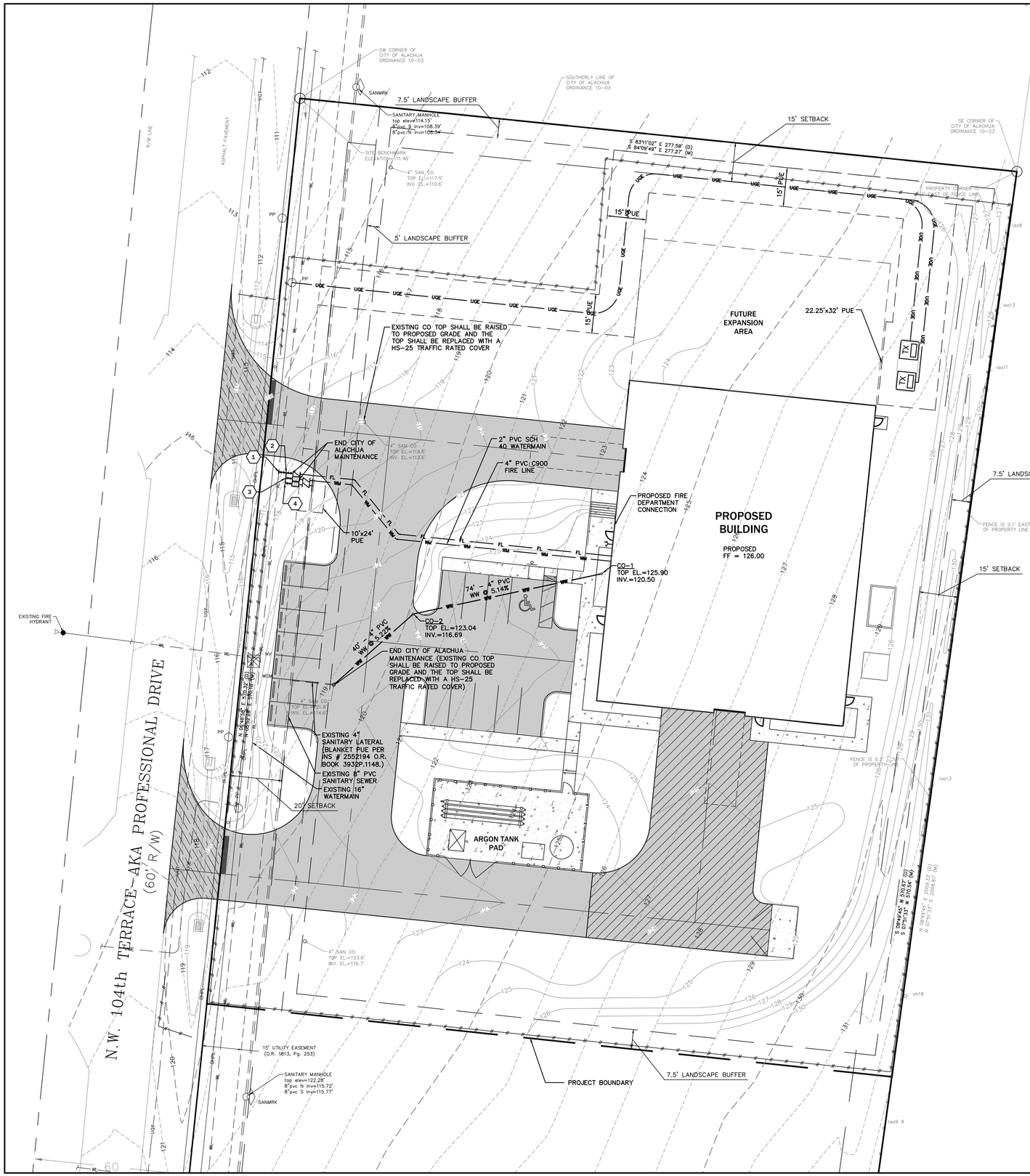
Project title: PRESSURE TECHNOLOGY, INC. SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed: CSV
Drawn: DLW/SLP
Checked: TAR/DJM
Date: 11/11/20

Sheet No.: C390

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GENERAL UTILITY NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA DETAILS & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 2020 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AS WELL AS NOT SHOWN ON THESE PLANS AND PROTECTION OF SAME DURING CONSTRUCTION. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
4. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC DEPARTMENT.
5. NO GAS SERVICE IS REQUIRED FOR THIS DEVELOPMENT.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND CITY OF ALACHUA APPROVED PROCEDURES.
9. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WATER METER ASSEMBLIES SHALL BE INSTALLED BY CONTRACTOR.
11. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON TH EPAVING, GRADING, AND DRAINAGE PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTO MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
13. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
14. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.

WATER NOTES

1. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA'S STANDARD DETAILS AND LAND DEVELOPMENT CODES (L.D.C.). POTABLE WATER SYSTEM UP TO THE METER IS TO BE OWNED/MAINTAINED BY THE CITY. ALL MATERIAL AND CONSTRUCTION METHODS FOR THE WATER DISTRIBUTION SYSTEM SHALL MEET THE CITY OF ALACHUA'S REQUIREMENTS AS OUTLINED ON THE CITY UTILITY DETAILS SHEET IN THESE PLANS.
2. THE CONTRACTOR SHALL LAY THE WATER LINE AND SERVICES A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, TO THE TOP OF PIPE.
3. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS WHERE POSSIBLE.
4. ALL WATER FITTINGS SHALL BE PROVIDED WITH MECHANICAL RESTRAINTS.
5. 5.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
   (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   (C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   (D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), ES., AND RULE 64E-6.002, F.A.C.

   5.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
   (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
6. WATER LINES LESS THAN 4" IN DIAMETER SHALL BE PVC PIPE NSF LOGO SUITABLE FOR POTABLE WATER (200 PSI). IF INSTALLING PVC PIPE LESS THAN 4" IN DIAMETER THEN MUST CONFORM TO ASTM 1785(SCHEDULE 40, 80, 120) OR ASTM 2241(SDR21, MINIMUM PC 200).
7. DIP PIPES SHALL BE COATED ON THE INTERIOR WITH CEMENT LINING AND EXTERIOR WITH A 1-MIL ASPHALTIC SEAL COATING. PIPES SHALL BE PRESSURE RATED TO PRESSURE CLASS 350 PSI. PIPES SHALL BE CERTIFIED TO MEET NSF 61 CRITERIA. UNLESS OTHERWISE NOTED OR SHOWN, WATER LINES 4 INCHES IN DIAMETER AND LARGER SHALL BE C-900 DR18 PVC, SUITABLE FOR POTABLE WATER SERVICE. WATER LINES SMALLER THAN 4" SHALL BE SCH 40 PVC, SUITABLE FOR POTABLE WATER SERVICE.
8. THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRES TO BOTH METALLIC AND NON-METALLIC PIPE AS PER CITY OF ALACHUA DESIGN AND DETAILS.
9. FOR THE NEW WATER MAIN, PROVIDE TRACER WIRE AND APPURTENANCES STARTING FROM THE EXISTING WATER MAIN TO NEAR THE WATER METER.

SANITARY SEWER NOTES

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 PVC, UNLESS OTHERWISE NOTED.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
4. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE UPGRADED TO C-900, DR18 AND PRESSURE TESTED TO 150 PSI.
5. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/LATERALS AND WATER MAINS/LATERALS, SEE WATER NOTES 3 & 4.
6. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
7. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF ALACHUA UTILITIES INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
8. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE CITY OF ALACHUA'S SYSTEMS SHALL CONFORM TO THE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
9. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION.
10. ALL EXISTING AND PROPOSED SANITARY CLEANOUTS SHALL HAVE HS-20 TRAFFIC RATED COVER.

CITY OF ALACHUA ELECTRICAL SCOPE OF WORK

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

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

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

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

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

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

WATER FITTING SCHEDULE

1. CONNECT PROPOSED 4" WATERMAIN TO EXISTING 16" WATERMAIN
   1-4" GATE VALVE AND BOX (TAP AND VALVE SHALL BE INSTALLED BY A CITY OF ALACHUA PRE-APPROVED CONTRACTOR)
2. 1-4"x2" DI TEE
   1-4" GATE VALVE AND BOX PER COA DETAIL 139
   1-4" REDUCED PRESSURE ZONE BACKFLOW PREVENTER
   2-4" PVC C900 45° BENDS
   4" PVC C900 FIRE LINE
3. 1-2" 90° PVC TEE
   1-2" GATE VALVE
   1-1" WATER METER SERVICE
   1-2" REDUCED PRESSURE BACKFLOW PREVENTER
   2-2" PVC SCH 40 45° BENDS
   2" PVC SCH 40 WATERMAIN
4. 1-2" 90° PVC ELBOW
   1-2" GATE VALVE AND BOX
   1-3/4" IRRIGATION METER
   1-1" REDUCED PRESSURE BACKFLOW PREVENTER
   1 1/2" PVC IRRIGATION LINE

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

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 19-112

Project phase: CITY RESUBMITTAL

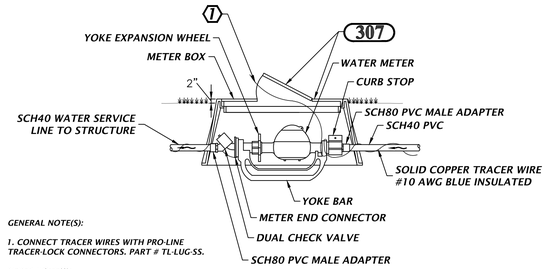
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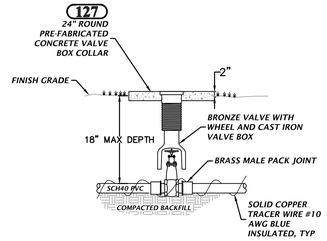
GENERAL NOTE(S):

1. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

KEYED NOTE(S):

1 PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

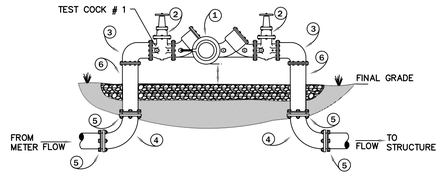
115 3/4" AND 1" WATER METER ASSEMBLY
NTS



GENERAL NOTE(S):

1. WATER VALVE BOX TOPS ARE TO BE CAST WITH THE WORD "WATER" ON TOP AND PAINTED BLUE.

142 BRONZE GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 2" OR SMALLER
NTS

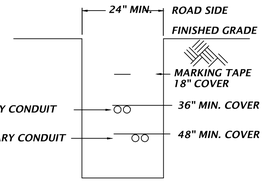


MATERIALS	
ITEM	DESCRIPTION
1	REDUCED PRESSURE BACKFLOW PREVENTER
2	GATE VALVE, FL X FL
3	BEND, DI, 90°, FL X FL
4	BEND, DI, 90°, MJ X MJ
5	MEGALUG, EBAA OR APPROVED EQUAL
6	PIPE, DIP, FL X PE

GENERAL UTILITY NOTES

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

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



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

506 TYPICAL CONDUIT TRENCH
NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION –PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

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

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

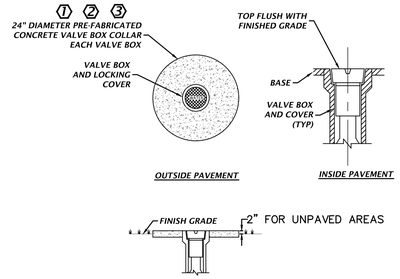
COLORS

POTABLE WATER – GLOSS PATRIOTIC BLUE

WASTEWATER – GLOSSY SPRING GRASS

RECLAIMED – GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5
NTS



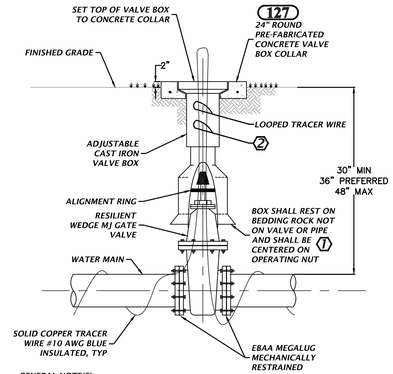
KEYED NOTE(S):

1 VALVE BOX COLLAR FEATURES:
- *24" DIAMETER, 11" INNER OPENING*
- *4" THICK*
- *TWO RINGS OF #3 REBAR*
- *4000 PSI TEST CONCRETE*

2 SUPPLIER AND PRODUCT:
- *MASONRY SUPPLY, INC., SELMA, NC OR EQUAL*
- *ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL*
- *PART: MSVB-24 OR EQUAL*

3 PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 VALVE BOX COLLAR
NTS



GENERAL NOTE(S):

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.

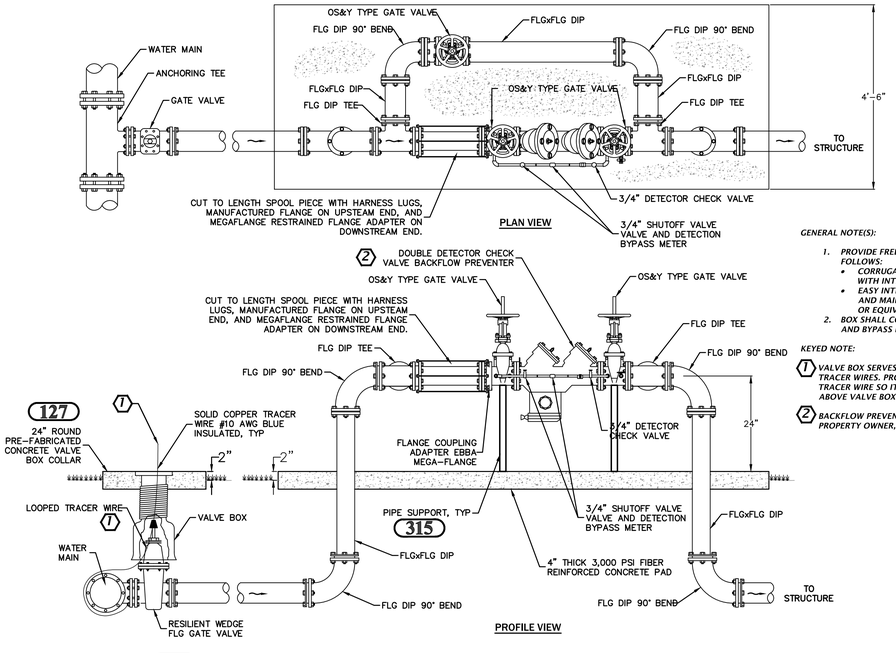
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

1 WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.

2 VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

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



GENERAL NOTE(S):

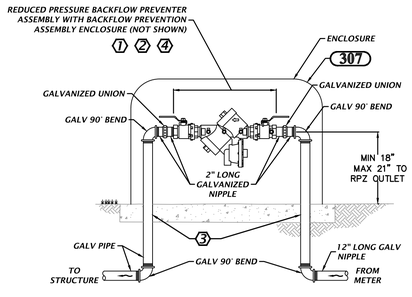
1. *PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:*
   - *CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION*
   - *EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.*
2. *BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.*

KEYED NOTE:

1 VALVE BOX SERVES AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE VALVE BOX.

2 BACKFLOW PREVENTER MAINTAINED BY PROPERTY OWNER, NOT COA.

139 FIRE LINE DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER (NO DOWNSTREAM DIESEL FIRE PUMP)
NTS



KEYED NOTE(S):

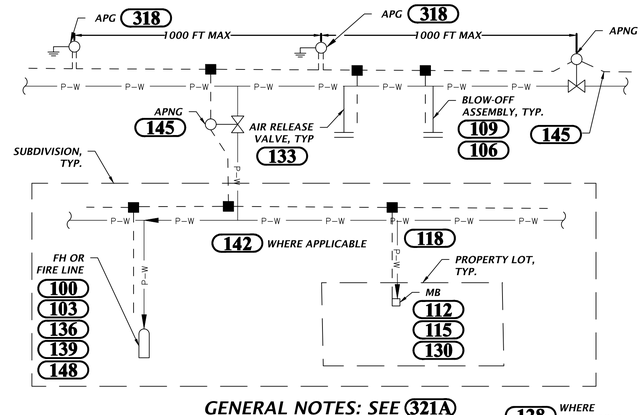
1 PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.

2 ENCLOSURE VENDOR AND FEATURES:
- *MARINE GRADE ALUMINUM*
- *1.5 INCH INSULATION, 9.0 R VALUE*
- *MEANS TO ACCESS ASSEMBLY*
- *LOCKABLE*
- *MOUNTING HARDWARE*
- *COLOR: TAN, UNLESS OTHERWISE NOTED.*
- *VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL*

POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
- *PROVIDE SLEEVES AROUND PIPING*

BACKFLOW PREVENTER MAINTAINED BY PROPERTY OWNER, NOT COA.

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



GENERAL NOTES: SEE 321A

128 WHERE APPLICABLE
148 WHERE APPLICABLE

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS

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

SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 19-112

Project phase: CITY RESUBMITTAL

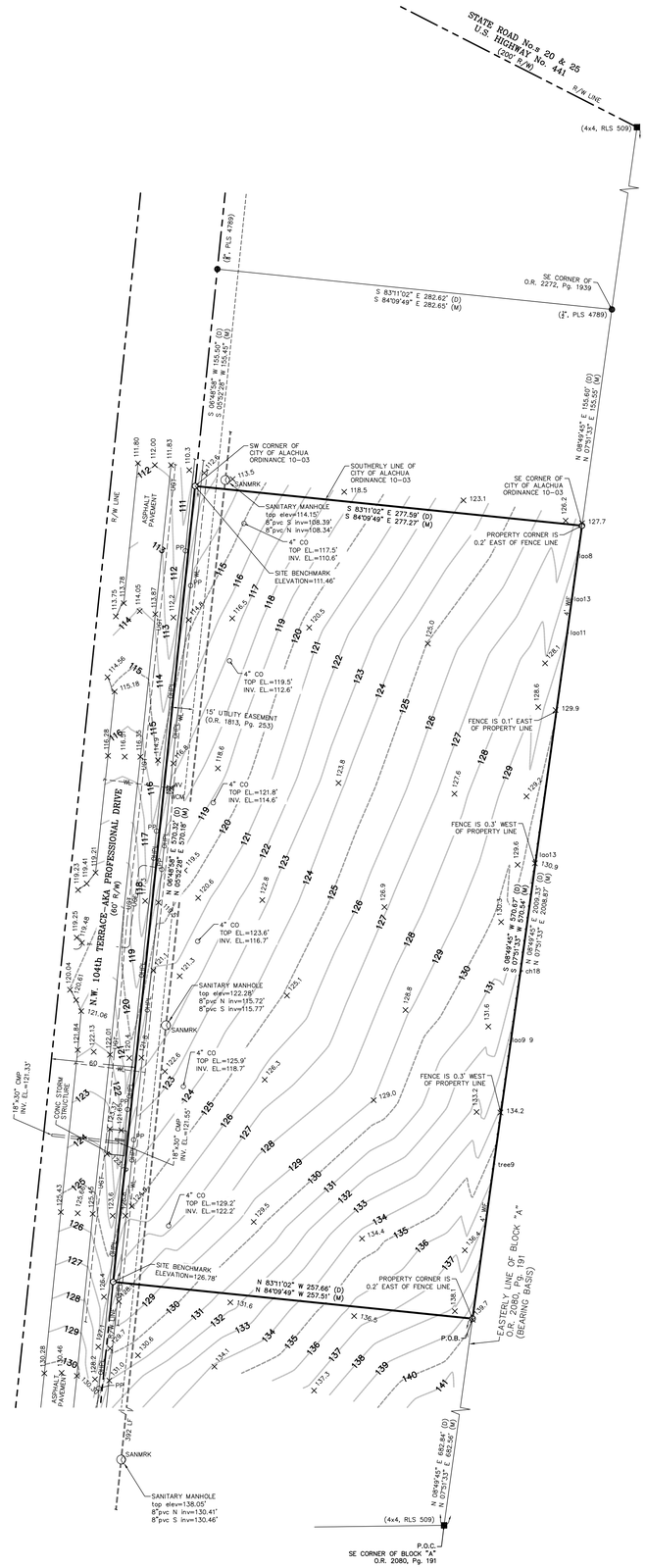
Project title: PRESSURE TECHNOLOGY, INC. SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY DETAILS

Designed: CSV
Drawn: DLW/SLP
Checked: TAR/DJM
Date: 11/11/20

Sheet No.: C410

\\server3\engprojects\PTI-Alachua\Plans\Current DWG\P19112\1 DWG, C410 - UTIL DETAILS, 11/11/2020 10:53:33 AM, AutoCAD PDF (General Documentation).pc3, SLP



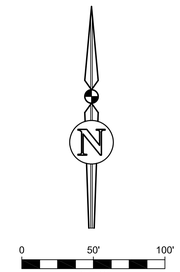
BOUNDARY AND TOPOGRAPHIC SURVEY

IN

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

FOR

PTI ALACHUA PROPERTIES, LLC.



LEGAL DESCRIPTION:

A PORTION OF BLOCK "A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 2080, PAGE 191 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK "A"; THENCE NORTH 08 DEGREES 49 MINUTES 45 SECONDS EAST ON THE EASTERLY LINE OF SAID BLOCK "A", A DISTANCE OF 682.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 11 MINUTES 02 SECONDS WEST, A DISTANCE OF 257.54 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 104TH TERRACE ALSO BEING KNOWN AS PROFESSIONAL DRIVE (60 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 06 DEGREES 48 MINUTES 58 SECONDS EAST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 570.32 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN CITY OF ALACHUA ORDINANCE 10-03; THENCE SOUTH 83 DEGREES 11 MINUTES 02 SECONDS EAST ON THE SOUTHERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 277.59 FEET TO A POINT ON SAID EASTERLY LINE OF BLOCK "A"; THENCE SOUTH 08 DEGREES 49 MINUTES 45 SECONDS WEST ON SAID EASTERLY LINE, A DISTANCE OF 570.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA AND CONTAINING A TOTAL NET AREA OF 3.50 ACRES MORE OR LESS (152,597 SQUARE FEET MORE OR LESS).

SURVEYOR'S NOTES:

1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (NORTH AMERICAN DATUM OF 1983, FLORIDA NORTH ZONE) WITH A MEASURED BEARING OF NORTH 07°51'33" EAST ON THE EAST LINE OF BLOCK "A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 2080, PAGE 191 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. 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.
3. THIS SURVEY WAS MADE WITH BENEFIT AND REFERENCE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY AMERICAN LAND TITLE ASSOCIATION COMMITMENT HT-20-094, DATED 02/13/2020 AT 5:00 PM. UTILITY EASEMENT REFERENCED IN ITEM 14 OF SCHEDULE B-II IS A BLANKET EASEMENT OVER THE ENTIRE SUBJECT PROPERTY AND IS NOT GRAPHICALLY DEPICTED HEREON. ONLY APPLICABLE EASEMENTS FROM SCHEDULE B-II OF SAID TITLE COMMITMENT ARE SHOWN ON THIS SURVEY.
4. LEGAL DESCRIPTION SHOWN HEREON WAS OBTAINED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY AMERICAN LAND TITLE ASSOCIATION COMMITMENT HT-20-094, DATED 02/13/2020 AT 5:00 PM.
5. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). BENCHMARK OF ORIGIN: FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BMI75B1" ELEVATION=108.51'
6. THE SUBJECT PROPERTY SHOWN HEREON WAS VACANT AT THE TIME OF THIS SURVEY.
7. ADDITIONS AND/OR DELETIONS MADE TO THE FACE SURVEY IS A VIOLATION OF 5J-17 F.A.C. AND MAKES THIS SURVEY NULL AND VOID.

LEGEND:

CMP	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
(D)	=	DEED DIMENSION
(M)	=	MEASURED DIMENSION
EL.	=	ELEVATION
INV.	=	INVERT
LF	=	LINEAR FEET
O.R.	=	OFFICIAL RECORDS BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
pvc	=	POLY-VINYL CHLORIDE
Pg.	=	PAGE
R/W	=	RIGHT OF WAY
ANCH ⟵	=	GUY ANCHOR
■	=	FOUND CONCRETE MONUMENT (size, ID)
●	=	FOUND REBAR & CAP (size, ID)
O PP	=	POWER POLE
○	=	SET 5/8" REBAR & CAP (LB 2389)
WF	=	WIRE FENCE
⋈ WV	=	WATER VALVE
⊠ WCM	=	WATER LINE CONC MARKER
x x	=	FENCE LINE
OHPL	=	OVERHEAD POWER LINE
O CO	=	SANITARY CLEAN-OUT
◊ SANMRK	=	SANITARY MARKER
60	=	ELEVATION CONTOUR LINE
UGE	=	UNDERGROUND ELECTRIC LINE
UGT	=	UNDERGROUND TELEPHONE LINE
WL	=	UNDERGROUND WATER LINE
126.7 ×	=	SPOT ELEVATION (SOFT SURFACE)
126.70 ×	=	SPOT ELEVATION (HARD SURFACE)

TREE LEGEND:

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

LOCATION / SPECIES / DIAMETER AT 4.5' ABOVE GRADE

SIZE/COMMON NAME *Genus species*

ch18	= 18" BLACK CHERRY *Prunus serotina*
loo11	= 11" LAUREL OAK *Quercus hemisphaerica*
tree12	= 12" UNIDENTIFIED TREE

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN
ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 12001C0140G, COMMUNITY
NUMBER: 120884, PANEL: 0140G, EFFECTIVE DATE:
06/16/06, SAID MAP DESCRIBES ZONE(s) X (UNSHADED)
AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

No.	Date	Comment
1	07/28/2020	SANITARY CLEANOUT INVERTS

eda consultants inc.
720 S.W. 2nd Ave. Suite 300
GAINESVILLE, FLORIDA 32601
(352) 373-3541
www.eda-fl.com mail@eda-fl.com

eda consultants inc.
Corporate Authorization No. LB 2389
By: ALEJANDRO PEREZ P.S.M. 6839

Project No. 2019-0112.501
Drawn AP
Check AP

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2020

1014 / 1017 Fieldbook
58-60 / 32 Page
PREPARED FOR: 1) 2) 3) 4)

Survey Date	Drawing Completed	Revised
06/05/2020	06/08/2020	07/28/2020

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 06/05/2020.

Sheet No.:

V-001

Plotted: Jul 29, 2020 – 07:31:10 – sperez
\\server3\survey_Projects\2019\2019-0112 (Pressure Technology)\2019-0112-BS-TOPO.dwg – Layout1



TREE MITIGATION REQUIREMENTS

There are no existing trees on site.

Mitigation not required.

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

Contact: Marsha Swider
(352) 373-3541

NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

No.	Date	Comment

This item has been digitally signed and sealed using a digital signature.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Project No: 19-112

Project phase: CITY RESUBMITTAL

Project title: PRESSURE TECHNOLOGY, INC. SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: TREE PRESERVATION AND REMOVAL PLAN

Designed: CSV
Drawn: DLW/SLP
Checked: TAR/DJM
Date: 11/11/20

Sheet No.: L100

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SITE LANDSCAPING REQUIREMENTS

UNDER 3 ACRES 25% REDUCTION

Per 6.2.2.D.(1)(d)(v),The site landscaping requirements found in Subsection 6.2.2(D)(1)(d)(i) and (ii) are reduced by 25 percent for those developments on sites which are three acres or less.

Project area: 2.18 acres. See Sheet L300.

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

CANOPY REQUIREMENTS

CANOPY Per 6.2.2.D.(1)(d)(i)

Primary/Street facing side of the primary structure: one canopy tree per acre
Rear of the primary structure: 2 canopy trees per acre
Sides (North and South) of the primary structure: 2 canopy trees per acre

BUILDING FACADE Per 6.2.2.D.(1)(d)(i)

Primary structure: An additional canopy tree per 150 linear feet of facade. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.

CANOPY REQUIREMENTS

LOCATION	REQUIREMENT	25% REDUCTION	PROVIDED
PRIMARY / STREET-FACING SIDE	1 canopy tree / acre *1 canopy trees x 2.18 acres =* ***2 canopy trees required***	*2 x 25% = 0.5* *2-0.5 = 1.5* ***2 trees required***	**2 trees**
SIDE FACADE (NORTH)	2 canopy trees / acre *2.18 acres x 2 trees = 4.36 trees =* ***4 canopy trees required***	*4 x 25% = 1* *4-1 = 3* ***3 trees required***	**3 trees**
SIDE FACADE (SOUTH)	2 canopy trees / acre *2.18 acres x 2 trees = 4.36 trees =* ***4 canopy trees required***	*4 x 25% = 1* *4-1 = 3* ***3 trees required***	**3 trees**
REAR FACADE (EAST)	2 canopy trees / acre *2.18 acres x 2 trees = 4.36 trees =* ***4 canopy trees required***	*4 x 25% = 1* *4-1 = 3* ***3 trees required***	**3 trees**
WEST FACADE	1 canopy tree / 150 LF of facade *124.14 LF / 150 LF = 0.82 x 1 tree =* ***1 canopy tree required***	*1 x 25% = 0.25* *1-0.25 = 0.75* ***1 tree required***	**1 tree**
NORTH FACADE	1 canopy tree / 150 LF of facade *95.33 LF / 150 LF = 0.64 x 1 tree =* ***1 canopy tree required***	*1 x 25% = 0.25* *1-0.25 = 0.75* ***1 tree required***	**1 tree**
EAST FACADE	1 canopy tree / 150 LF of facade *124.14 LF / 150 LF = 0.82 x 1 tree =* ***1 canopy tree required***	*1 x 25% = 0.25* *1-0.25 = 0.75* ***1 tree required***	**1 tree**
SOUTH FACADE	1 canopy tree / 150 LF of facade *95.33 LF / 150 LF = 0.64 x 1 tree =* ***1 canopy tree required***	*1 x 25% = 0.25* *1-0.25 = 0.75* ***1 tree required***	**1 tree**

UNDERSTORY REQUIREMENTS

UNDERSTORY Per 6.2.2.D.(1)(d)(ii)

Primary structure: Six ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.

UNDERSTORY REQUIREMENTS

LOCATION	REQUIREMENT	25% REDUCTION	PROVIDED
FRONT (50%)	6 understory trees / acre (50%) *6 trees x 2.18 acres = 13.08 trees* *13 trees x 50% =* ***7 understory trees required***	*7 x 25% = 1.75* *7-1.75 = 5.25* ***5 trees required***	**5 trees**
SIDE - NORTH (25%)	6 understory trees / acre (25%) *6 trees x 2.18 acres = 13.08 trees* *13 trees x 25% =* ***3 understory trees required***	*3 x 25% = 0.75* *3-0.75 = 2.25* ***2 trees required***	**2 trees**
SIDE - SOUTH (25%)	6 understory trees / acre (25%) *6 trees x 2.18 acres = 13.08 trees* *13 trees x 25% =* ***3 understory trees required***	*3 x 25% = 0.75* *3-0.75 = 2.25* ***2 trees required***	**2 trees**

SHRUB REQUIREMENTS

Primary structure front and side facades Per 6.2.2.D.(1)(d)(iii): A row of shrubs planted along front and side facades of the primary structure, with consideration given to access to utility meters or mechanical equipment. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

SHRUB REQUIREMENTS

LOCATION	REQUIREMENT	PROVIDED
FRONT	horizontal row of shrubs or shrub masses of three or more species	horizontal row of shrubs provided
SIDE - EAST	horizontal row of shrubs or shrub masses of three or more species	horizontal row of shrubs provided
SIDE - WEST	horizontal row of shrubs or shrub masses of three or more species	horizontal row of shrubs provided

GRASSING REQUIREMENTS

Per 6.2.2.D.(1)(d)(iv)

A combination of solid sod, seeding and sprigs to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged. ***See sheet L300.***

PARKING LOT LANDSCAPING REQUIREMENTS

INTERIOR LANDSCAPING REQUIREMENTS

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

a. Trees shall be required at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet, or portion thereof, of the total parking lot area.
b. Shrubs shall be required at the minimum rate of ten shrubs per landscaped island.

PARKING LOT AREA	REQUIREMENT	PROVIDED
9,574 SQ. FT **6 landscaped islands**	1 tree / 1,800 sq. ft = 9,574 *sq. ft. / 1,800 sq. ft* = ***5 trees required*** 10 shrubs / landscaped island = *10 shrubs x 6 islands* = ***60 shrubs required***	***5 trees*** ***50 shrubs***

PARKING LOT BUFFER REQUIREMENTS

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

Per 6.2.2(D)(2)(b)(iv), The parking lot buffer shall have a minimum of:

a. Four canopy trees for every 100 lineal feet of buffer.
b. Two understory/ornamental trees per 100 lineal feet of buffer.
c. A continuous opaque screen of shrub material parallel to the parking lot area. The shrubs may be arranged in a linear or curvilinear pattern, as long as the screen does not have any visual breaks. The parking lot screen shall reach 36 inches in height within three years.
d. Other landscaping materials provided to meet any other requirement of this section may be considered a part of and count toward the requirement parking lot buffer, if such materials are located within 30 feet of the parking lot area.

Per 6.2.2(D)(2)(b)(v), Any area of the parking lot buffer that is not covered in trees or shrubs shall be planted in ground cover, turfgrass or mulch.

PARKING LOT PERIMETER	TREES & SHRUBS REQUIRED	PROVIDED
354.5 LINEAL FEET	*354.51 lineal feet / 100 lineal feet = 3.55 lineal feet* *3.55 lineal feet x 4 canopy trees =* ***14 canopy trees required*** *3.55 lineal feet x 2 understory trees =* ***7 understory trees required*** ***Continuous opaque screen of shrub material required***	***16 canopy trees*** ***9 understory trees*** ***Continuous opaque screen of shrub material provided***

ALTERNATIVE COMPLIANCE REQUEST

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

Due to the location of existing overhead and underground utilities along the westernmost 7 parking spaces facing N.W. 104th Terrace (aka Professional Drive), the required trees and their spacing requirement between trees cannot be met. To mitigate, an additional 2 canopy trees and 2 understory trees have been added to the end cap parking islands of the 7 parking spaces. These trees exceed the parking lot buffer requirements per Section 6.2.2(D)(2)(b)(iv). See calculations above that demonstrates the cumulative canopy and understory trees provided per the requirements.

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

PERIMETER BUFFER REQUIREMENTS

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

Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application. Determination of the required buffer width and type shall be based upon the highest use classification available for the vacant property based upon its current zoning.

LOCATION AND BUFFER TYPE	REQUIREMENT	PROVIDED
NORTH INDUSTRIAL 7.5' BUFFER, TYPE B OPTION 1	One canopy tree every 50 linear feet, plus one understory or ornamental tree per 40 linear feet *277.27 lf /50 =* ***6 canopy trees required*** *277.27 lf / 40 =* ***7 understory trees required*** ***Note: adjacent property is vacant. Per 6.2.2(D)(3)(d)(i), Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land*** ***6 canopy trees x 50% = 3 trees required*** ***7 understory trees x 50% = 4 trees required***	**3 canopy trees;** **4 understory trees**
SOUTH INDUSTRIAL 7.5' BUFFER, TYPE B OPTION 1	One canopy tree every 50 linear feet, plus one understory or ornamental tree per 40 linear feet *265.09 lf /50 =* ***5 canopy trees required*** *265.09 lf / 40 =* ***7 understory trees required*** ***Note: adjacent property is vacant. Per 6.2.2(D)(3)(d)(i), Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land*** ***5 canopy trees x 50% = 3 trees required*** ***7 understory trees x 50% = 4 trees required***	**3 canopy trees;** **4 understory trees**
EAST INDUSTRIAL 7.5' BUFFER, TYPE B OPTION 1	One canopy tree every 50 linear feet, plus one understory or ornamental tree per 40 linear feet *351.70 lf /50 =* ***7 canopy trees required*** *351.70 lf / 40 =* ***9 understory trees required*** ***Note: adjacent property is vacant. Per 6.2.2(D)(3)(d)(i), Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land*** ***7 canopy trees x 50% = 4 trees required*** ***9 understory trees x 50% = 5 trees required***	**4 canopy trees;** **5 understory trees**
WEST INDUSTRIAL 5' BUFFER, TYPE A OPTION 1	One canopy tree every 60 linear feet, plus one understory or ornamental tree per 60 linear feet *350.3084 lf - 52 lf (driveways) =* ***298.3084 lf*** *298.3084 lf /60 =* ***5 canopy trees required*** *298.3084 lf / 60 =* ***5 understory trees required***	**5 canopy trees;** **5 understory trees**

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

No.	Date	Comment

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Project No: 19-112

Project phase: CITY RESUBMITTAL

Project title: PRESSURE TECHNOLOGY, INC. SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: LANDSCAPE CALCULATIONS

Designed: CSV
Drawn: DLW/SLP
Checked: TAR/DJM
Date: 11/11/20

Sheet No.: L200

GENERAL LANDSCAPE NOTES

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

2. **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.

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

4. **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.

5. **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.

6. **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.

7. **SEED:** ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS SHALL BE SEEDED UNLESS OTHERWISE NOTED.
SEE SHEET L300.

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

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

10. **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.

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

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

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

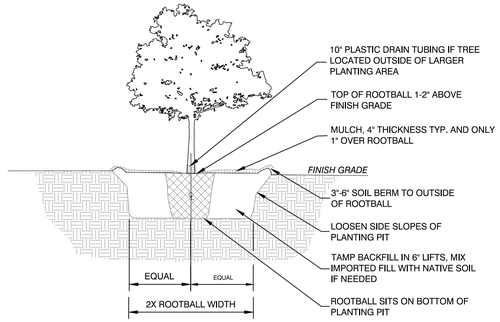
    - **REMULCHING:** MAINTAIN THE DEPTH OF MULCH IN ALL PLANTING AREAS AS SPECIFIED IN PLANS. REPLENISH A MINIMUM OF TWICE A YEAR OR AS NEEDED. DEPTH SHALL BE MEASURED WHEN MULCH IS SETTLED. REMOVE STICKS, CONES, AND DEBRIS FROM MULCH PRIOR TO PLACING. UTILIZE MULCH TYPE AS SPECIFIED IN PLANS. REMOVE DEBRIS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

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

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

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

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

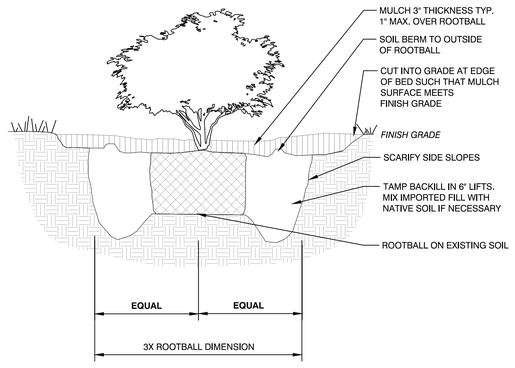


NOTES:

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

1 TREE PLANTING DETAIL

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



2 SHRUB PLANTING DETAIL

SCALE: N.T.S. P-ED-04

XERISCAPE CRITERIA

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

Required: Preserve and maintain native vegetation
Provided: ***There is no existing vegetation on site.***

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

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

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

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

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

Required: Maintenance.
Provided: ***Maintenance is required as per general landscape notes, 11.***

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

FLORIDA FRIENDLY LANDSCAPING PRACTICES

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

1. Right Plant Right Place. ***Proposed plants are a combination of native and Florida Friendly species that are adapted to the site conditions. Plants are chosen and placed so as to avoid utility, vehicular and pedestrian conflicts. Preference has been given to plants that are well-suited for the site conditions and use type. Shrubs are massed to foster diversity, create visual interest and attract a variety of wildlife. Plants are a minimum of 2' from all building facades to reduce maintenance concerns. On the south side of the parking lot, deciduous trees provide shade in the summer.***
2. Water Efficiently. ***Irrigation Plan to be provided.***
3. Fertilize Appropriately. ***Fertilizer and application as required as per general landscape notes, 11.***
4. Mulch. ***Mulch is to be provided in all planting areas.***
5. Attract Wildlife. ***Proposed plants include species that attract pollinators and local wildlife. All plants are Florida Friendly and well-adapted to the region.***
6. Manage Yard Pests Responsibly. ***Proposed pest management will be per best management practices.***
7. Recycle Yard Waste. ***Yard waste to be disposed of as required withing Alachua County and the City of Alachua.***
8. Reduce Stormwater Runoff. ***Stormwater management meets regulating agency requirements. See civil plans.***
9. Protect the Waterfront. ***No wetland areas on site. See civil plans.***

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

No.	Date	Comment

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Project No: 19-112

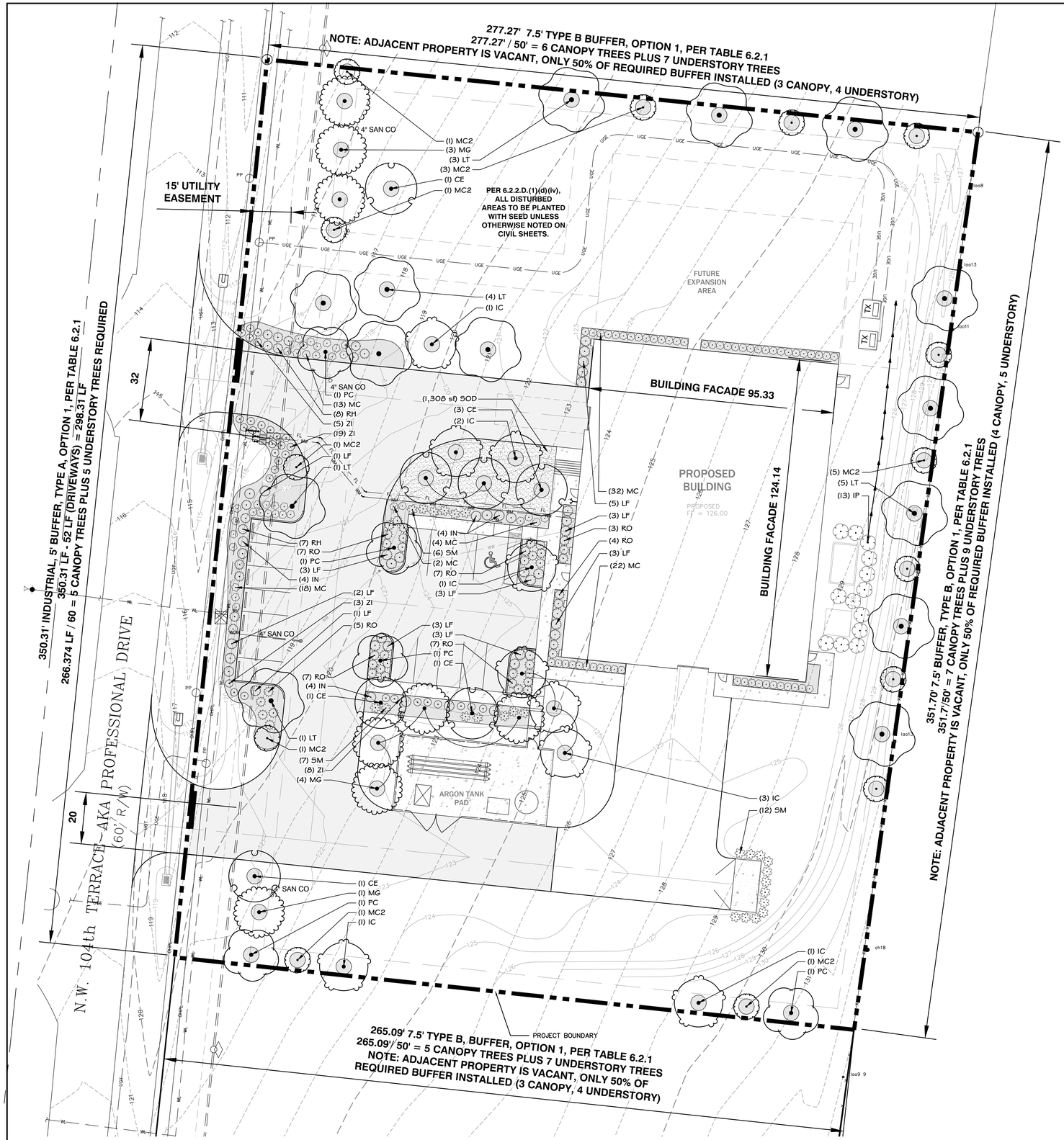
Project phase: CITY RESUBMITTAL

Project title: PRESSURE TECHNOLOGY, INC. SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: LANDSCAPE NOTES AND DETAILS

Designed: CSV
Drawn: DLW/SLP
Checked: TAR/DJM
Date: 11/11/20

Sheet No.: L201



PLANT SCHEDULE PROJECT AREA

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	IC	9	Ilex cassine	Dahoon Holly	2" cal., min 8` ht.
	LT	14	Liriodendron tulipifera	Tulip Poplar	2" cal., min 8` ht.
	MG	8	Magnolia grandiflora	Southern Magnolia	2" cal., min 8` ht.

UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	CE	7	Cercis canadensis	Eastern Redbud Multi-trunk	1.5" Cal.
	MC2	14	Myrica cerifera	Wax Myrtle	1.5" Cal.
	PC	5	Prunus caroliniana	Carolina Laurel Cherry	1.5" Cal.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	IN	12	Ilex vomitoria `Nana`	Dwarf Yaupon Holly	3 gal.
	IP	13	Illicium parviflorum `Florida Sunshine`	Yellow Anise Tree	7 gal.
	LF	27	Leucophyllum frutescens	Texas Sage	3 gal.
	MC	90	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.
	RH	15	Rhapidophyllum hystrix	Needle Palm	3 gal.
	RO	40	Rosmarinus officinalis	Rosemary	3 gal.
	SM	25	Sabal minor	Dwarf Palmetto	3 gal.
	ZI	32	Zamia integrifolia	Coontie	3 gal.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	SOD	1,308 sf	Bahia absinthifolia	Hairyseed Bahia	sod

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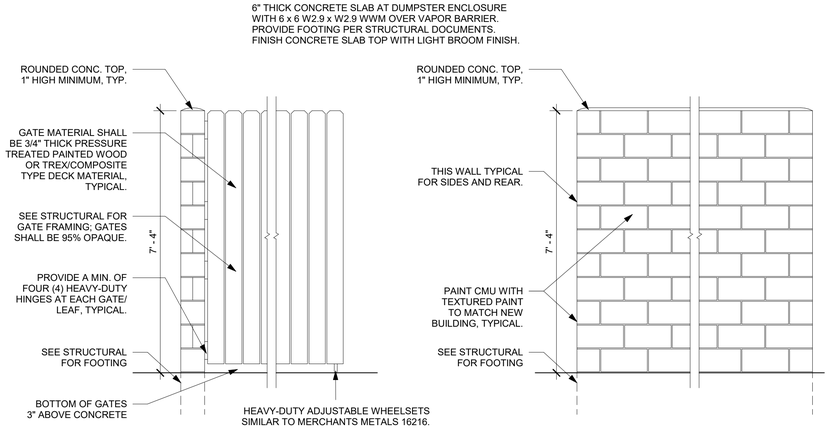
Project phase: CITY RESUBMITTAL

Project title: PRESSURE TECHNOLOGY, INC. SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: LANDSCAPE PLAN

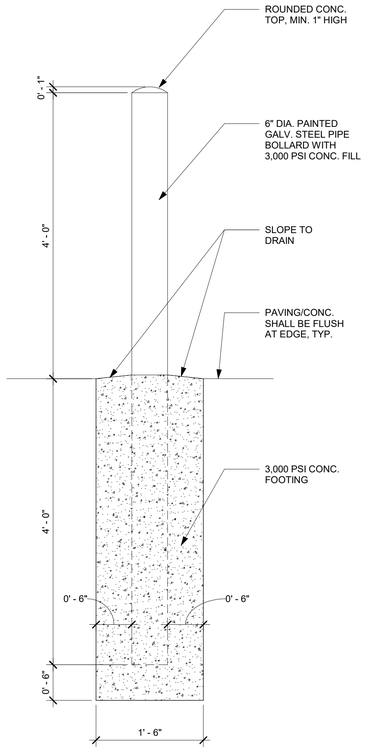
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Sheet No.: L300



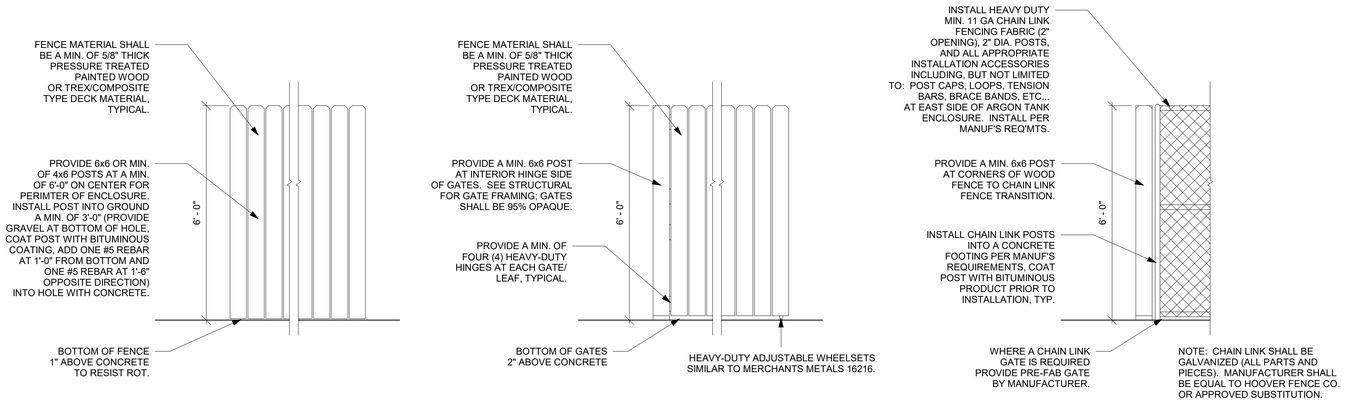
1 DUMPSTER ENCLOSURE DETAILS

SCALE: 1/2" = 1'-0"
SCALE IS APPROX.



2 BOLLARD DETAIL

SCALE: 1" = 1'-0"
SCALE IS APPROX.



3 ARGON TANK ENCLOSURE

SCALE: 1/2" = 1'-0"
SCALE IS APPROX.

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LICENSE # AA23003617

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND BELIEF, THE SPECIFICATIONS CONFORM TO THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE STANDARDS AS DETERMINED BY THE LEGISLATIVE AUTHORITY IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 633, FLORIDA STATUTES.

CONSULTANTS:
CIVIL ENGINEERING:
ELECTRICAL ENGINEERING:
LANDSCAPE ARCHITECTURE:
TBD
STRUCTURAL ENGINEERING:
GSE ENGINEERING & CONSULTING, INC.
MECHANICAL/PLUMBING ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
FIRE PROTECTION ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
ELECTRICAL ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.

NEW FACILITY IN GAINESVILLE, FL

PRESSURE TECHNOLOGY, INC.

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ORIG. ISSUE DATE:
09/30/2020

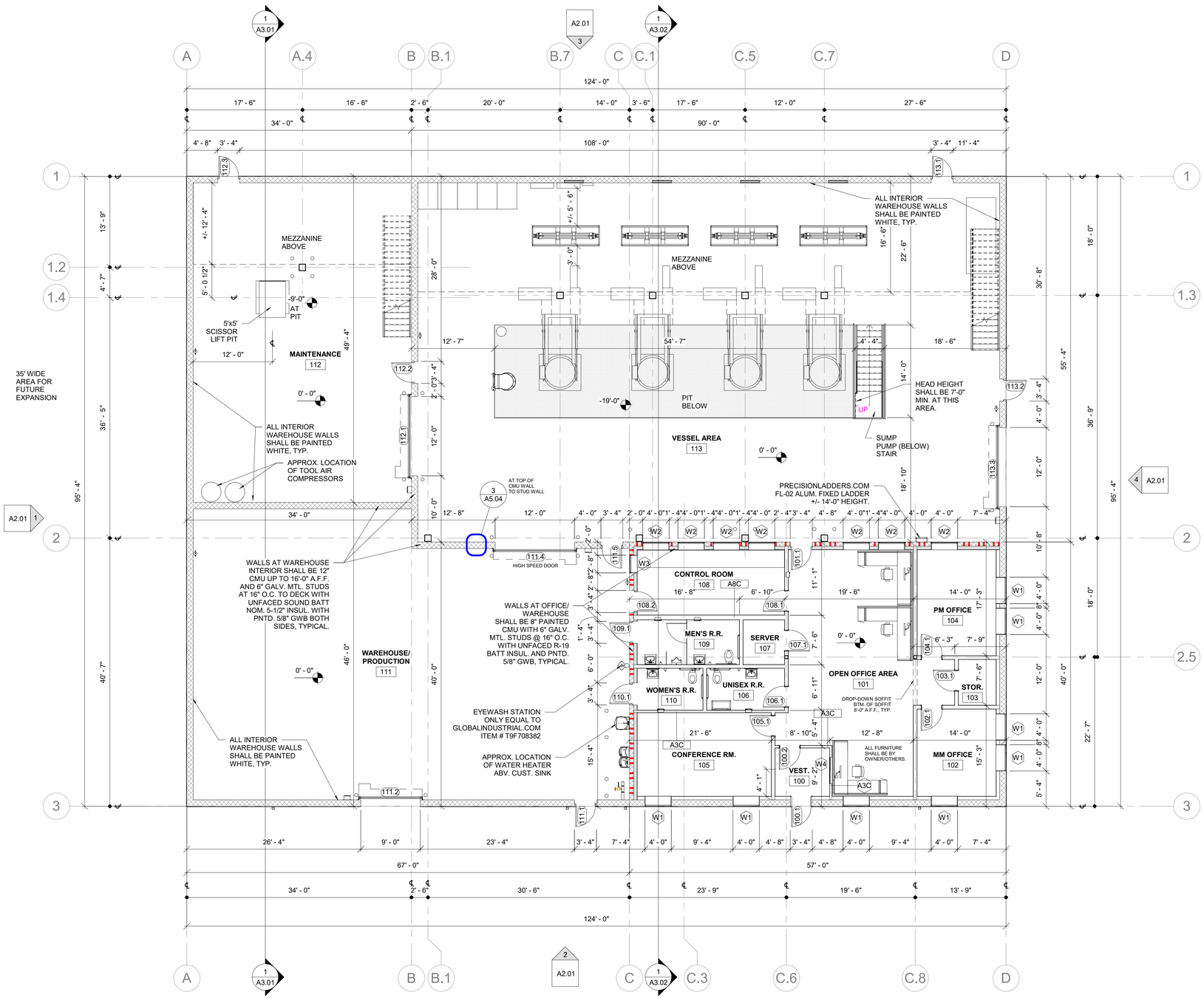
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WDC	ARG

PROJECT NUMBER:
20003

DRAWING TITLE:
SITE DETAILS

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A0.11

DATE/TIME STAMP:
10/6/2020 10:48:14 AM



1 LEVEL 1 - FLOOR PLAN
SCALE: 1/8" = 1'-0"
SCALE IS APPROX.

GENERAL NOTES:

1. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. MINIMIZE ENVIRONMENTAL POLLUTION AND DAMAGE THAT MAY OCCUR AS THE RESULT OF CONSTRUCTION OPERATIONS. THE ENVIRONMENTAL RESOURCES WITHIN THE PROJECT BOUNDARIES AND THOSE AFFECTED OUTSIDE THE LIMITS OF PERMANENT WORK SHALL BE PROTECTED DURING THE ENTIRE DURATION OF THIS WORK. COMPLY WITH ALL APPLICABLE ENVIRONMENTAL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
3. ALL DOORS SHALL BE INSTALLED 5" OFF ABUTTING WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.
4. PROVIDE FIRE DAMPERS AT ALL DUCT PENETRATIONS OF FIRE RATED WALLS AND CEILINGS. FIRE SEAL AROUND ALL PENETRATIONS IN FIRE RATED WALLS AND CEILINGS PER CODE.
5. PROVIDE SMOKE DAMPERS/DETECTORS AT ALL DUCT PENETRATIONS OF SMOKE RATED PARTITIONS/BARRIERS. SEAL/GASKET AROUND ALL PENETRATIONS IN SMOKE RATED PARTITION/BARRIERS.
6. PROVIDE MANUFACTURER'S PREFABRICATED CORNERS AND T'S AT ALL LOCATIONS REQUIRING PREFABRICATED SHAPES.
7. SEAL ALL PENETRATIONS, EDGES, ETC. AT CONTINUOUS AIR BARRIER, TYPICAL.
8. **ALL WALL TYPES ARE A&C UNLESS NOTED OTHERWISE. SEE SHEET A4.00 FOR PARTITION SCHEDULE.**
9. ALL PARTITION TYPES ARE LISTED ON SHEET A4.00.
10. ALL DOOR TYPES ARE LISTED ON SHEET A6.01.
11. ALL WINDOW TYPES ARE LISTED ON SHEET A6.01.

S.F. NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE.

SQUARE FOOTAGES:

OFFICES	=	2,279 S.F.
WAREHOUSE/ PRODUCTION	=	2,862 S.F.
MAINTENANCE	=	1,724 S.F.
TOTAL CONDITIONED S.F.	**=**	**6,865 S.F.**
UNCONDITIONED S.F.	=	4,975 S.F.
TOTAL S.F.	**=**	**11,840 S.F.**

LEVEL
ARCHITECTURE + INTERIOR
720 SW 2ND AVENUE, SUITE 105
GAINESVILLE, FLORIDA 32601
352-333-3233 www.leveldesign.co
LICENSE # AA23003617

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS CONFORM TO THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE LOCAL ORDINANCES IN ACCORDANCE WITH CHAPTER 553, FLORIDA STATUTES.

CONSULTANTS:
CIVIL ENGINEERING:
CIVIL CONSULTANTS, INC.
LANDSCAPE ARCHITECTURE:
TBD
STRUCTURAL ENGINEERING:
GSE ENGINEERING & CONSULTING, INC.
MECHANICAL/PLUMBING ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
ELECTRICAL ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
FIRE PROTECTION ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
LIFE SAFETY ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.

NEW FACILITY IN GAINESVILLE, FL

PRESSURE TECHNOLOGY, INC.

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ORIG. ISSUE DATE:
09/30/2020

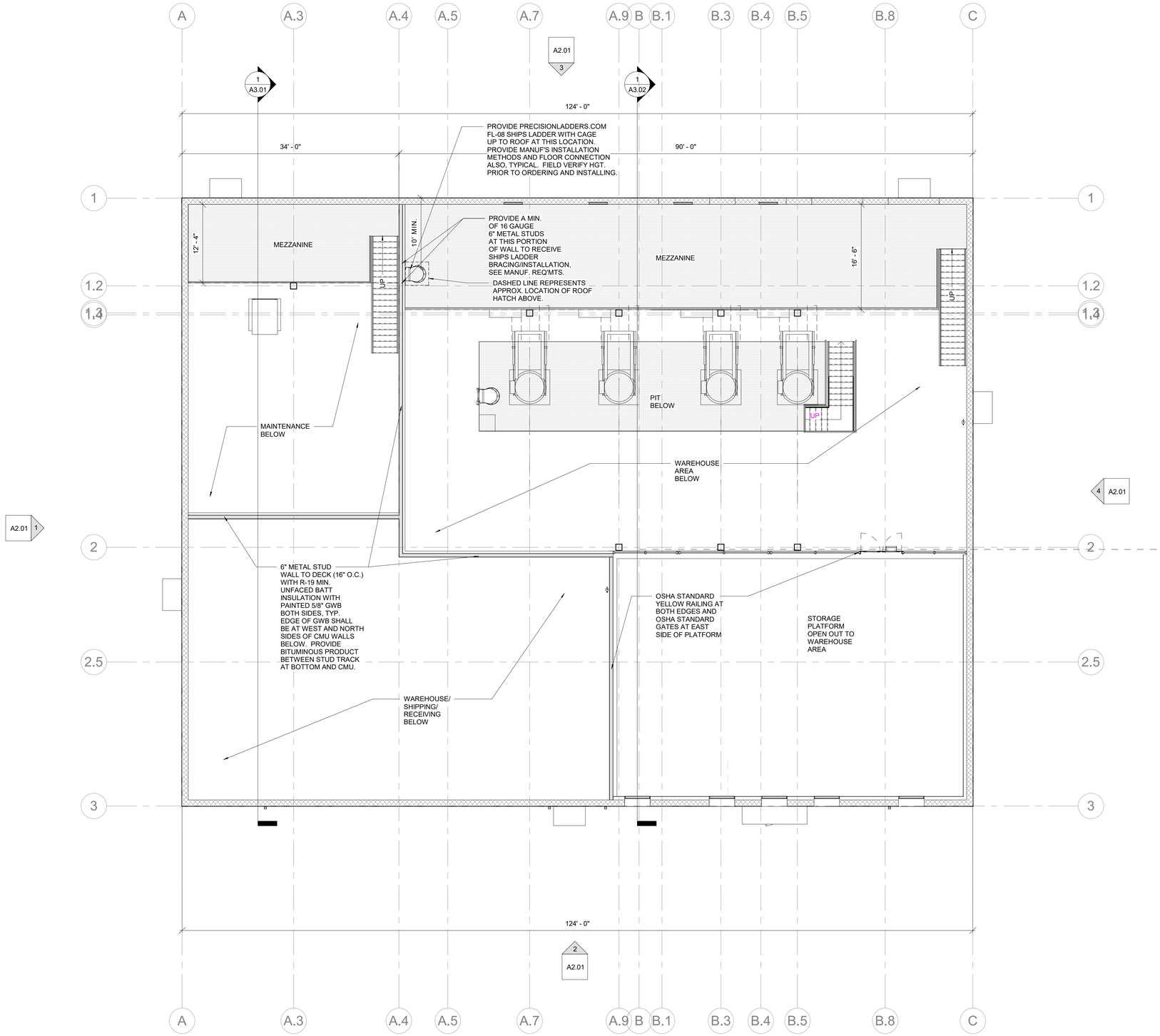
DRAWN BY: WDC
CHECKED BY: ARG

PROJECT NUMBER:
20003

DRAWING TITLE:
LEVEL 1 - FLOOR PLAN

SHEET NO.
A1.10

DATE/TIME STAMP:
10/8/2020 3:07:45 PM



NORTH

1 LEVEL 2 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

SCALE IS APPROX.

LEVEL
ARCHITECTURE • INTERIOR

720 SW 2ND AVENUE, SUITE 105
GAINESVILLE, FLORIDA 32601
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LICENSE # AA26003617

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CONSULTANTS:

CIVIL ENGINEERING:
DESIGN CONSULTANTS, INC.
LANDSCAPE ARCHITECTURE:
TBD
STRUCTURAL ENGINEERING:
GSE ENGINEERING & CONSULTING, INC.
MECHANICAL/PLUMBING ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
ELECTRICAL ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
FIRE PROTECTION ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
ELECTRICAL ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.

NEW FACILITY IN GAINESVILLE, FL

PRESSURE TECHNOLOGY, INC.

REVISIONS

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DRAWING STATUS:
DESIGN DEVELOPMENT

ORIG. ISSUE DATE:
09/30/2020

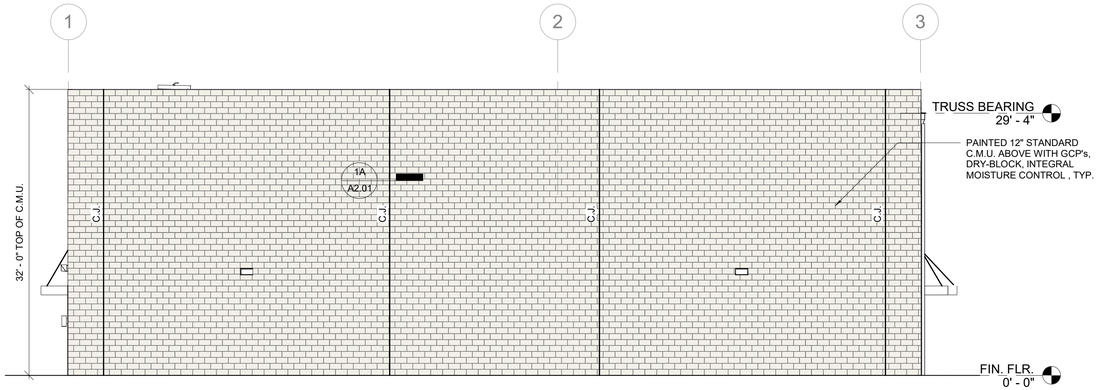
DRAWN BY:	CHECKED BY:
WDC	ARG

PROJECT NUMBER:
20003

DRAWING TITLE:
LEVEL 2 - FLOOR PLAN

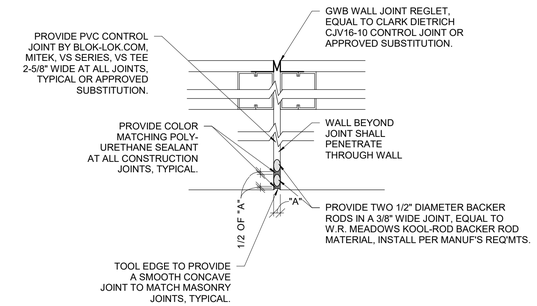
SHEET NO.
A1.12

DATE/TIME STAMP:
10/6/2020 10:46:53 AM



1 EXTERIOR ELEVATION - NORTH

SCALE: 1/8" = 1'-0"
SCALE IS APPROX.

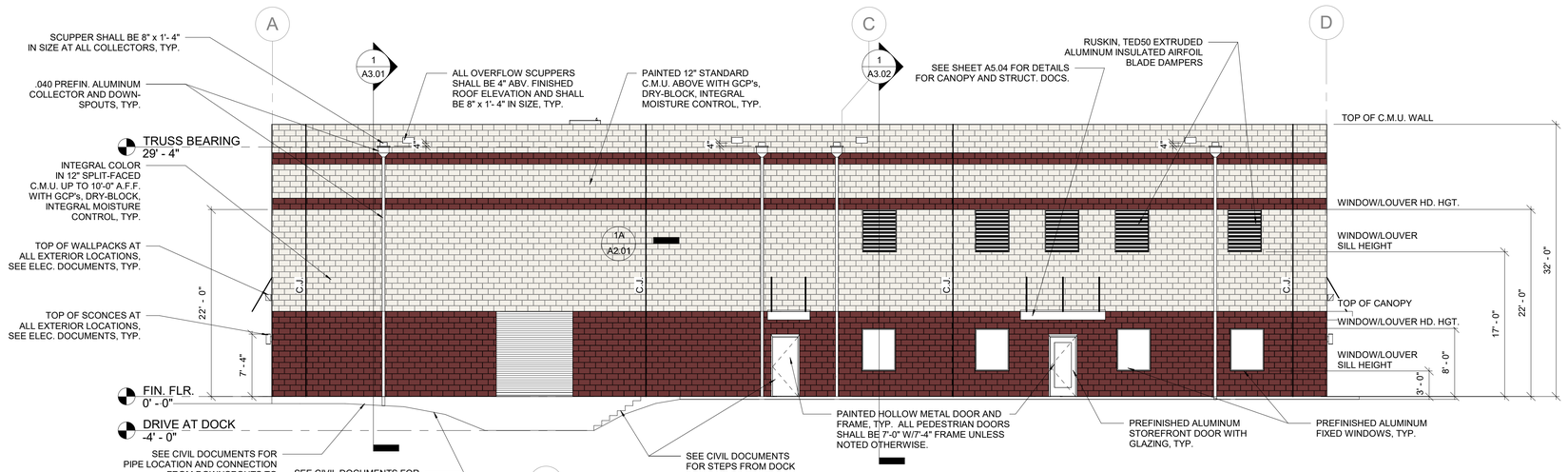


1A CONTROL JOINT

SCALE: 3" = 1'-0"
SCALE IS APPROX.

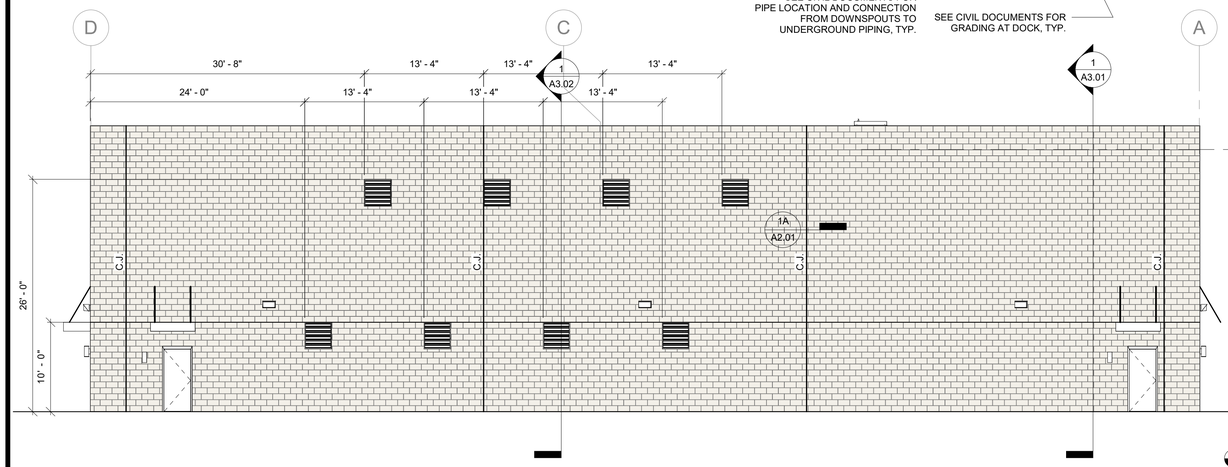
GENERAL ELEVATION NOTES:

1. SEE SHEET A6.01 FOR DOOR ELEVATIONS, DIMENSIONS, AND SCHEDULE.
2. SEE SHEET A6.02 FOR WINDOW ELEVATIONS, DIMENSIONS, AND SCHEDULE.
3. S.C.J. INDICATES STUCCO CONTROL JOINT. SEE DETAIL
4. C.C.J. INDICATES CONTROL JOINT THROUGH STRUCTURE. SEE DETAIL AND STRUCTURAL DOCUMENTS.



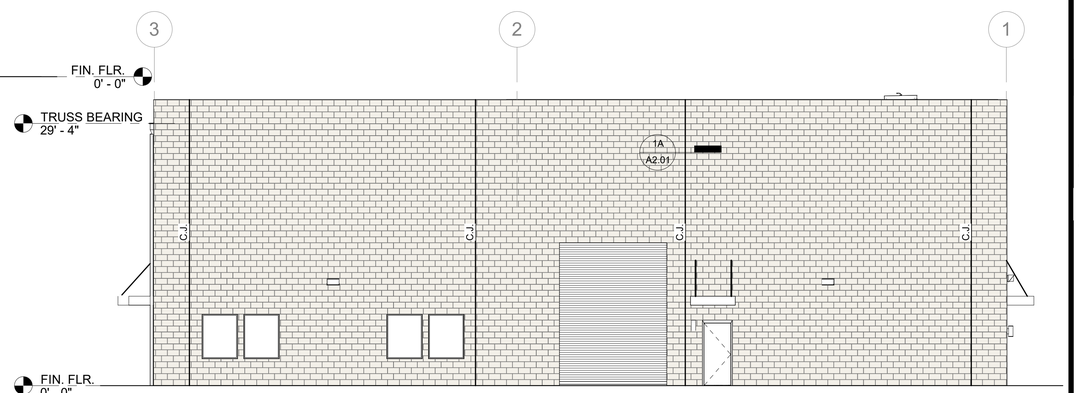
2 EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"
SCALE IS APPROX.



3 EXTERIOR ELEVATION - EAST

SCALE: 1/8" = 1'-0"
SCALE IS APPROX.



4 EXTERIOR ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"
SCALE IS APPROX.

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CONSULTANTS:

CIVIL ENGINEERING:
CIVIL LAND SERVICES, INC.
LANDSCAPE ARCHITECTURE:
TBD
STRUCTURAL ENGINEERING:
GSE ENGINEERING & CONSULTING, INC.
MECHANICAL/PLUMBING ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
ELECTRICAL ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
FIRE PROTECTION ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
TECHNOLOGY/LOW VOLTAGE:
MITCHELL GULLEDGE ENGINEERING, INC.

NEW FACILITY IN
GAINESVILLE, FL

PRESSURE TECHNOLOGY, INC.

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ORIG. ISSUE DATE:
09/30/2020

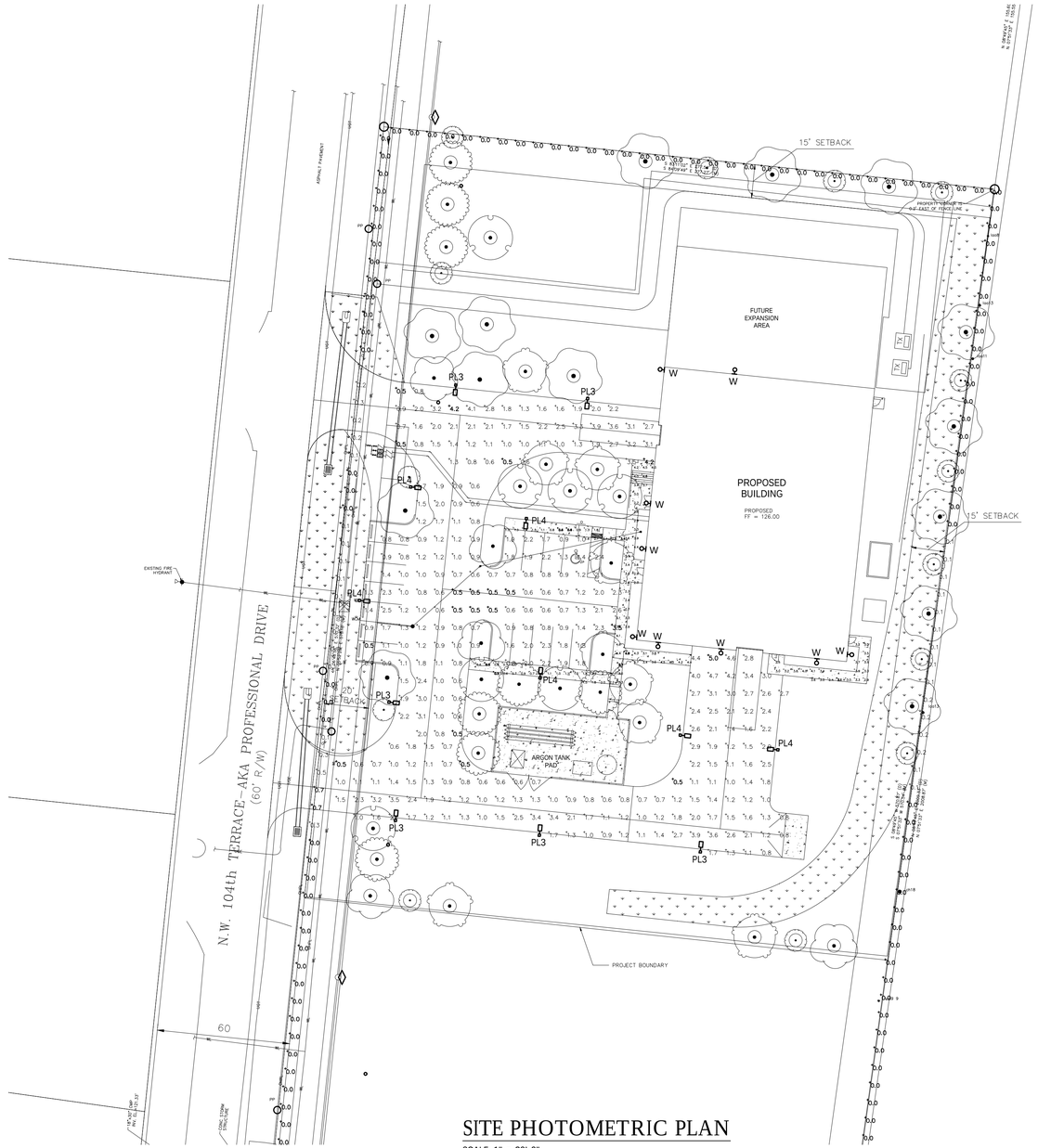
DRAWN BY:	CHECKED BY:
WDC	ARG

PROJECT NUMBER:
20003

DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NO.
A2.01

DATE/TIME STAMP:
10/8/2020 3:07:13 PM



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE

0 15 30 60

Luminaire Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Mounting Height
	PL3	6	Visionaire Lighting LLC	VSX-II-T3-16LC-7-4K-UNV	23 in L x 12.5 in W x 8 in H	1	VSX-II_T3_16LC_7_4K-UNV_CLS.ies	3508	0.9	15FT
	PL4	6	Visionaire Lighting LLC	VSX-II-T4-16LC-5-4K-UNV	23 in L x 12.5 in W x 8 in H	1	VSX-II_T4_16LC_5_4K-UNV_CLS.ies	2600	0.9	15FT
	W	9	STONCO / KEENE	LPW-16-30-NW-G3-3	LYTEPRO WALL 16 SCONCE	1	lpw16-g3-8.ies	3474	0.9	15FT

Photometric Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building Walkway	+	3.5 fc	4.9 fc	2.1 fc	2.3:1	1.7:1
North Driveway	+	1.9 fc	4.2 fc	0.5 fc	8.4:1	3.8:1
Parking Lot	+	1.2 fc	3.5 fc	0.5 fc	7.0:1	2.4:1
Property Line	+	0.0 fc	0.7 fc	0.0 fc	N/A	N/A
South Driveway	+	1.7 fc	5.0 fc	0.5 fc	10.0:1	3.4:1

GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.

KENNETH W. HUNTER LICENSE No. 76961 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Kenneth W. Hunter, P.E. on 11/11/20 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

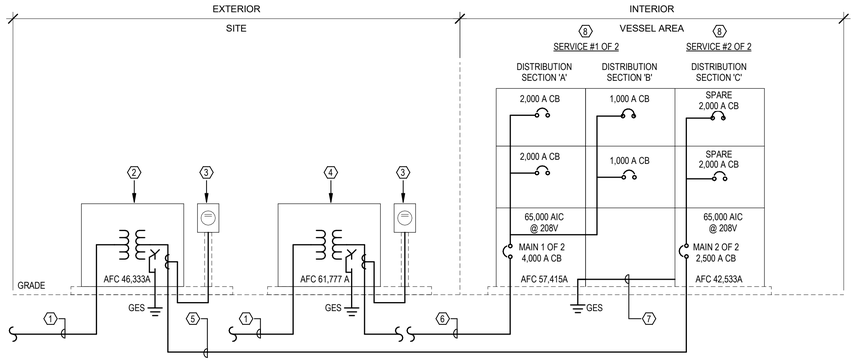
HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N. STE 200
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

PRESSURE TECHNOLOGY INC.
SITE LIGHTING PLAN
CITY OF ALACHUA, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	20064
DRAFTED:	K. NORTHCUTT
DESIGNED:	K. NORTHCUTT
REVIEWED:	K. HUNTER
ISSUE DATE:	11/11/20
REVISIONS	

SHEET NUMBER

E-1



KEY NOTES

1. PRIMARY UG FEEDER BY COAES
2. PROPOSED PAD-MOUNTED UTILITY TRANSFORMER #2 OF 2: 750 kVA, 208Y/120V, 5.32%Z, MAX. AFC 39,133 A. SEE CIVIL SITE PLAN FOR LOCATION.
3. REMOTE METER, MOUNTED ON CONCRETE PEDESTAL. REFER TO CITY OF ALACHUA ELECTRIC DEPARTMENT'S RELEVANT DETAIL.
4. PROPOSED PAD-MOUNTED UTILITY TRANSFORMER #1 OF 2: 1,000 kVA, 208Y/120V, 5.32%Z, MAX. AFC 52,177 A. SEE CIVIL SITE PLAN FOR LOCATION.
5. SERVICE FEEDER #2 OF 2: 7 PARALLEL SETS OF 4" SCH 40 PVC UG EACH WITH 4-750 kCMIL AL THHN/THWN-2. BY OWNER.
6. SERVICE FEEDER #1 OF 2: 11 PARALLEL SETS OF 4" SCH 40 PVC UG EACH WITH 4-750 kCMIL AL THHN/THWN-2. BY OWNER.
7. #250 BARE AL GEC TO GES FOR GROUNDING AND BONDING PER NEC.
8. MAIN SWITCHBOARD EQUIPMENT 208Y/120V.

LEGEND

- ELECTRONIC CIRCUIT BREAKER
- POWER TRANSFORMER
- CURRENT TRANSFORMER
- CONTINUATION
- FEEDER/CIRCUIT/BUS
- EQUIPMENT
- ARCHITECTURAL FEATURE

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720 SW 2ND AVENUE, SUITE 105
GAINESVILLE, FLORIDA 32601
352-333-3233 www.leveldesign.co
LICENSE # AA23003617

Peter Rizov
PE - 76608

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND BELIEF, THE SPECIFICATIONS CONFORM TO THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE ENERGY CONSERVATION STANDARDS AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE FLORIDA ENERGY CODE, CHAPTER 553, FLORIDA STATUTES.

CONSULTANTS:

CIVIL ENGINEERING:
ELECTRICAL ENGINEERING:
LANDSCAPE ARCHITECTURE:
TBD
STRUCTURAL ENGINEERING:
MAYEGH & MANOUM ENGINEERING, INC.
MECHANICAL/PLUMBING ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
FIRE ALARM ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
FIRE PROTECTION ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
ELECTRICAL ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.

NEW FACILITY IN GAINESVILLE, FL

PRESSURE TECHNOLOGY, INC.

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ORIG. ISSUE DATE:
09/30/2020

DRAWN BY:	CHECKED BY:
BNF	PR

PROJECT NUMBER:
20003

DRAWING TITLE:
ELECTRICAL RISERS

SHEET NO.
E2.01

DATE/TIME STAMP:
9/30/2020 8:33:42 PM

MG
mitchell • gulledge
engineering
Mitchell Gulledge Engineering, Inc.
210 SW 4th Avenue
Gainesville, FL 32601
FL License EB-31501 p.352.745.3991
www.mitchellgulledge.com MG#20024

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	BASIS OF DESIGN	LIGHT SOURCE	INITIAL LUMENS	COLOR TEMPERATURE	WATTAGE	VOLTAGE	MOUNTING	NOTES
4VPL	4' VAPORTIGHT LED WRAP	H.E. WILLIAMS 96-4-L62/840-PCFR-DRV-UNV	LED	6200 lm	4000 K	73 VA	120 V	SURFACE	
7O	7" LED SURFACE LIGHT	LIGHTOLIER SLIMSURFACE LED S7R-8-40K-7	LED	880 lm	4000 K	14 VA	120 V	RECESSED	
14R	1'X4 LED RECESSED FIXTURE	H.E. WILLIAMS 50G-S-14-L45-8-40-S-AF12125-DIM-120	LED	4311 lm	4000 K	34 VA	120 V	RECESSED	
22HB	2'X2' HIGH BAY LED	H.E. WILLIAMS GH-2-2-L180-8-40-HA-HE-DRV-120	LED	46190 lm	4000 K	326 VA	120 V	SUSPENDED	
22HBC	2'X2' HIGH BAY LED	H.E. WILLIAMS GH-2-2-L180-8-40-HA-HE-DRV-120	LED	18000 lm	4000 K	126 VA	120 V	SUSPENDED	
22HBE	2'X2' HIGH BAY LEDWITH EMG PACK	H.E. WILLIAMS GH-2-2-L180-8-40-HA-HE-EM20W-DRV-120	LED	46190 lm	4000 K			SUSPENDED	
22S	2'x2' LENSED LED TROFFER	H.E. WILLIAMS 50G-S22-L43/840-SAF12125-DIM-120	LED	4363 lm	4000 K	34 VA	120 V	RECESSED	
CYL	EXTERIOR LED CYLINDER	CONTECH CYL6 CYL6-4-40K-MVD-UD-X-W-CLR-FINISH	LED	2600 lm	4000 K	28 VA	120 V	WALL AT 6'-9" AFG	
WP	LED EXTERIOR WALL PACK	GARDCO 111L MINI 111L-16-550-NW-G2-3-120	LED	6902 lm	4000 K	29 VA	120 V	WALL AT 11'-7" AFG	
XEB	EDGE LIT LED EXIT SIGN	BEGHELLI OL2-SA-LG-M-PLUS-AT-SQ	LED			2 VA	120 V	CEILING SURFACE	

NOTES:
1. SUBMIT ALTERNATES TO A/E FOR CONSIDERATION A MINIMUM OF 10 BUSINESS DAYS PRIOR TO BID. SUBMIT FIXTURE "CUT SHEET", INDICATING ALL INTENDED RATINGS AND OPTIONS.
2. A/E WILL REVIEW ALTERNATES TO DETERMINE IF THEY ARE FUNCTIONALLY, AESTHETICALLY, AND STRUCTURALLY EQUAL. A/E RESERVE THE RIGHT TO REJECT ANY FIXTURES WHICH ARE NOT DEEMED EQUAL TO THE BASIS OF DESIGN.
3. ALTERNATES REJECTED BY A/E SHALL NOT RESULT IN ADDITIONAL CHARGES TO THE OWNER.
4. FIXTURES HALF SHADED OR MARKED 'EM' ON THE PLANS SHALL BE PROVIDED WITH BODINE BATTERIES PROVIDING AT LEAST 700lm OUTPUT FOR AT LEAST 90 MINUTES.

EQUIP. #	QUANTITIES	BRIEF DESCRIPTION	MANUFACTURER	MODEL #	VOLTS	AMP	Hz	kW	PHASE	HP	PROVIDED BY	INSTALLED BY
1	1	TOOL AIR COMPRESSOR	SPEEDAIRE	4ME98A	208	17.5			3	5	OWNER	OWNER
2	1	TOOL AIR COMPRESSOR	QUINCY COMPRESSOR/QT-5 SPLASH	251CS80VCB	230	28			1	5	OWNER	OWNER
3	-	OXYGEN SENSORS				(1) 15 AMP					OWNER	OWNER
4	-	OXYGEN SENSOR ALARMS				(1) 15 AMP					OWNER	OWNER
5	1	WATER HEATER	A.O. SMITH	LTE 66D	240				1		G.C.	G.C.
6	4	HIGH PRESSURE GAS COMPRESSOR	HYDROPAC MOTORS	C30-60FX	230	154	60	45	3	60	OWNER	OWNER
7	1	AIR COMPRESSOR	ATLAS COPCO	GA15FF	208	62.1	60	7.5	3	20	OWNER	OWNER
8	4	VESSELS				2,000 (EACH)					OWNER	OWNER
9	2	PIT FAN								3	G.C.	G.C.
10	1	ARGON LIQUID PUMP	WEG	W22	230	118	60	37	3	50	OWNER	OWNER
11	4?	VACUUM PUMPS				41			3	15	OWNER	OWNER
12	4	ELECTRIC HOIST	INGERSOLL RAND QUANTUM SERIES	QCH500-2NS500	230	12.4			3	4.2	G.C.	G.C.
12a	1	ELECTRIC HOIST			230	12.4			3	4.2	G.C.	G.C.
13	1	SUMP PUMP	LIBERTY PUMP	HT450-SERIES	115	13.8	60		1	3/4	G.C.	G.C.
14	4?	CLOSURE DRIVE MOTORS	MARATHON MOTORS	182THTY7726	230	8.2	60	2.2	3	3	OWNER	OWNER
15	4?	LABVIEW CONTROL BOXES				(1) 15 AMP				3	OWNER	OWNER
16	2?	GAS CHROMATOGRAPH				(2) 20 AMP					OWNER	OWNER
17	1	MIG WELDER				(2) 60			1		OWNER	OWNER
18	1	TIG WELDER				(2) 60			1		OWNER	OWNER
19	-	MILL				30			3		OWNER	OWNER
20	1	SCISSOR LIFT/TABLE - 6,000 lb.	ECOA (Lift-tables.net)	QSL-60-240	230	15.2	60		3	5	OWNER	OWNER

LEVEL
ARCHITECTURE + INTERIOR
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GAINESVILLE, FLORIDA 32601
352-333-3233 www.leveldesign.co
LICENSE # AA23003617

Peter Rizov
PE - 76608

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND BELIEF, THE SPECIFICATIONS CONFORM TO THE APPLICABLE MINIMUM REQUIREMENTS OF ANOTHE APPLICABLE STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA STATUTE 468 CHAPTER 633. FLORIDA STATUTES.

CONSULTANTS:
CIVIL ENGINEERING:
ELECTRICAL ENGINEERING
LANDSCAPE ARCHITECTURE:
TBD
STRUCTURAL ENGINEERING:
MAYEGH & MANOUM ENGINEERING, INC.
MECHANICAL PLUMBING ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
FIRE PROTECTION ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
ELECTRICAL ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.

NEW FACILITY IN GAINESVILLE, FL

PRESSURE TECHNOLOGY, INC.

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ORIG. ISSUE DATE:
09/30/2020

DRAWN BY: BNF
CHECKED BY: PR

PROJECT NUMBER:
20003

DRAWING TITLE:
ELECTRICAL SCHEDULES

SHEET NO.
E3.01

DATE/TIME STAMP:
9/30/2020 8:33:42 PM

MG
mitchell • gulledge
engineering
Mitchell Gulledge Engineering, Inc.
210 SW 4th Avenue
Gainesville, FL 32601
FL License EB-31501 p.352.745.3991
www.mitchellgulledge.com MG#20024

Branch Panel: 2DPA

Location:
Supply From: MSB-B
Mounting: SURFACE
Enclosure: NEMA 1
Basis of Design: SQUARE D "I-LINE"
Service Rated: YES

Volts: 120/208 Wye
Phases: 3
Wires: 4
A.I.C. Rating: 22,000
SPD: NO
PQM: NO

Phase Bus Rating: 1200 A
MCB Rating: MLO
Neutral Rating: 100%
Feeder Ampacity: 1005
Feeder Phase Conductor: 3-400 kCMIL CU
Feeder Neutral Conductor: 1-400 kCMIL CU
Feeder Ground Conductor: 1 #3/0 CU
Feeder Conduit: 3"
Number of Parallel Runs: 3

Notes:

CKT	Circuit Description	Trip	Poles	A	B	C	A	B	C	Poles	Trip	Circuit Description	CKT
1	HIGH PRESSURE COMPRESSOR VESSEL #1	150 A	3	13560...			13560...			3	150 A	HIGH PRESSURE COMPRESSOR VESSEL #2	2
3					13560...			13560...					4
5						13560...			13560...				6
7	Other Space 287	80 A	3	7167 VA			5550 VA			3	60 A	VACUUM PUMP - VESSEL #1	8
9					7167 VA			5550 VA					10
11						7167 VA			5550 VA				12
13	VACUUM PUMP - VESSEL #2	60 A	3	5550 VA			1273 VA			3	15 A	CLOSURE MOTOR - VESSEL #1	14
15					5550 VA			1273 VA					16
17						5550 VA			1273 VA				18
19	CLOSURE MOTORE - VESSEL #2	15 A	3	1273 VA			720 VA			1	20 A	RCPTS - OPEN OFFICE 101	20
21					1273 VA			17167...					22
23						1273 VA			17167...	3	200 A	ARGON LIQUID PUMP	24
25	LABVIEW CONTROLLER - VESSELS 1 & 2	15 A	3	600 VA			17167...						26
27					600 VA			2167 VA					28
29						600 VA			2167 VA	3	30 A	ELECTRIC HOIST - VESSEL #1	30
31	ELECTRIC HOIST - VESSEL #2	30 A	3	2167 VA			2167 VA						32
33					2167 VA			0 VA					34
35						2167 VA			0 VA	3	125 A	PANEL '2PA'	36
37							0 VA						38
39													40
41													42
43													44
45													46
47													48
49													50
51													52
53													54
		Total Load:		70753 VA			70033 VA						
		Total Amps:		590 A			584 A						

Branch Panel: 2DPB

Location:
Supply From: MSB-B
Mounting: SURFACE
Enclosure: NEMA 1
Basis of Design: Square D "I-LINE"
Service Rated: YES

Volts: 120/208 Wye
Phases: 3
Wires: 4
A.I.C. Rating: 22,000
SPD: NO
PQM: NO

Phase Bus Rating: 1200 A
MCB Rating: 225 A
Neutral Rating: 100%
Feeder Ampacity: 1005
Feeder Phase Conductor: 3-400 kCMIL CU
Feeder Neutral Conductor: 1-400 kCMIL CU
Feeder Ground Conductor: 1 #3/0 CU
Feeder Conduit: 3"
Number of Parallel Runs: 3

Notes:

CKT	Circuit Description	Trip	Poles	A	B	C	A	B	C	Poles	Trip	Circuit Description	CKT
1	HIGH PRESSURE COMPRESSOR VESSEL #3	150 A	3	13560...			13560...			3	150 A	HIGH PRESSURE COMPRESSOR VESSEL #4	2
3					13560...			13560...					4
5						13560...			13560...				6
7	VACUUM PUMP - VESSEL #3	60 A	3	5550 VA			5550 VA			3	60 A	VACUUM PUMP - VESSEL #4	8
9					5550 VA			5550 VA					10
11						5550 VA			5550 VA				12
13	CLOSURE MOTOR - VESSEL #3	15 A	3	1273 VA			1273 VA			3	15 A	CLOSURE MOTOR - VESSEL #4	14
15					1273 VA			1273 VA					16
17						1273 VA			1273 VA				18
19	LALBVIEW CONTROLLER - VESSELS 3 & 4	15 A	3	600 VA			2167 VA			3	30 A	ELECTRIC HOIST - VESSEL #3	20
21					600 VA			2167 VA					22
23						600 VA			2167 VA				24
25	ELECTRIC HOIST - VESSEL #4	30 A	3	2167 VA			0 VA			3	400 A	PANEL '2PB'	26
27					2167 VA			0 VA					28
29						2167 VA			0 VA				30
31	PANEL '2PC'	150 A	3	3060 VA									32
33					3030 VA								34
35						2660 VA							36
37													38
39													40
41													42
43													44
45													46
47													48
49													50
51													52
53													54
		Total Load:		48760 VA			48730 VA						
		Total Amps:		407 A			407 A						

Switchboard: MSB-A

Location: Space 287
Fed From: MAIN 1 OF 2
Mounting: SURFACE
Enclosure: NEMA 1
Service Rated: YES
Basis of Design: Square D "QED"

Service Volts: 120/208 Wye
Poles: 3
Wires: 4
Short-Circuit Rating: 65,000
SPD: NO
PQM: NO

Phase Bus Rating:: 4000 A
MCB Rating: MLO
Neutral Bus Rating: 4000 A
Feeder Amperes: Bus Connected
Feeder Phase Conductors: Bus Connected
Feeder Neutral Conductors: Bus Connected
Feeder Ground Conductors: 1-250 kCMIL AL
Feeder Conduits Size: Bus Connected
Number of Parallel Feeders: Bus Connected

Circuit Number	Load Name	Trip (A)	# of Poles	Load Phase A (VA)	Load Phase B (VA)	Load Phase C (VA)
1	PRESSURE VESSEL #1	2000 A	3	108000 W	108000 W	108000 W
2	PRESSURE VESSEL #2	2000 A	3	108000 W	108000 W	108000 W
3						
4						
5						
6						
		Sum VA:		216000 VA	216000 VA	216000 VA
		Sum Amps:		1800 A	1800 A	1800 A

Switchboard: MSB-B

Location: Space 287
Fed From: MAIN 1 OF 2
Mounting: SURFACE
Enclosure: NEMA 1
Service Rated: YES
Basis of Design: Square D "QED"

Service Volts: 120/208 Wye
Poles: 3
Wires: 4
Short-Circuit Rating: 65,000
SPD: NO
PQM: NO

Phase Bus Rating:: 4000 A
MCB Rating: MLO
Neutral Bus Rating: 4000 A
Feeder Amperes: Bus Connected
Feeder Phase Conductors: Bus Connected
Feeder Neutral Conductors: Bus Connected
Feeder Ground Conductors: 1-250 kCMIL AL
Feeder Conduits Size: Bus Connected
Number of Parallel Feeders: Bus Connected

Circuit Number	Load Name	Trip (A)	# of Poles	Load Phase A (VA)	Load Phase B (VA)	Load Phase C (VA)
1	PANEL '2DPA'	1000 A	3	70753 W	70033 W	70033 W
2	PANEL '2DPB'	1000 A	3	48760 W	48730 W	48360 W
3						
4						
5						
6						
		Sum VA:		119513 VA	118763 VA	118393 VA
		Sum Amps:		996 A	990 A	987 A

Switchboard: MSB-C

Location: Space 287
Fed From: MAIN 2 OF 2
Mounting: SURFACE
Enclosure: NEMA 1
Service Rated: YES
Basis of Design: Square D "QED"

Service Volts: 120/208 Wye
Poles: 3
Wires: 4
Short-Circuit Rating: 65,000
SPD: NO
PQM: NO

Phase Bus Rating:: 2500 A
MCB Rating: MLO
Neutral Bus Rating: 2500 A
Feeder Amperes: Bus Connected
Feeder Phase Conductors: Bus Connected
Feeder Neutral Conductors: Bus Connected
Feeder Ground Conductors: 1-250 kCMIL AL
Feeder Conduits Size: Bus Connected
Number of Parallel Feeders: Bus Connected

Circuit Number	Load Name	Trip (A)	# of Poles	Load Phase A (VA)	Load Phase B (VA)	Load Phase C (VA)
1	FURNACE VESSEL #3 (FUTURE)	2000 A	3	108000 W	108000 W	108000 W
2	FURNACE VESSEL #4 (FUTURE)	2000 A	3	108000 W	108000 W	108000 W
3						
4						
5						
6						
		Sum VA:		216000 VA	216000 VA	216000 VA
		Sum Amps:		1800 A	1800 A	1800 A

LEVEL
ARCHITECTURE + INTERIOR
720 SW 2ND AVENUE, SUITE 105
GAINESVILLE, FLORIDA 32601
352-333-3233 www.leveldesign.co
LICENSE # AA23003617

Peter Rizov
PE - 76608

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE DRAWINGS AND SPECIFICATIONS CONFORM TO THE APPLICABLE MINIMUM BUILDING CODES AND ANOTHE APPLICABLE STANDARDS AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, CHAPTER 633, FLORIDA STATUTES.

CONSULTANTS:
CIVIL ENGINEERING:
ELECTRICAL ENGINEERING
LANDSCAPE ARCHITECTURE:
TBD
STRUCTURAL ENGINEERING:
McVEIGH & MANOUM ENGINEERING, INC.
MECHANICAL/PLUMBING ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
FIRE PROTECTION ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.
HVAC ENGINEERING:
MITCHELL GULLEDGE ENGINEERING, INC.

NEW FACILITY IN GAINESVILLE, FL

PRESSURE TECHNOLOGY, INC.

REVISIONS

NO:	DATE:	REF:	BY:

DRAWING STATUS:
DESIGN DEVELOPMENT

ORIG. ISSUE DATE:
09/30/20

DRAWN BY: BF
CHECKED BY: PR

PROJECT NUMBER:
20003

DRAWING TITLE:
ELECTRICAL SCHEDULES

SHEET NO.
E3.02

DATE/TIME STAMP:
9/30/2020 8:33:42 PM

MG
mitchell • gulledge
engineering
Mitchell Gulledge Engineering, Inc.
210 SW 4th Avenue
Gainesville, FL 32601
FL License EB-31501 p.352.745.3991
www.mitchellgulledge.com MG#20024

November 11, 2020

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

Re: DRT Comments for Resubmittal #2
PTI Alachua Properties, LLC Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the insufficiency report issued on November 9, 2020 are below:

New Comments – 10/29/20 Resubmittal
1. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
a. Parking Lot Landscaping: No canopy or understory trees are provided along the westernmost parking spaces. Per Section 6.2.2(D)(2)(b), the parking lot buffer shall form a continuous visual screen, excluding required site clearances at driveways. Note if there are existing utility constraints, an alternative landscape plan may be considered, *however, the review of an alternative landscape plan may delay the project review time frames*. See Section 6.2.2(D)(10) for further information.
RESPONSE: 2 canopy and 2 understory trees have been provided in the end cap parking islands along the westernmost 7 parking spaces. While the additional trees meet the requirement per Section 6.2.2(D)(2)(b)(iv)(a) and (b), they are unable to be placed within the preferred westernmost buffer nearest the wheelstops of the 7 parking spaces due to conflicts with the existing utilities in this area. An alternative landscape plan has been provided for consideration. See Sheets L100 through L300 for the revised landscape plan. The request for alternative compliance reads as follows:

> **ALTERNATIVE COMPLIANCE REQUEST**
> **An alternative compliance is requested per Section 6.2.2(D)(10)(b)(i):**
> ***A reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice.***
>
> **Due to the location of existing overhead and underground utilities along the westernmost 7 parking spaces facing N.W. 104th Terrace (aka Professional Drive), the required trees and their spacing requirement between trees cannot be met. To mitigate, an additional 2 canopy trees and 2 understory trees have been added to the end cap parking islands of the 7 parking spaces. These trees exceed the parking lot buffer requirements per Section 6.2.2(D)(2)(b)(iv). See calculations above that demonstrates the cumulative canopy and understory trees provided per the requirements.**

2. *Miscellaneous*
a. Autoturn path interferes with westernmost parking spaces. Semi-truck maneuvers cannot interfere with the minimum dimensions required for parking spaces (minimum 18 foot depth).
RESPONSE: The autoturn path has been revised to not interfere with any parking spaces.

b. Sheet C130 was not revised to reflect revisions to ingress/egress to the site.
RESPONSE: Sheet C130 has been revised to reflect the revisions to ingress/egress to the site.

3. *Public Services / Fire Rescue / Engineering Review Comments*
a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated November 4, 2020.
RESPONSE: All comments provided by Public Services have been addressed.

Public Services Comments

10. *Oct 21st Submittal Comment*
The length of the semi-trailer is still shown as 50 feet. Previously, the semi-trailer length was shown as 65 feet. Please confirm that the Auto-path turnaround is suitable for a 65-foot long semi-trailer. Please show as such.
Nov 2 Submittal Comment
The above comment does not appear to have been addressed. Please resubmit this sheet.
RESPONSE: The semi-trailer used in the autoturn simulation is a WB-67 trailer, the longest one that will be utilized at this facility. The truck and simulation is now clearly labeled and shown on sheet C120.

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Pressure Technologies, Inc.
2. Address of Subject Property: NW 104th Terrace
3. Parcel ID Number(s): 05949-011-008
4. Existing Use of Property: Miscellaneous Residential
5. Future Land Use Map Designation : Industrial
6. Zoning Designation: Industrial, Light and Warehousing(ILW)
7. Acreage: 3.53 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Claudia Vega, P.E. Title: Director of Engineering
   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: cvega@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): PTI Alachua Properties LLC
   Mailing Address: 415 Patricia Dr.
   City: Warminster State: PA ZIP: 18974

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

2. Stormwater management plan - including the following:

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

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

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

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

For commercial project Applications:

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

For industrial project Applications:

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

Policy 1.5.d

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

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

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

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

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

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

10. Proof of payment of taxes.

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

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

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

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

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

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

Claudia S. Vega
Signature of Applicant

—
Signature of Co-applicant

Claudia S. Vega
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 28th day of AUGUST, 2020, by CLAUDIA S. Vega

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

as identification.

NOTARY SEAL
Melissa Watson
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG040316
Expires 10/19/2020

Melissa Watson
Signature of Notary Public, State of FLORIDA

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: NW 104th Terrace

Parcel ID Number(s): 05949-011-008

Acreage: 3.50 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David V. Bowles Title: Managing Partner

Company (if applicable): PTI Alachua Properties, LLC

Mailing Address: 415 Patricia Drive

City: Warminster State: PA ZIP: 18974

Telephone: 215-628-1975 FAX: e-mail: dbowles@pressuretechnology.com

C. AUTHORIZED AGENT

Name: Claudia Vega Title: Director of Engineering

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: cvega@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.

David Bowles

Signature of Applicant

Signature of Co-applicant

David V. Bowles - Managing Partner

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Pennsylvania County of Bucks

The foregoing application is acknowledged before me this 3 day of September, 2020 by David V. Bowles, who is/are personally known to me, or who has/have produced PA Drivers license as identification.

NOTARY SEAL

Signature of Notary Public, State of PA

Commonwealth of Pennsylvania - Notary Seal
MADELINE SOTO, Notary Public
Bucks County
My Commission Expires June 11, 2021
Commission Number 1157361

consultants inc.

Worksheet for Trip Generation

Project Name : Pressure Technology, Inc.
Customer / Builder Name : Pressure Technology, Inc.
Property Address : 13400 Block of NW 104th Terrace

PROPOSED

PROPOSED: INDUSTRIAL BUILDING (11821 SF)
ITE LAND USE: 140 MANUFACTURING
SOURCE: ITE TRIP GENERATION, 10th EDITION

11821 SF

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT
AM	0.62	11.8	7.33	77%	23%	5.64	1.69
PM	0.67	11.8	7.92	31%	69%	2.46	5.46
AVG	3.93	11.8	46.46	50%	50%	23.23	23.23

CLAUDIA S. VEGA LICENSE NO 51532 STATE OF FLORIDA PROFESSIONAL ENGINEER
8/31/2020

eda consultants inc.

Worksheet for Needed Fire Flow

Project Name :	Pressure Technology, Inc.
Customer / Builder Name :	Pressure Technology, Inc.
Property Address :	13400 Block of NW 104th Terrace

NFPA Calculation

Fire Flow Area (SF)	=	11,821
Sprinkler System	=	Yes
Occupancy Class	=	F
Construction Type	=	Type II-B
Required Needed Fire Flow Per NFPA	=	563 gpm
Flow Duration (hours)	=	2
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	**1,000**	**gpm**



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

Hydrant Flow Test Report

Test Date 5/13/2020 **Test Time** 11:00AM

Location

City of Alachua @ NW 104th Terrace

Tested by

Gator Fire Equipment Co., Inc.
Tested By: Robby Weaver and Adam Miller
Witnessed By: City of Alachua

Notes

Reading Hydrant #1 Close to 441.
Flowing Hydrant #2 further from 441.

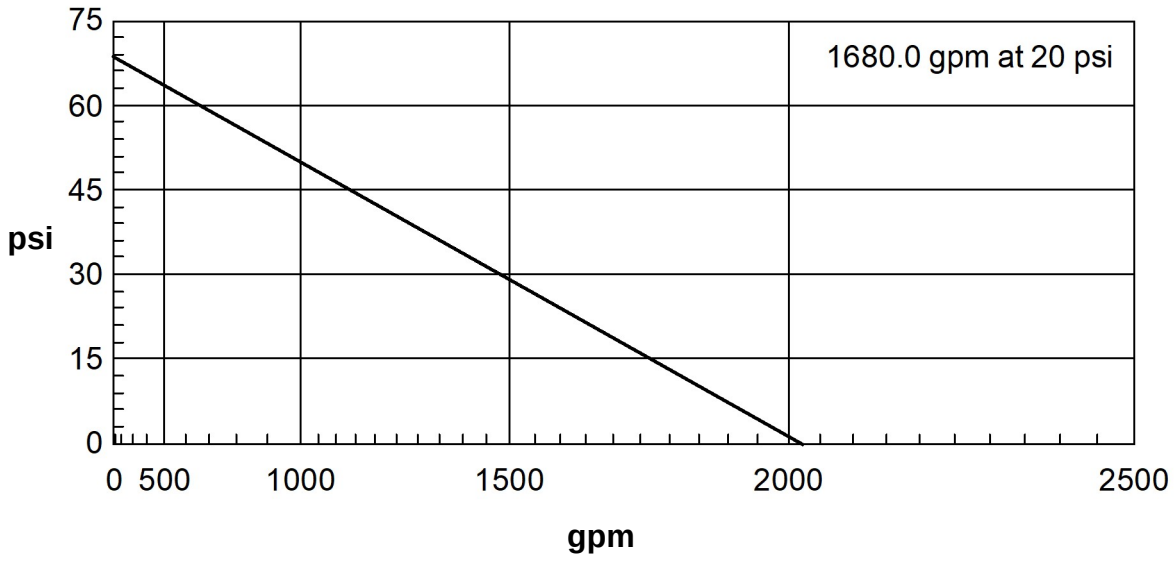
Read Hydrant

69 psi **static pressure**
49 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	10	531 gpm
#2	0	2.5	.9	9	504 gpm
				Total	1035 gpm

Flow Graph



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

consultants inc.

Worksheet for Pressure Loss

Project Name : Pressure Technology, Inc.
Owner/Developer : Pressure Technology, Inc.
Address : 13400 Block of NW 104th Terrace Alachua, FL 32615

I. DESIGN PARAMETERS

Required Fire Flow Rate (gpm)	1,000
Minimum Residual Pressure at Hydrant (psi)	49.00
Minimum Required Residual Pressure (psi)	20.00
Pressure at Fire Flow Test Location (ft)	113.19
Pressure at Fire Flow Test Location (psi)	49.00

- Fire Flow analysis results can be found in Attachment A.
- A diagram depicting the analyzed water line can be found in Attachment B.

A. PIPE CHARACTERISTICS	WATERMAIN
Diameter (in)	16
Material	PVC
Hazen-Williams Coefficient, C	150
Velocity (ft/s)	**1.60**

B. PIPE CHARACTERISTICS	FIRE LINE
Diameter (in)	4
Material	PVC
Hazen-Williams Coefficient, C	150
Velocity (ft/s)	**25.53**



II. WATERMAIN CALCULATIONS

PRESSURE TECHNOLOGY, INC. EXISTING FIRE HYDRANT TO WATERM

A. WATERMAIN HEAD LOSS

Type of Fittings and Pipe	Quantity	Length
Elbows - 90°	0	0.00
Elbows - 45°	0	0.00
Elbows - 22°	0	0.00
Gate Valve	0	0.00
Tee - Straight Flow	0	0.00
Tee - Turn Flow	1	80.00
Air Release Valve	0	0.00
Length of Pipe (ft)		489.20
Total Length (ft)		569.20
Head Loss (ft)		0.28
Head Loss (psi)		**0.12**

B. PRESSURE AT PROPOSED FIRE LINE

Upstream Pressure (psi)	49.00
Total Losses (psi)	0.12
Downstream Pressure (psi)	48.88
Minimum Required Residual Pressure (psi)	20.00
Excess Pressure (psi)	**29.00**

WATER LINE CONNECTION TO BUILDING

A. HEAD LOSS FROM WATERMAIN TAP TO BUILDING

Type of Fittings and Pipe	Quantity	Length
Elbows - 90°	0	0.00
Elbows - 45°	0	0.00
Elbows - 22°	0	0.00
Elbows - 11°	0	0.00
Gate Valve	1	16.67
Tee - Straight Flow	1	6.67
Tee - Turn Flow	0	0.00
Air Release Valve	1	6.67
Length of Pipe (ft)		130.50
Total Length (ft)		160.50
Head Loss (ft)		66.31
Head Loss (psi)		**28.71**

B. PRESSURE AT PROPOSED BUILDING

Pressure of Point of Connection	48.88
Total Losses (psi)	28.71
Destination Pressure (psi)	**20.18**
Minimum Residual Pressure (psi)	20.00
Excess Pressure (psi)	**0.18**

consultants inc.

Worksheet for Commercial Water Meter Sizing

Project Name : Pressure Technology, Inc.

Customer / Builder Name : Pressure Technology, Inc.

Property Address : 13400 Block of NW 104th Terrace

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Unit	Total (GPD)
Light Industrial - Per employee per 8 hour shift	15.00	20	employees	300
Office Building - Per 100 SF of floor space	15.00	21	SF/100	316
Loading Bay	100.00	2	units	200
TOTAL DEMAND				816
Peaking Factor				2.5
Operating Period (hrs)				12
Peak Demand				**3 gpm**
TOTAL DEMAND				**3 gpm**
NEEDED WATER METER SIZE*		**1" Water Meter**		

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

consultants inc.

PRESSURE TECHNOLOGY, INC. - MEMO

for

SUWANNEE RIVER WATER MGMT. DISTRICT



Engineer of Record:
Claudia Vega, PE
Cert. No. 51532

CLAUDIA S. VEGA
LICENSE
No 51532
STATE OF FLORIDA
PROFESSIONAL ENGINEER
6/31/2020

Submitted to:
Suwannee River Water Mgmt. District

Submitted:
August 28, 2020

consultants inc.

Memorandum

TO: **Suwannee River WMD** **DATE:** **August 28, 2020**

FROM: Claudia Vega, PE

SUBJECT: **Pressure Technology, Inc. Stormwater Compliance**

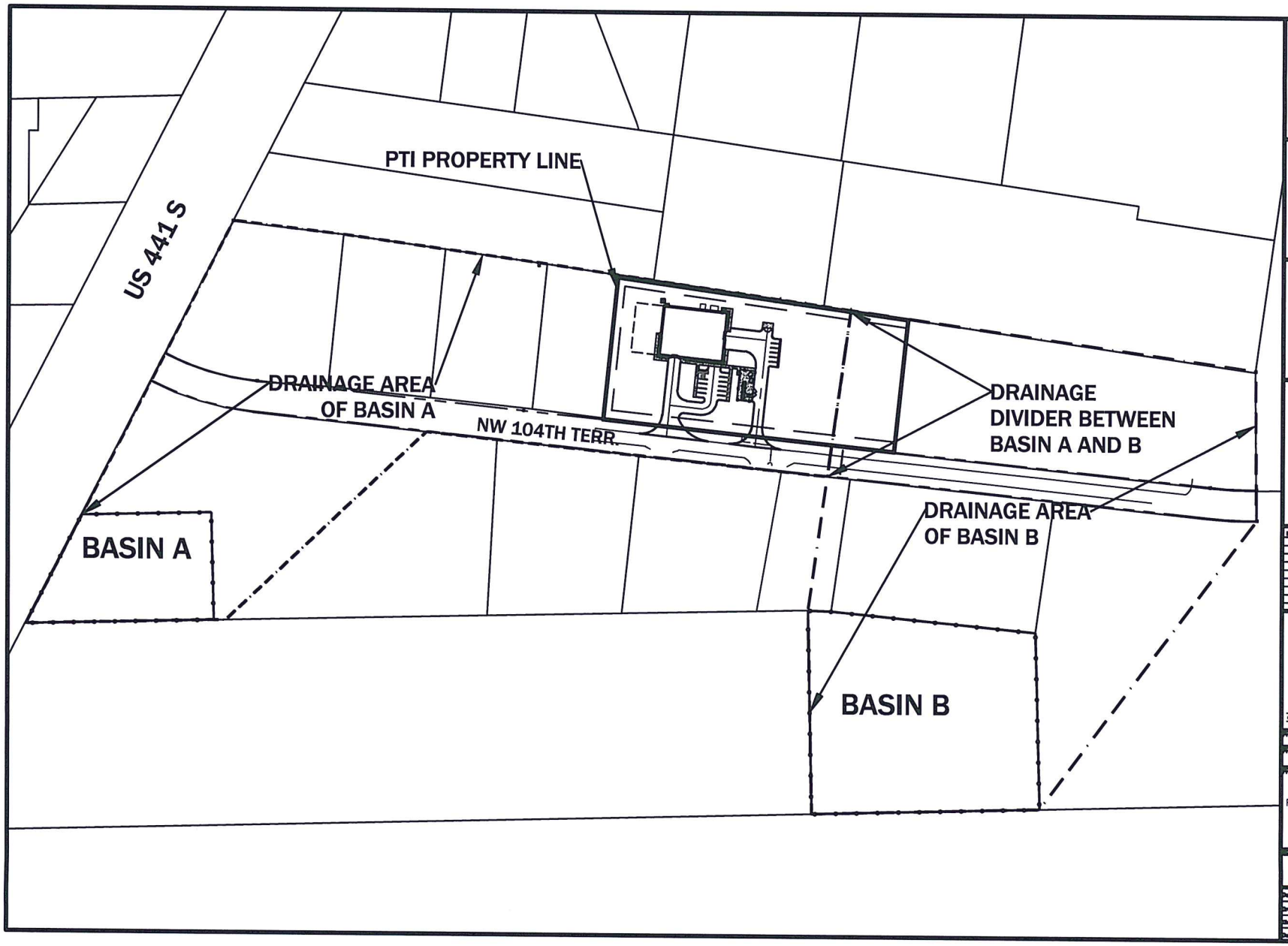
Pressure Technology, Inc. is part of a master stormwater system originally constructed for Wallace Construction Office Park. The issued and permitted ERP for Wallace Construction Office Park is 001-205218-1.

The corresponding existing stormwater basin "A" allocated a maximum runoff coefficient of 0.58 for lots previously named 5 – 12. The permitted maximum allowable impervious area allocated for Pressure Technology, Inc. is 1.52 acres. The proposed impervious area for this phase is 0.85 acres, therefore this phase does not exceed the maximum allowable impervious area. The proposed future expansion will only add 0.08 acres of impervious area giving a grand total of 0.93 acres of impervious area, well under the allowable 1.52 acres of impervious area.

POST DRAINAGE PARCEL FOR LOTS 5-12	Area (sf)	Area (ac.)	Runoff Coefficient C
Impervious	25,211	0.58	0.90
Proposed Building	11,821	0.27	0.90
Future Expansion	3,340	0.08	0.90
Total Impervious	40,372	0.93	0.90
Open	81,923	1.88	0.20
TOTAL	**122,295**	**2.81**	**0.43**

The corresponding existing stormwater basin "B" allocated a maximum runoff coefficient of 0.40 for lot 13. The permitted maximum allowable impervious area allocated for Pressure Technology, Inc. is 0.20 acres. There is no proposed construction at this time, and basin "B" will not be affected.

720 SW 2nd Avenue South Tower, Suite 300, Gainesville, FL 32606 • Phone: (352) 373-3541 • Fax: (352) 373-7249 • www.edafl.com



eda consultants inc.

NORTH

SCALE: 1" = 80'

0 40 80 160

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

19-112

WMD SUBMITTAL

PRESSURE TECHNOLOGY, INC. - ALACHUA CITY

DRAINAGE AREA EXHIBIT

Designed CV
Drawn EL
Checked CV
Date 02/20/20

Sheet No.
C0800

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: Sergio Reyes, 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: sreyes@edafl.com	Email: cvega@edafl.com
Part 2. Project Information	
Project Name: PTI	
Tax Parcel(s): 05949-011-006	
☐ Unincorporated Alachua County ☒ Municipality: City of Alachua	Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.
Part 3. Stormwater Discharge Information 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: Existing stormwater basin.	

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.

exemption Sec 77.25 (i)(2)

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 S Vega (Printed Name) Signature: _____ Date: 8/31/2020

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

Registered Professional: Claudia S Vega (Printed Name) Florida Registration Number: 51532

CLAUDIA S. VEGA LICENSE No 51532 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 8/31/2020 Signature: _____

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

Virginia Johns, Chair
Charles Keith, Secretary/Treasurer
Hugh Thomas, Executive Director

September 18, 2020

David Bowles
PTI Alachua Properties, LLC
415 Patricia Dr
Warminister, PA,18974

Subject: Environmental Resource Permit (ERP) No Permit Required, ERP-001-237922-1, Pressure Technologies, Inc.

Dear David Bowles:

The above mentioned proposed activity does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted by Claudia Vega, P.E. of EDA Consultants, Inc. on or before September 17, 2020. The development consists of the construction 0.85 acres of impervious area on a project area of 2.81 acres, which is approximately 30% impervious surface. The activity is covered under the master plan ERP-001-205218-1 which allows up to 70% impervious surface area per lot. The design engineer has certified that the proposed conditions do not exceed the allowable conditions of the master system. The project shall be constructed in a manner consistent with the application package submitted by Claudia Vega, P.E. on August 28, 2020 and in accordance with ERP Applicant's Handbook Volume I (AHVI), Section 3.1.2(c), F.A.C.

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) & (b), subsections 62-4.242(2) & (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation June 2007) (https://www.flrules.org/Gateway/reference.asp?No=Ref-02530), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (https://www.flrules.org/Gateway/reference.asp?No=Ref-02531).

In addition, construction, alteration, and operations shall not:

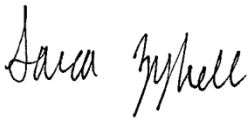
- Exceed any of the thresholds as found in 62-330.051, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.

- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,



Sara Zybell, E.I.

Engineer I
Division of Resource Management

Cc: Claudia Vega, P.E. EDA Consultants Inc.

Concurrency Impact Analysis
Pressure Technology Inc.

The proposed building will provide 11,821 SF of light manufacturing space for a hot isostatic pressing company.

Stormwater:

This project will connect to a master stormwater system designed for the industrial park. A letter of compliance has been requested from the Water Management District.

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.
Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact:

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Unit	Total (GPD)
Light Industrial - Per employee per 8 hour shift	15.00	20	employees	300
Office Building - Per 100 SF of floor space	15.00	21	SF/100	316
Loading Bay	100.00	2	units	200
TOTAL DEMAND				816

Table 3a. Potable Water Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,000
Pressure Technology Inc.	816
Reserved Capacity[2]	120,859
Residual Capacity	**883,325**
Percentage of Permitted Design Capacity Utilized	**61.59%**

Sanitary Sewer:

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

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

Project Impact:

Type	Requirement Per GRU/64E-6 (GPD)	Per Unit	Total (GPD)
Light Industrial - Per employee per 8 hour shift	15.00	20	300
Office Building - Per 100 SF of floor space	15.00	21	316
Loading Bay	100.00	2	200
TOTAL DEMAND			**816**

Table 4a. Sanitary Sewer Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	675,000
Pressure Technology Inc.	816
Reserved Capacity[2]	**115,933**
Residual Capacity	**708,251**
Percentage of Permitted Design Capacity Utilized	**52.78%**

Solid Waste:

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

Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed facility will generate approximately 141.8 pounds of solid waste will be generated per day 11,821 SF / 1,000 SF x 12 = 141.8 pounds per day). As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	41,192.00	7,517.54
Reserved Capacity[2]	8,251.19	1,505.84
New River Solid Waste Facility Capacity[3]	**50 years**	

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

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 (US Hwy 441).

TABLE 1 – PROJECT TRIP GENERATION

PROPOSED
PROPOSED: INDUSTRIAL BUILDING (11821 SF)
ITE LAND USE: 140 MANUFACTURING
SOURCE: ITE TRIP GENERATION, 10th EDITION

11821 SF

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT
AM	0.62	11.8	7.33	77%	23%	5.64	1.69
PM	0.67	11.8	7.92	31%	69%	2.46	5.46
AVG	3.93	11.8	46.46	50%	50%	23.23	23.23

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
Segment 3/4 - US 441	100%	46

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
Segment 3/4 US HWY 441	From 126th Ave to SR 235	AADT	45,700	19,393	6,161	46	20,100
		PM Peak Hour	4,110	1,842	616	8	1,644

Source: City of Alachua Planning Department as of July 2020

Pressure Technology Inc.

Statement of Proposed Uses

The proposed building will provide light manufacturing space for a hot isostatic pressing company.

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 a company looking to relocate to 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 site will include office uses with supporting light industrial space for an existing company to expand in this region.

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 includes two driveways to separate the delivery/loading area from the general parking lot where pedestrians will access the building. Loading docks and dumpsters are located at the side and rear of the site to avoid conflicts with pedestrians and vehicles.

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;*

<u>Consistency</u>: 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;*

   <u>Consistency:</u> This project will connect to a master stormwater system designed for the industrial park. A letter of compliance has been requested from the Water Management District.

5. *Placement of signage;*

   <u>Consistency:</u> The permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

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

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

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

   <u>Consistency:</u> Loading docks and dumpsters are located at the side and rear of the site to avoid conflicts with pedestrians and vehicles.

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

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

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

   <u>Consistency:</u> There are no 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.*

    <u>Consistency</u>: 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.*

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

TODAY IN HISTORY

The Associated Press

Today is **Tuesday, July 14,** the 196th day of 2020. There are 170 days left in the year.
Highlight in History:
On **July 14, 2016,** terror struck Bastille Day celebrations in the French Riviera city of Nice as a large truck plowed into a festive crowd, killing 86 people in an attack claimed by Islamic State extremists; the driver was shot dead by police.
On this date:
In **1789,** in an event symbolizing the start of the French Revolution, citizens of Paris stormed the Bastille prison and released the seven prisoners inside.
In **1798,** Congress passed the Sedition Act, making it a federal crime to publish false, scandalous or malicious writing about the United States government.
In **1865,** the Matterhorn, straddling Italy and Switzerland, was summited as a seven-member rope party led by British climber Edward Whymper reached the peak. (Four members of the party fell to their deaths during their descent; Whymper and two guides survived.)

Today's birthdays: Actress **Nancy Olson** is 92. Former NFL player and actor **Rosey Grier** is 8. Actor **Vincent Pastore** is 74. Music company executive **Tommy Mottola** is 72. Rock musician **Chris Cross** (Ultravox) is 68. Actor **Jerry Houser** is 68. Actor-director **Eric Laneuville** is 68. Actor **Stan Shaw** is 68.

FLORIDA LOTTO

Wednesday's jackpot: $9.25 million
July 11: 2-20-24-26-38-48
POWERBALL
Wednesday's jackpot: $79 million
July 11: 14-19-61-62-64
Powerball: 4
FANTASY 5
July 12: 3-8-16-31-36
PICK 2
July 13 Midday: 9-7
July 12 Evening: 9-7
PICK 3
July 13 Midday: 6-6-4
July 12 Evening: 7-4-6
PICK 4
July 13 Midday: 2-0-2-4
July 12 Evening: 9-3-8-5
PICK 5
July 13 Midday: 1-4-6-4-6
July 12 Evening: 8-8-9-7-3
JACKPOT TRIPLE PLAY
Today's jackpot: $250,000
July 10: 9-13-30-34-42-43
MEGA MILLIONS
Today's jackpot: $91 million
July 10: 10-15-20-49-53
Mega Ball: 22
CASH4LIFE
July 12: 2-11-13-43-59
Cash Ball: 4

Election costs soar in prep for virus voting

By Andrew Taylor and Christina A. Cassidy
The Associated Press



A woman wearing gloves drops off a mail-in ballot at a drop box July 7 in Hackensack, N.J. [SETH WENIG/ ASSOCIATED PRESS FILE PHOTO]

WASHINGTON — The demand for mail-in ballots is surging. Election workers need training. And polling booths might have to be outfitted with protective shields during the COVID-19 pandemic.

As officials prepare for the Nov. 3 election, one certainty is clear: It's coming with a big price tag.

"Election officials don't have nearly the resources to make the preparations and changes they need to make to run an election in a pandemic," said Wendy Weiser, head of the Brennan Center for Justice's democracy program. "We are seeing this all over the place."

The pandemic has sent state and local officials scrambling to prepare for an election like few others, an extraordinary endeavor during a presidential contest, as virus cases rise across much of the U.S.

COVID-19-related worries are bringing demands for steps to make sure elections just four months away are safe. But long-promised federal aid to help cash-starved states cope is stalled on Capitol Hill.

The money would help pay for transforming the age-old voting process into a pandemic-ready system. Central to that is the costs for printing mail-in ballots and postage. There are also costs to ensure in-person voting is safe with personal protective equipment, or PPE, for poll workers, who tend to be older and more at risk of getting sick from the virus, and training for new workers. Pricey machines are needed to quickly count the vote.

Complicating matters is President Donald Trump's aversion to mail-in balloting. With worrisome regularity, he derides the process as rigged, even though there's no evidence of fraud and his own reelection team is adapting to the new reality of widespread mail-in voting.

"As cases of coronavirus in this country rise, it's vital that all voters be able to cast their ballots from home, to cast their ballots by mail," said Sen. Amy Klobuchar, D-Minn.

A COVID-19 response bill passed by the House in May contains $3.6 billion to help states with their elections, but the Senate won't turn to the measure until late July. Republicans fought a $400 million installment of election aid this March before agreeing to it.

Judge blocks federal executions; administration appeals

By Michael Balsamo
The Associated Press



In this June 11, 2001, file photo, an aerial view of the execution facility at the United States Penitentiary in Terre Haute, Ind., is shown. [MICHAEL CONROY/ASSOCIATED PRESS FILE PHOTO]

TERRE HAUTE, Ind. — A U.S. district judge on Monday ordered a new delay in federal executions, hours before the first lethal injection was scheduled to be carried out at a federal prison in Indiana. The Trump administration immediately appealed to a higher court, asking that the executions move forward.

U.S. District Judge Tanya Chutkan said there are still legal issues to resolve and that "the public is not served by short-circuiting legitimate judicial process." The executions, pushed by the administration, would be the first carried out at the federal level since 2003.

Chutkan said the inmates have presented evidence showing that the government's plan to use only pentobarbital to carry out the executions "poses an unconstitutionally significant risk of serious pain."

Chutkan said the inmates produced evidence that, in other executions, prisoners who were given pentobarbital suffered "flash pulmonary edema," which she said interferes with breathing and produces sensations of drowning and strangulation.

The inmates have identified alternatives, including the use of an opioid or anti-anxiety drug at the start of the procedure or a different method altogether, a firing squad, Chutkan said.

The Justice Department appealed to the U.S. Court of Appeals for the District of Columbia Circuit.

And the Bureau of Prisons continued with preparations in order to move forward should the stay be lifted. The man slated for execution, Daniel Lewis Lee has had access to social visitors, has visited with his spiritual adviser and has been allowed to receive mail, prison officials said. He's been under constant staff supervision. The witnesses for Lee are expected to include three family members, his lawyers and spiritual adviser.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a Development Plan for a proposed non-residential development consisting of an approx. 12,000 square foot light manufacturing building and associated site improvements on a portion of tax parcel number 05949-011-006, located on NW 104th Terrace in Alachua, FL. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held digitally as a Zoom teleconference on Tuesday, July 28, 2020 at 6 p.m. The teleconference can be accessed by the following information:

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

Meeting ID: 573 331 9527

Following the teleconference, a recording of the workshop will be available 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, by e-mail, or over the phone by contacting the number below.

eda consultants · inc.
Contact: Sergio Reyes, P.E.
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In this June 14, 2018, file photo, Kelly Preston and John Travolta attend the premiere of "Gotti" at the SVA Theatre in New York. [CHARLES SYKES/INVISION VIA THE ASSOCIATED PRESS]

Kelly Preston, actor and wife of John Travolta, dies at 57

Jake Coyle and Lynn Elber
The Associated Press

LOS ANGELES — Kelly Preston, who played dramatic and comic foil to actors ranging from Tom Cruise in "Jerry Maguire" to Arnold Schwarzenegger in "Twins," died Sunday, husband John Travolta said. She was 57.

Travolta said in an Instagram post that his wife of 28 years died after a two-year battle with breast cancer.

"It is with a very heavy heart that I inform you that my beautiful wife Kelly has lost her two-year battle with breast cancer," Travolta said. "She fought a courageous fight with the love and support of so many."

The couple had three children together.

"Shocked by this sad news," Maria Shriver said on Twitter. "Kelly was such a bright loving soul, a talented actress, and a loving mom and wife. My heart breaks for her family who have already known such sadness and grief."

Born Kelly Kamalelehua Smith on Oct. 13, 1962, in Honolulu, Hawaii, Preston had a lengthy acting career in movies and television beginning in the 1980s, including the 1985 teen comedy "Mischief," 1986's "Space Camp" and her breakthrough, 1988's "Twins." Preston played Marnie, the woman who marries Schwarzenegger's character.

Preston was first married to actor Kevin Gage. They divorced in 1987.

The year after, Preston met Travolta while shooting the 1989 film "The Experts," a box-office flop about a Soviet KGB agent who hires hip New Yorkers to update the spy program's understanding of American society. They meet on the dance floor after Travolta asks, "Does anyone here know how to dance." Preston responds: "I know how to dance."

They were married in 1991 at a midnight ceremony in Paris while expecting their first son, Jett.

Preston starred opposite Kevin Costner in the 1999 film "For the Love of the Game." In 2003, she starred in "What a Girl Wants" and as the mom in the live-action adaptation of "The Cat in the Hat." The following year she appeared in the music video for Maroon 5's "She Will Be Loved."

Preston gave one of her most well-received performances in "Jerry Maguire" as the ex-fiancée of Cruise's sports agent who dumps him early in the movie. The Daily News called her "icily effective."

On Monday, Russell Crowe recalled knowing Preston in the '90s. He said he hadn't seen her much since, "but when I did, she was always the same sparkly eyed gem."

Preston occasionally appeared in films with her husband, though the results were seldom among either's best work. Among them: the box-office bomb "Battlefield Earth" in 2000 and the 2009 Disney comedy "Old Dogs," also with their daughter, Ella Bleu.

In January 2009, Jett Travolta, 16, died after a seizure at the family's vacation home in the Bahamas. The death touched off a court case after an ambulance driver and his attorney were accused of trying to extort $25 million from the actors in exchange for not releasing sensitive information about their son's death.

Travolta testified during a criminal trial that ended in a mistrial and was prepared to testify a second time, but decided to stop pursuing the case and it was dismissed. He cited the severe strain the proceedings and his son's death had caused the family.

Both Preston and Travolta returned to acting, with Preston's first role back in the Nicholas Sparks adaptation, "The Last Song," which starred Miley Cyrus and her future husband, Liam Hemsworth.

In addition to Jett and Ella Bleu, who was born in 2000, the couple had son Benjamin in 2010. Ella wrote on Instagram Sunday: "I have never met anyone as courageous, strong, beautiful and loving as you. Anyone who is lucky enough to have known you or to have ever been in your presence will agree that you have a glow and a light that never ceases to shine and that makes anyone around you feel instantly happy."

The couple last starred together in the 2018 film "Gotti," with Travolta playing John Gotti and Preston playing the crime boss's wife, Victoria.

The Gainesville Sun

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GANNETT

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a Development Plan for a proposed non-residential development consisting of an approximately 12,000 square foot light manufacturing building and associated site improvements on a portion of tax parcel number 05949-011-006 located on NW 104th Terrace in Alachua, FL. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: July 28, 2020

Time: 6:00 pm

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

Meeting ID: 573 331 9527

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



Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Deptarment 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

05949-011-008

05970-001-002
MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05970-006-000
MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05949-017-000
DCB GABLES LC
110 NW 2ND AVE
GAINESVILLE, FL 32601

05949-011-002
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05949-011-007
CHAMBERS RONALD C
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05949-015-000
ALACHUA 441 LLC
12801 NW 56TH AVE
GAINESVILLE, FL 32653

05949-014-000
GEOLINE HOLDINGS LLC
13430 NW 104TH TER #A
ALACHUA, FL 32615-5608

05964-009-000
QUAY ACQUISITIONS INC
13640 US HWY 441
ALACHUA, FL 32615

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05964-003-000
BOSTON JOFFRE T & TERESA S
1733 NW 39TH DR
GAINESVILLE, FL 32605-3530

05970-004-000
ENVISION SEVEN LIMITED LIABIL
1818 SW 28TH ST
OCALA, FL 34474

05949-016-000
JOHNSON BRIAN B
19215 NW 72ND AVE
ALACHUA, FL 32615-7719

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

05949-011-001
ROUHANI & BRANTLY ASSOCIATES
LLC
2475 NW 138TH TER
GAINESVILLE, FL 32606

05949-009-000
STATE OF FLORIDA IIF
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

05964-005-000
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6308 SW 37TH WAY
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05964-006-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
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05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05964-002-000
UPLAND INDUSTRIAL PARK OWNERS
ASSN INC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05964-002-002
UPLAND PROPERTIES OF NCF LLC
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GAINESVILLE, FL 32653

05964-004-000
CHARLES PERRY PARTNERS INC
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GAINESVILLE, FL 32606

05949-004-000
CALVARY BAPTIST CHURCH OF ALA
PO BOX 1227
ALACHUA, FL 32616-1227

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05949-006-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

05949-019-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05949-011-003
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

05949-011-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

Neighborhood Meeting Minutes

Project: Proposed Development Plan

Meeting Date & Time: July 28, 2020

Community Participants: 0

Attendees: Sergio Reyes, eda
Stephanie Sutton, eda
Ashley Scannella, eda

Meeting Minutes:

After waiting 15 minutes, there were no community participants, so the meeting was adjourned.

LEGAL DESCRIPTION

For: Tax Parcel 05949-011-008

A PORTION OF BLOCK "A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 2080, PAGE 191 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK "A"; THENCE NORTH 08 DEGREES 49 MINUTES 45 SECONDS EAST ON THE EASTERLY LINE OF SAID BLOCK "A", A DISTANCE OF 682.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 11 MINUTES 02 SECONDS WEST, A DISTANCE OF 257.54 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 104TH TERRACE ALSO BEING KNOWN AS PROFESSIONAL DRIVE (60 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 06 DEGREES 48 MINUTES 58 SECONDS EAST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 570.32 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN CITY OF ALACHUA ORDINANCE 10-03; THENCE SOUTH 83 DEGREES 11 MINUTES 02 SECONDS EAST ON THE SOUTHERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 277.59 FEET TO A POINT ON SAID EASTERLY LINE OF BLOCK "A"; THENCE SOUTH 08 DEGREES 49 MINUTES 45 SECONDS WEST ON SAID EASTERLY LINE, A DISTANCE OF 570.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA AND CONTAINING A TOTAL NET AREA OF 3.50 ACRES MORE OR LESS (152,597 SQUARE FEET MORE OR LESS).

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3255758 2 PG(S)
4/28/2020 7:41 AM
BOOK 4772 PAGE 281
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 946947
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,311.10
Intang. Tax: $0.00

Prepared by and return to:
Terri Wooten
Haile Title Company
4739-B NW 53rd Avenue
Gainesville, FL 32653
(352) 371-6264
File No HT-20-094
$187,250
Parcel Identification No 05949-011-006

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made the **24th day of April, 2020** between **Donald E. Wallace, a married man and Ronald C. Chambers, a married man, both conveying their non-marital homestead.**, whose post office address is **530 Cedar Creek Road, Palatka, FL 32177**, grantor, to **PTI Alachua Properties, LLC, a Florida Limited Liability Company**, whose post office address is **415 Patricia Drive, Warminster, PA 18974**, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua, Florida, to-wit:

A portion of Block " A" as described in Official Records Book 2080, Page 191 of the Public Records of Alachua County, Florida, situated in Fractional Section 19, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of said Block " A" ; thence North 08 degrees 49 minutes 45 seconds East on the Easterly line of said Block " A" , a distance of 682.84 feet to the POINT OF BEGINNING; THENCE North 83 degrees 11 minutes 02 seconds West, a distance of 257.54 feet to a point on the Easterly right-of-way line of N.W. 104th Terrace also being known as Professional Drive (60 foot wide right-of-way); THENCE North 06 degrees 48 minutes 58 seconds East on said right-of-way line, a distance of 570.32 feet to the Southwest corner of the parcel of land described in City of Alachua Ordinance 10-03; thence South 83 degrees 11 minutes 02 seconds East on the Southerly line of said parcel of land, a distance of 277.59 feet to a point on said Easterly line of Block " A" ; THENCE South 08 degrees 49 minutes 45 seconds West on said Easterly line, a distance of 570.67 feet to the POINT OF BEGINNING.

Said lands lying and being in Fractional Section 19, Township 8 South, Range 19 East, City of Alachua, Alachua County, Florida.

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

Subject to taxes for **2020** and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Prepared by and return to:
Terri Wooten
Haile Title Company
4739-B NW 53rd Avenue
Gainesville, FL 32653
(352) 371-6264
File No HT-20-094
$187,250
Parcel Identification No 05949-011-006

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In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS Daniel R Monteau

WITNESS Teri Hutson

Donald E. Wallace

Ronald C. Chambers

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 24th day of April, 2020, by Donald E. Wallace, Ronald C. Chambers and .

Signature of Notary Public
Print, Type/Stamp Name of Notary

DANIEL R. MONTEAU
Notary Public - State of Florida
Commission # GG 237009
My Comm. Expires Aug 21, 2022
Bonded through National Notary Assn.

Personally Known:_____ OR Produced Identification:_____
Type of Identification Produced: Drivers License

Detail by Entity Name

Florida Limited Liability Company
PTI ALACHUA PROPERTIES, LLC

Filing Information

Document Number	L20000080235
FEI/EIN Number	NONE
Date Filed	03/18/2020
State	FL
Status	ACTIVE

Principal Address

415 PATRICIA DR.
WARMINISTER, PA 18974

Mailing Address

415 PATRICIA DR.
WARMINISTER, PA 18974

Registered Agent Name & Address

HOLDEN, CARPENTER & ROSCOW, PL
5608 NW 42ND ST.
GAINESVILLE, FL 32653

Authorized Person(s) Detail

Name & Address

Title MGR

BOWLES, DAVID
415 PATRICIA DR.
WARMINISTER, PA 18974

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No Annual Reports Filed

Document Images

03/18/2020 -- Florida Limited Liability View image in PDF format

John Power TAX COLLECTOR Serving Alachua County

2019 Roll Details — Real Estate Account At UNASSIGNED LOCATION RE

Print this page

Real Estate Account #05949 011 006 | Parcel details | **Latest bill** | **View/Print full bill history**

2019	2018	2017	2016	...	2002
PAID	**PAID**	**PAID**	**PAID**		**PAID**

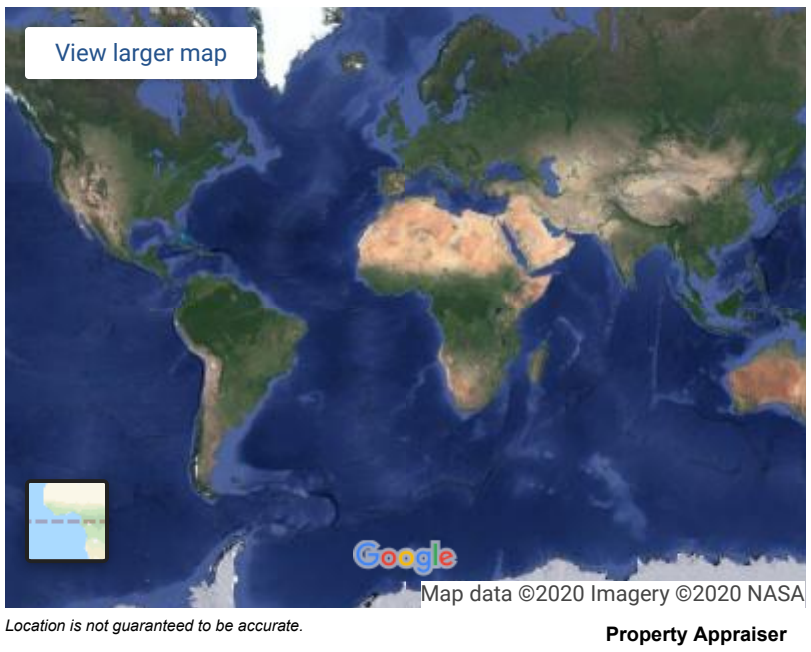
Get Bills by Email

PAID 2019-11-20 $6,012.54
Receipt #19-0027749

Owner: CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055
Situs: UNASSIGNED LOCATION RE

Account number: **05949 011 006**
Alternate Key: 30023
Millage code: 1700
Millage rate: 22.8734

Assessed value: 269,837
School assessed value: 269,837
Unimproved land value: 267,557



Location is not guaranteed to be accurate.

Property Appraiser
View

2019 Annual bill

Ad valorem: $6,172.09
Non-ad valorem: $90.97
Total Discountable: 6263.06
No Discount NAVA: 0.00
Total tax: $6,263.06

Legal description

COM NE COR OF SE1/4 OF SE1/4 OF SEC 24-8-18 E 610.03 FT N 377.91 FT POB E 230 FT N 8 DEG E 2009.33 FT NW ALG R/W 289.57 FT SWLY ALG R/W 187.14 FT S 6 DEG W 1866.26 FT SLY ALG R/W 90.27 FT POB (LESS COM NE COR OF SE1/4 OF SE1/4 OF SEC 24-8-18 E 610.03 N 377.91 FT E 230 FT N 8 DEG E 1409.09 FT POB N 8 DEG E 400.24 FT N 83 DEG W 296.68 FT S 6 DEG W 400 FT S 83 DEG E 282.62 FT PER OR 2272/ 1942 & 1939) OR 2080/0191

Location

Book, page, item: 2080-191-
Geo number: 19-08-19-05949011006
Range: 19
Township: 08
Section: 19
Neighborhood: 233200.60
Use code: 007
Total acres: 9.370

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Stonco

by signify

Wall mount

LytePro

LPW16 medium wall sconce



Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

Example: LPW16-20-NW-G3-3-120-PCB-BZ

				Options	
Prefix	**Wattage**	**LED Color/Gen**	**Distribution**	**Voltage**	**Photocontrol**	**Finish**
LPW16						
LPW16 LytePro 16 LED medium wall sconce	**20** 20W **30** 30W **50** 50W	**NW-G3** Neutral White 4000K 70 CRI Generation 3 **WW-G3** Warm White 3000K 70 CRI Generation 3	**3** Type 3 **4** Type 4	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**---** None **PCB** Photocontrol Button[1]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-8-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622252813872
LPW16-G3-8-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622252813865

Stocked accessories – Ordering guide (Must be ordered separately)

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ[2]	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

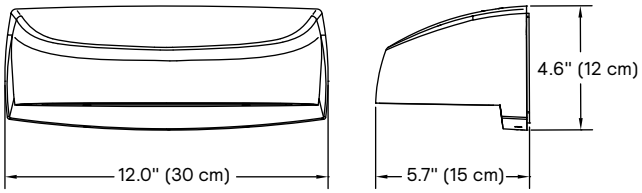
[1] Must specify voltage. Not available in 347V or 480V.

[2] Other colors available upon request as made-to-order

LPW16 LytePro

LED medium wall sconce

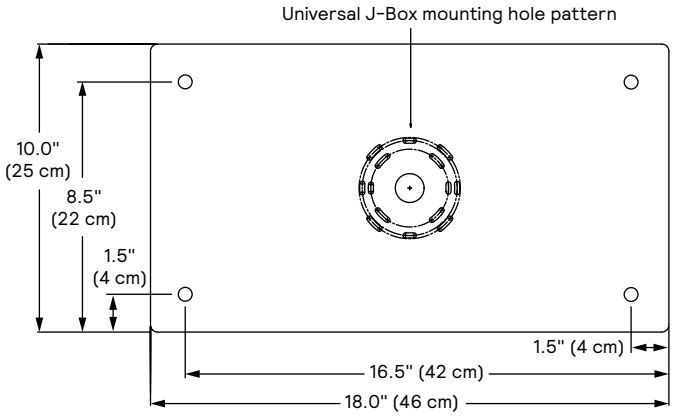
Dimensions



Luminaire weight: 6lbs (2.7 kg)

Accessory dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.



LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
LPW-16-20-NW-G3	16	400	4000	22.3	2,316	B1-U0-G1	104	2,242	B1-U0-G1	101
LPW-16-30-NW-G3	16	650	4000	34.3	3,474	B1-U0-G1	101	3,364	B1-U0-G1	98
LPW-16-50-NW-G3	16	900	4000	48.0	4,629	B1-U0-G1	96	4,482	B1-U0-G1	93
LPW-16-20-WW-G3	16	400	3000	22.3	2,132	B1-U0-G0	96	2,065	B1-U0-G1	93
LPW-16-30-WW-G3	16	650	3000	34.3	3,200	B1-U0-G1	93	3,098	B1-U0-G1	90
LPW-16-50-WW-G3	16	900	3000	47.5	4,263	B1-U0-G1	90	4,128	B1-U0-G1	87

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.

Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

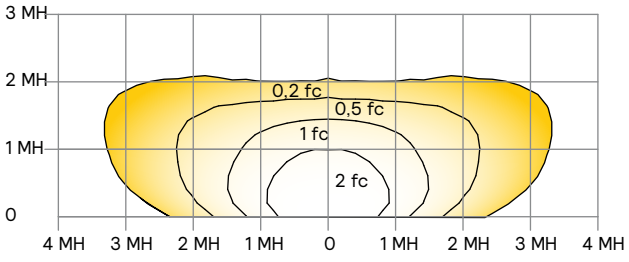
Predicted lumen depreciation data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>54,000 hours	>96%

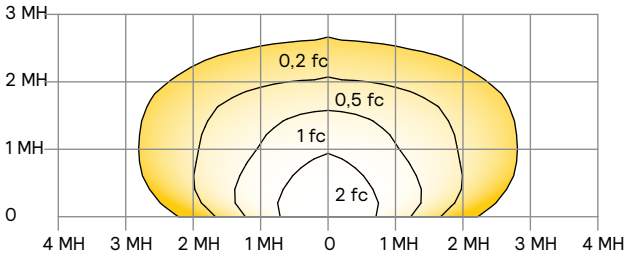
Optical distributions

Based on LPW16-30-NW-G3 at 15' mounting height



Type 3

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.57	1.34	1.00



Type 4

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.46	1.27	0.87

LPW16 LytePro

LED medium wall sconce

General Description

LytePro LED medium wall sconce LPW16 combines excellent performance, design and value to meet the needs of the energy and budget conscious. The LPW16 is available for use in downward facing, surface wall mount applications, over recessed j-boxes or where power can be directly fed through back surface, whereby connections splices can be made inside the luminaire housing. Two SKU's are available as in-stock configurations only (2-day quick ship).

Housing

Die-cast housing houses both the LED and driver assemblies. Design incorporates an integrated heat sink to maximize thermal performance and reliability. Backplate is corrosion free, composite polycarbonate, with built-in level bubble, offers integral interlocking hook and mount design for easy installation.

Mounting

Easy interlocking hook and mount housing/ backplate design for easy installation. Mounts over 3.5", 4" octagonal j-boxes and single gang switch boxes or can be directly lagged to surface. Ensure proper steps for gasket/sealing luminaire to surface.

IP Rating

Optical compartment is IP65 rated.

LED Board and Array

Provides up to 104 lm/W at the system level. Standard color temp is 4000K or 3000K +/- 250K, minimum 70 CRI.

Electrical

Driver efficiency (>90% standard). 120-277V and 347-480V available. All drivers are dimmable. Temp range: -40°C (-40°F) to 40°C (104°F). Open/short circuit protection. Inherent surge protection up to (6KVA). RoHS compliant.

Surge protection (SP1): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.

Listings

Product is cETLus listed suitable for Wet Locations. Suitable for use in ambients from -40°C to 40°C (-40°F to 104°F). DesignLights Consortium® qualified.

Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish.

Warranty

LPW16 luminaires, the LED arrays, and the drivers are all covered by a 5-year limited warranty. See www.signify.com/warranties for details.

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281 Hillmount Road,
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VSX-II LED Specifications



*Universal Arm Mount (UAM) Version Shown.

Project Name:

Catalog Number:

Type:

The **VSX-II LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VSX-II LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	**T1** Type 1	**16LC**	**3** 350mA	**3K** 3000K	**UNV** 120-277V	**AM** Arm Mount	**BZ** Bronze	**PCR-120** **PCR-208** **PCR-240** **PCR-277** **PCR-347** **PCR-480** Photocell & Receptacle	**WSC-8** Motion Sensor 8' Mounting Height	**UPMA-S** Universal Square Pole Mount Adaptor
	T2 Type 2	**32LC**	**5** 530mA	**4K** 4000K	**8** 347V	**SAM** Straight Arm Mount W/ Terminal Block (New Construction)	**BK** Black		**WSC-20** Motion Sensor 9-20' Mounting Height	**UPMA-R** Universal Round Pole Mount Adaptor
	T3 Type 3	**48LC**	**7** 700mA	**5K** 5000K	**5** 480V	**UAM** Universal ArmW/ Terminal Block Mount (Retrofit)	**SBK** Smooth Black	**PER** **5PINPER** **7PINPER** 3, 5, or 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver	**WSC-40** Motion Sensor 21-40' Mounting Height *The WSC option will require (1) FSIR 100 remote for programing	**BAWP** Cast Wall Plate
	T4 Type 4		**10** 1050mA			**MAF** Mast Arm Fitter	**WH** White	**DIM** 0-10v Dimming Driver	**UMAP** Universal Mast arm fitter	**ROT-R** Rotated Optics Right Side
	T4A Type 4 Automotive					**KM** Knuckle Mount	**SWH** Smooth White	**RPP-3"** **RPP-4"** **RPP-5"** Round Pole Plate Adaptor	**ECLS** Egg Crate Louver Shield	**ROT-L** Rotated Optics Left Side
	T5 Type 5					**WM** Wall Mount *Requires BAWP	**GP** Graphite	**VWC** Visionaire Wireless Controls *Consult Factory	**ADJLS** Adjustable Louver Light Shield	**CLS** Backside cutoff shield
	T5W Type 5 Wide					**AWM** Adjustable Wall Mount	**GY** Grey		**BD** Barn Door Shield	**RCLS** Rightside cutoff shield
	T5WR Type 5 Wide Round					*Round Pole Plate Adapters (RPP) are to be ordered separately.	**SL** Silver Metallic			**LCLS** Leftside cutoff shield
						*BAWP to be ordered separately	**CC** Custom Color			**HS** House shield

Housing
Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

Thermal Management
• The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
• The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
• The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III, IV, IV-A , V, V-W and V-WR are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
• CRI values are 70.

Quali-Guard® Finish
• The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400º F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
• Finish is guaranteed for five (5) years.

Electrical Assembly
• The VSX-II LED series is supplied with a choice of 350, 530, 700 or 1050 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
• 10 kV surge protector supplied as standard.
• Terminal block supplied as standard on AM, SAM and UAM as standard

Warranty
• Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
• Photocell & Receptacle
• Photo Receptacle and Shorting Cap
• 0-10v Dimming Driver
• Motion Sensor
• Wireless Control
• Round pole plate adapter
• Universal Pole Mount Adaptor
• Cast Wall Plate
• Rotated Optics

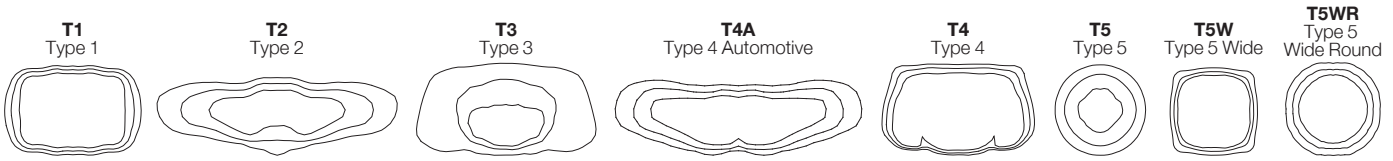
Listings
• The VSX-II Series is cUL Listed
• IP65 Rated Housing
• ANSI Certification
• Powder Coated Tough
• IDA Certification
• DLC listed

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/
3000K must be selected with a fixed mount for IDA certification.
Fixed mount must be selected for IDA dark sky certification.

VSX-II - Electrical Load (A)							
Ordering Nomenclature	**System Watts**	**120V**	**208V**	**240V**	**277V**	**347V**	**480V**
VSX-II-T5-16LC-3	**18**	0.15	0.09	0.08	0.06	0.05	0.04
VSX-II-T5-16LC-5	**26**	0.22	0.13	0.11	0.09	0.07	0.05
VSX-II-T5-16LC-7	**37**	0.31	0.18	0.15	0.13	0.11	0.08
VSX-II-T5-16LC-10	**56**	0.47	0.27	0.23	0.20	0.16	0.12
VSX-II-T5-32LC-3	**37**	0.31	0.18	0.15	0.13	0.11	0.08
VSX-II-T5-32LC-5	**52**	0.43	0.25	0.22	0.19	0.15	0.11
VSX-II-T5-32LC-7	**74**	0.62	0.36	0.31	0.27	0.21	0.15
VSX-II-T5-32LC-10	**112**	0.93	0.54	0.47	0.40	0.32	0.23
VSX-II-T5-48LC-3	**55**	0.46	0.26	0.23	0.20	0.16	0.11
VSX-II-T5-48LC-5	**78**	0.65	0.38	0.33	0.28	0.22	0.16
VSX-II-T5-48LC-7	**105**	0.88	0.50	0.44	0.38	0.30	0.22
VSX-II-T5-48LC-10	**160**	1.33	0.77	0.67	0.58	0.46	0.33

VSX-II LED Specifications

Photometric Optical Summary



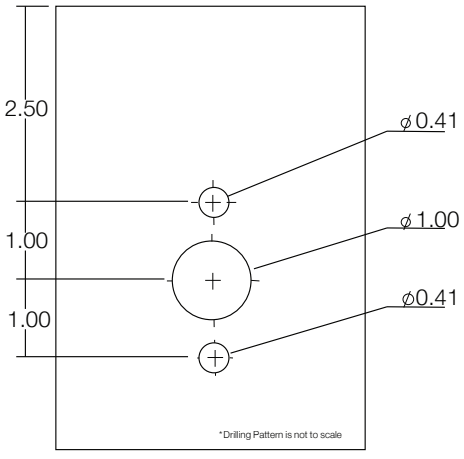
EPA Data	0.58	.92	1.16	1.45	1.40	1.48

VSX-II-KM EPA DATA										
Degree of Tilt	0º	10º	20º	30	40º	50º	60º	70º	80º	90º
EPA	0.14	0.18	0.24	0.39	0.54	0.79	1.05	1.35	1.74	2.20

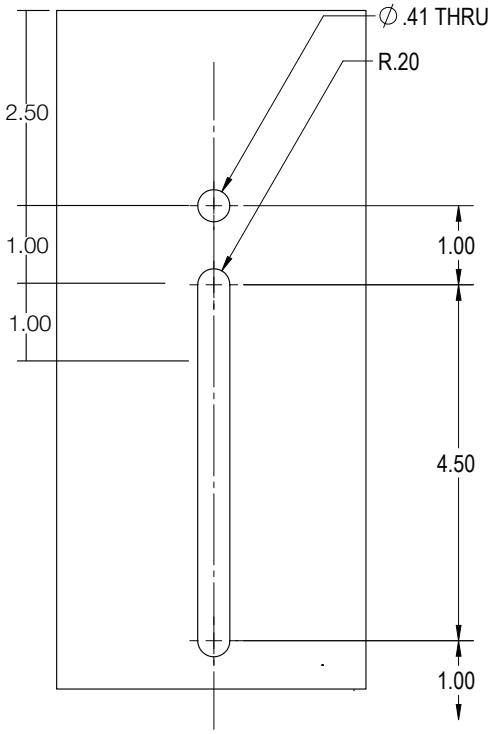
Dimensions

Width:	VSX-II 12.5”
Depth:	VSX-II 23”
Height:	VSX-II 4”
Overall Height:	VSX-II 8”
Weight:	25 LBS

Drilling Template for (AM) and (SAM)



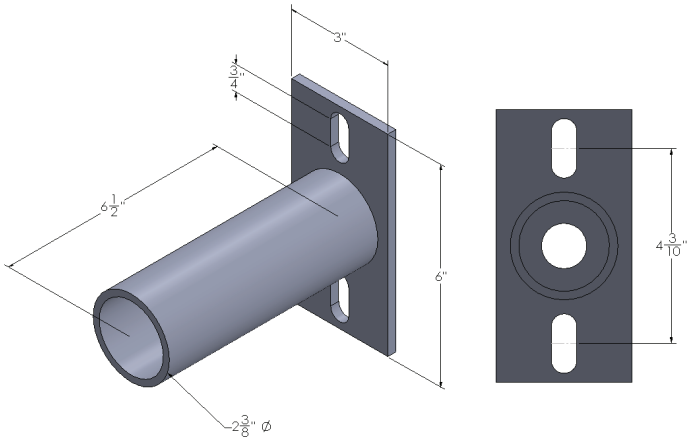
Drilling Template for (UAM)



VSX-II Options

Universal Mast Arm Fitter

UMAP – The Universal Mast Arm Fitter is a simple solution for retrofit applications where a fixture needs to mount to an existing pole, the UMAP is meant to be use to with knuckle mounts and also Mast Arm Fitters. The UMAP has a bolt slot ranging from 7" all the way down to 3.5". The UMAP also has a Round Pole Plate Adaptor (RPP) for mounting to round poles.



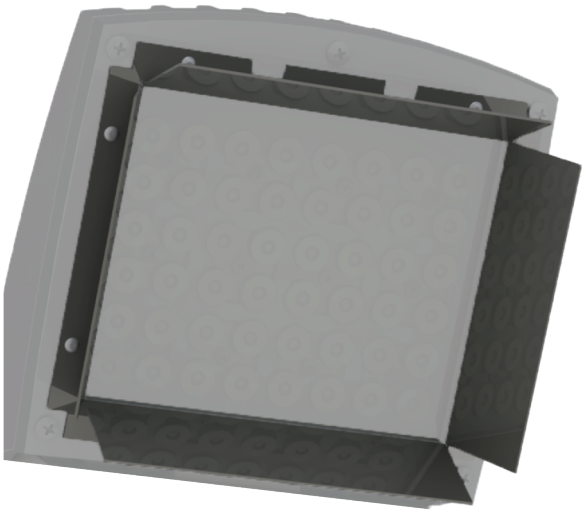
Egg Crate Light Shield



Adjustable Louver Light Shield



Barn Door Light Shield

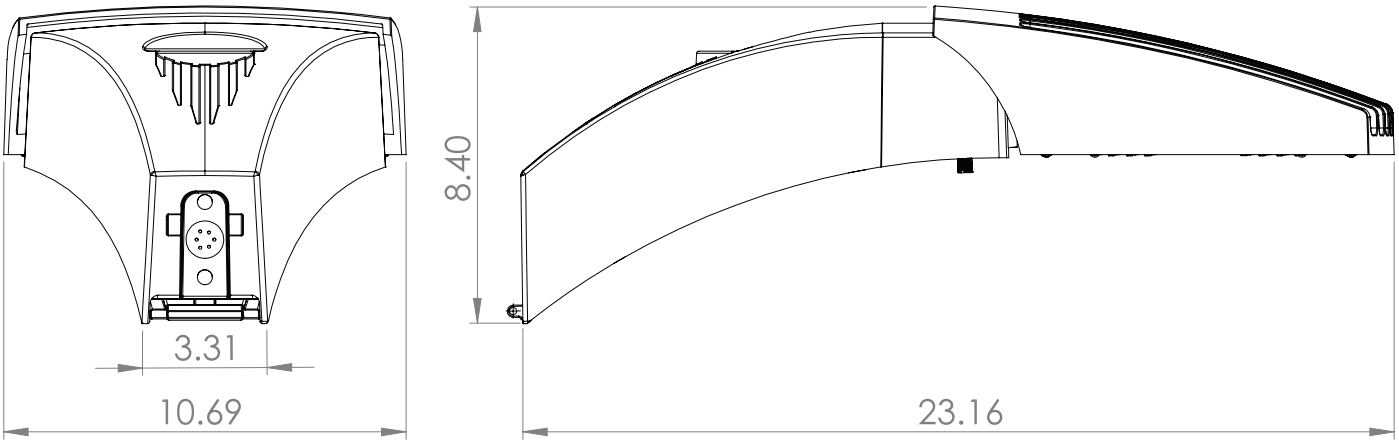


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VSX-II LED Specifications

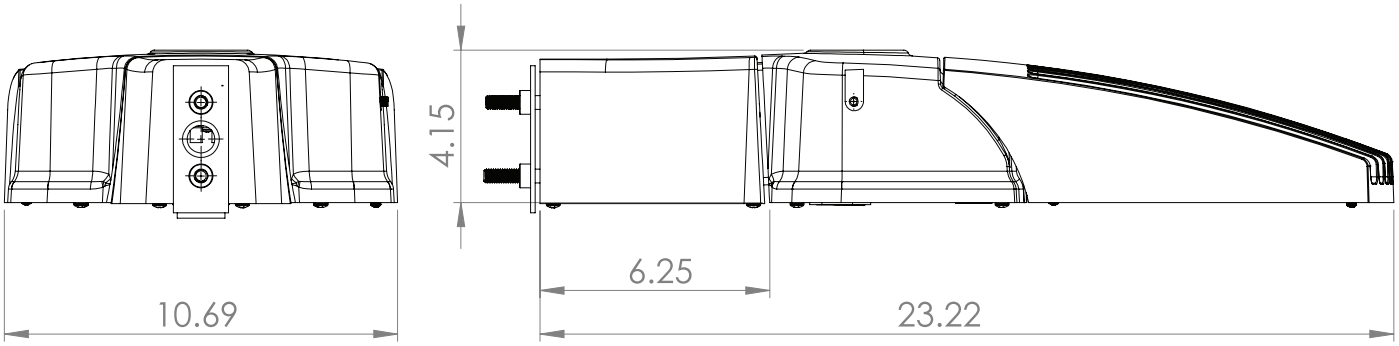
Arm Mount (AM)

The Arm Mount (AM) utilizes a 2 piece cleat system for easy installation, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



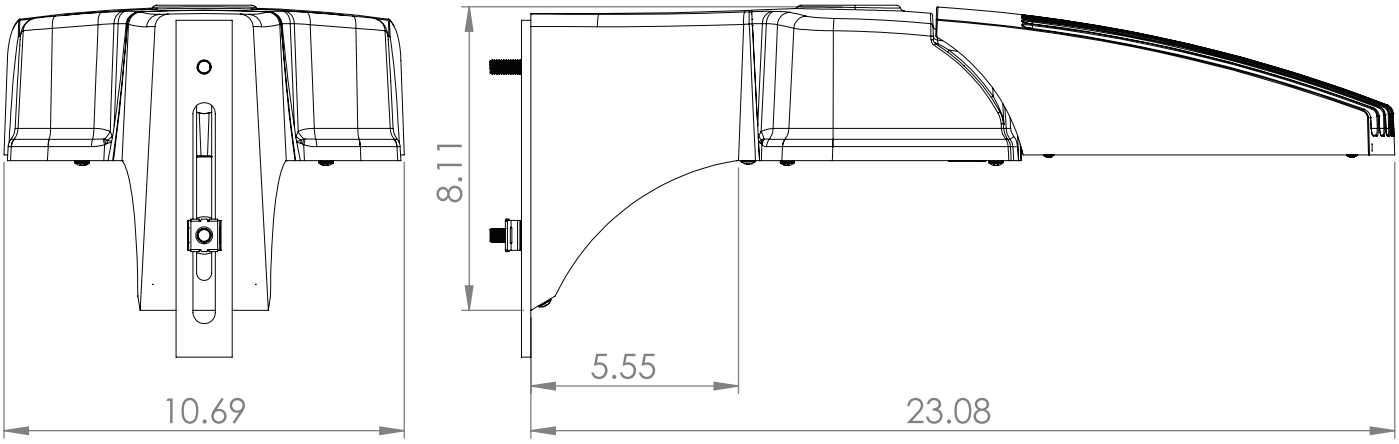
Straight Arm Mount (SAM)

The Straight Arm Mount (SAM) uses a 2 piece mounting system, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



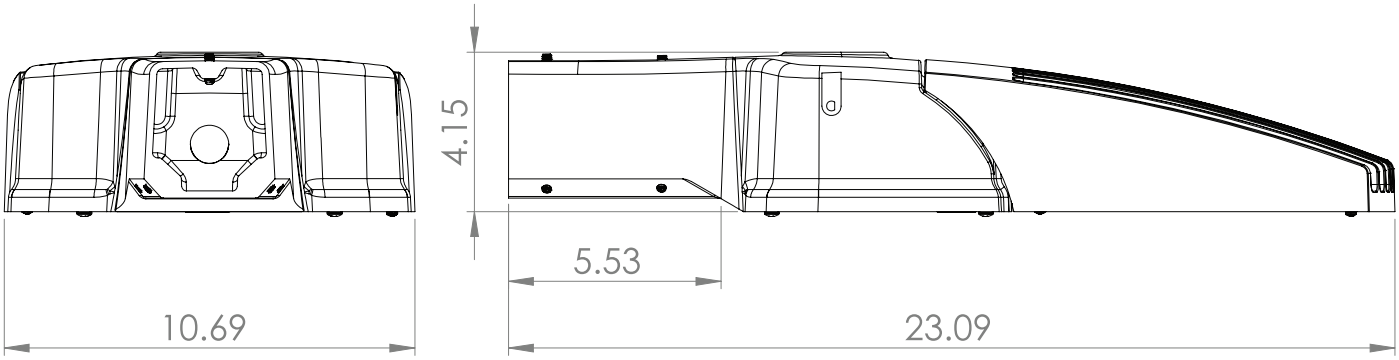
Universal Arm Mount (UAM)

The Unviersal Arm Mount (UAM) is meant for retrofit Applications and has a drilling templat raning from 3" to 5.5". A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



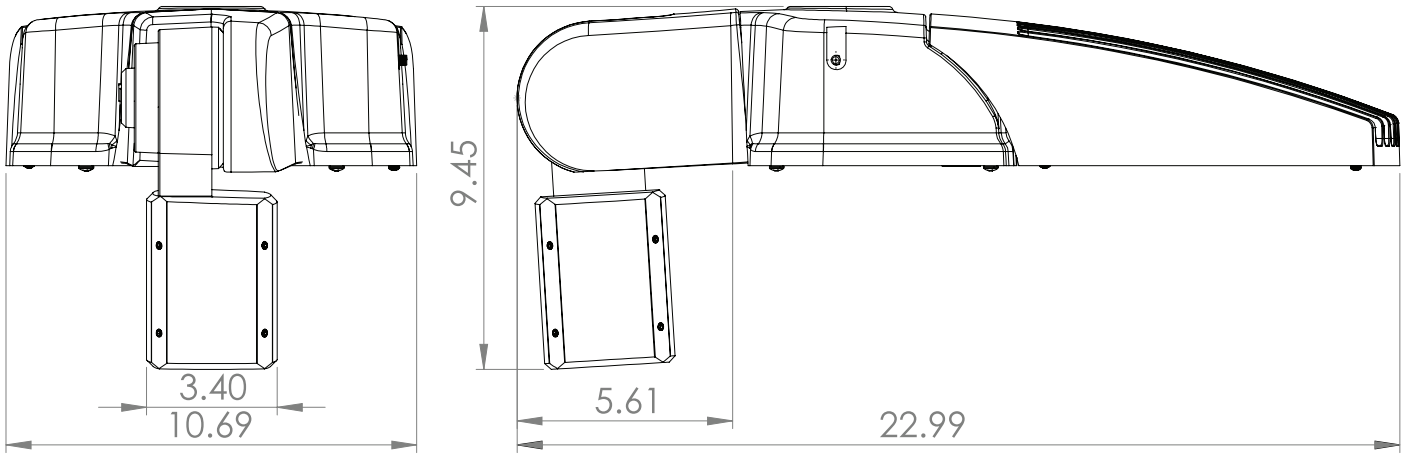
Mast Arm Fitter (MAF)

Mast Arm Fitter fits over a 1 5/8" - 2 3/8" tenon.



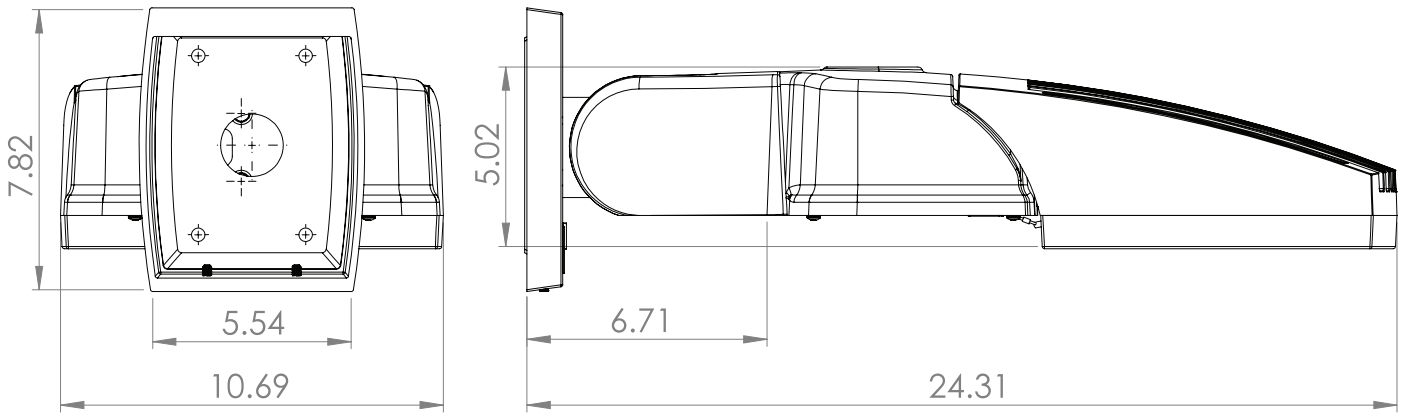
Knuckle Mount (KM)

An adjustable knuckle slip fits over a 2 3/8" Tenon, and allows for up to 90° degrees of vertical adjustment in 10° degree increments from horizontal, as well as full side to side adjustment.



Adjustable Wall Mount (AWM)

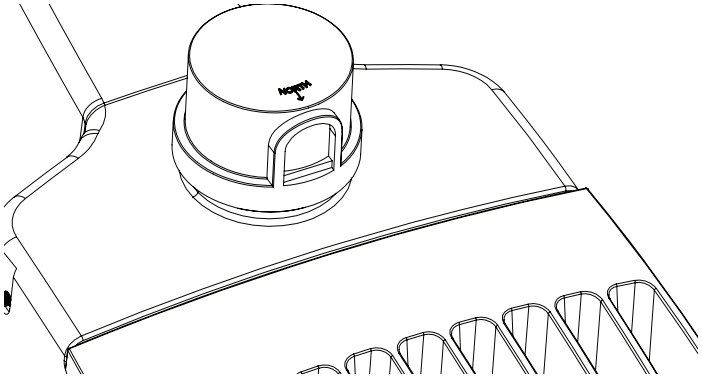
Wall Mount - Adjustable up to 50° in 10° increments.



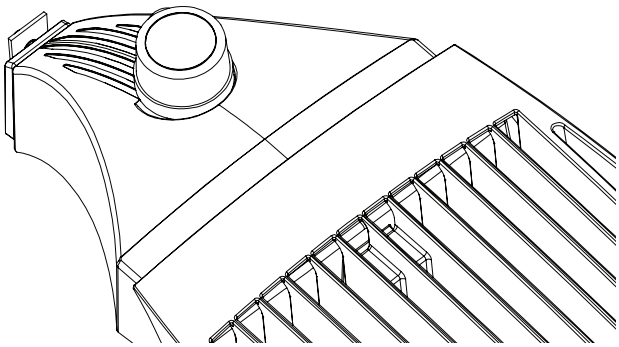
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VSX-II LED Specifications

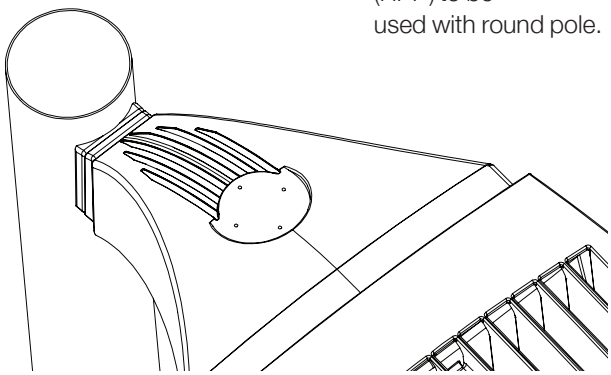
Twist lock Photocell & Receptacle - Dusk to dawn sensor.



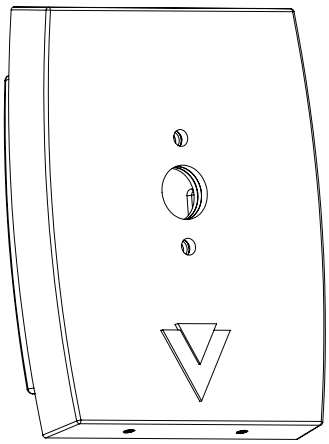
Photocell Receptacle and Shorting Cap



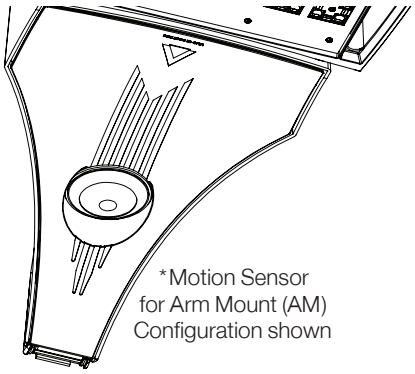
Round Pole Plate Adaptor (RPP) - Round Pole Plate Adaptor (RPP) to be used with round pole.



Cast Wall Plate - Arm Mount Wall Plate is needed to wall mount the VSX-II.

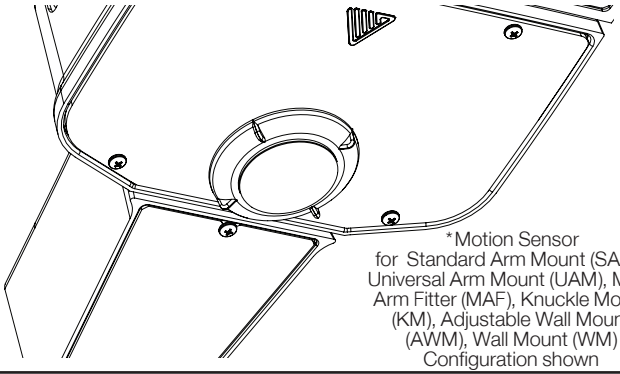


Motion Sensor - *This option will require one FSIR 100 remote for programing.



*Motion Sensor for Arm Mount (AM) Configuration shown

Motion Sensor (for SAM, UAM, MAF, KM, WM, AWM) - *This option will require one FSIR 100 remote for programing.



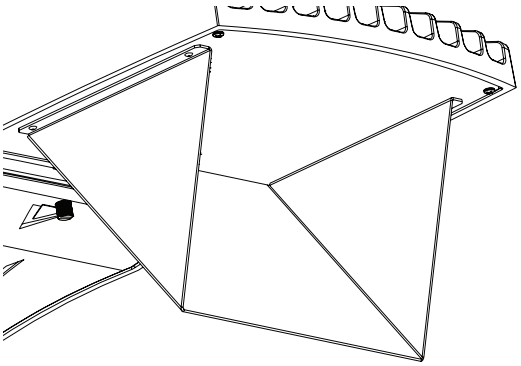
*Motion Sensor for Standard Arm Mount (SAM), Universal Arm Mount (UAM), Mast Arm Fitter (MAF), Knuckle Mount (KM), Adjustable Wall Mount (AWM), Wall Mount (WM) Configuration shown

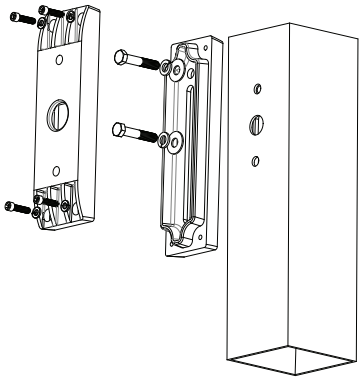
The FSP-211 by Legrand is integrated into the VSX housing and provides multi-level control based on motion and/or daylight contribution.	
Lens Coverage Patterns:	
WSC-8	360° lens, maximum coverage 48'; diameter from 8' height
WSC-20	360° lens, maximum coverage 48'; diameter from 20' height
WSC-40	360° lens, maximum coverage 100'; diameter from 40' height

Motion Sensor Default Settings	
High Mode	0 Volts
Low Mode	1 Volts
Time Delay	5 Minutes
Cut Off	1 Hour
Sensitivity	Maximum
Hold Off Set Point	4ft
Candles	N/A
Ramp Up	None
Fade Down	None
Force Off Set Point With Occupied	Disable

House Shield - Provides solid back light cutoff

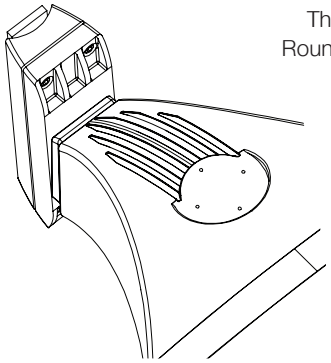
House Shield





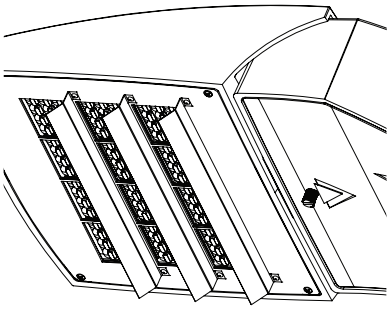
UPMA

The Universal Pole Mount Adaptor is ideal for retrofit applications with existing square poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 ½" bolt to bolt maximum.



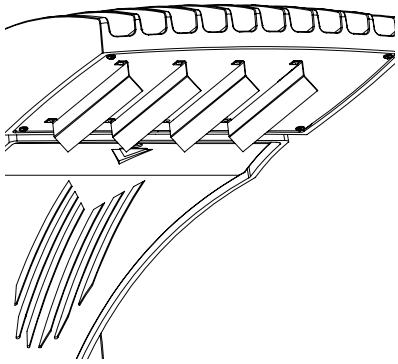
UPMA-R

The Universal Pole Mount Adaptor Round is ideal for retrofit applications with existing round poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 ½" bolt to bolt maximum.



CLS

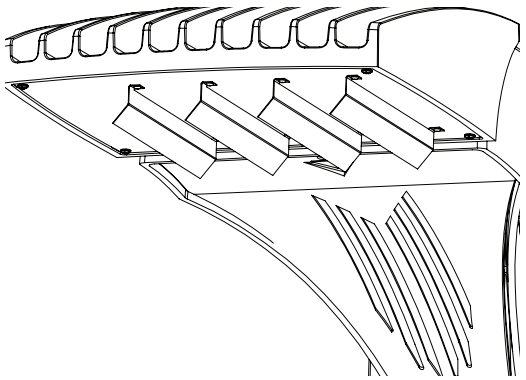
The Back Side Cutoff Louver Shield will reduce light output behind the fixture, all of the light will be focused in front of the VSX.



RCLS

The Right Side Cutoff Louver Shield will reduce light output on the left side of the fixture, all of the light be focused on the right side of the VSX.

The Left Side Cutoff Louver Shield will reduce light output on the right side of the fixture, all of the light be focused on the left side of the VSX.



LCLS

19645 Rancho Way • Rancho Dominguez, CA 90220 • Phone: 310 512 6480 Fax 310 512 6486
www.visionairelighting.com

VSX-II LED Specifications

VSX-II - 3K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2413	2220	2238	2190	2422	2359	2231	2187	18
	530	3237	2978	3002	2938	3249	3165	2993	2935	26
	700	4273	3931	3963	3878	4289	4177	3950	3874	37
	1050	6049	5565	5610	5490	6071	5913	5592	5484	56
32	350	4859	4470	4506	4410	4876	4750	4492	4405	37
	530	6519	5997	6046	5917	6543	6373	6026	5910	52
	700	8604	7916	7980	7810	8636	8412	7955	7801	74
	1050	12097	11130	11219	10980	12141	11826	11184	10967	112
48	350	7288	6705	6759	6615	7315	7125	6738	6607	55
	530	9778	8996	9069	8875	9814	9559	9040	8865	78
	700	12906	11874	11970	11715	12954	12617	11932	11701	105
	1050	18146	16694	16829	16470	18212	17739	16775	16451	160
VSX-II - 4K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2540	2337	2355	2305	2549	2483	2348	2320	18
	530	3408	3135	3160	3093	3420	3331	3150	3113	26
	700	4498	4138	4171	4082	4514	4397	4158	4109	37
	1050	6367	5858	5905	5779	6390	6224	5886	5816	56
32	350	5114	4705	4743	4642	5133	5000	4728	4672	37
	530	6862	6313	6364	6228	6887	6708	6344	6268	52
	700	9057	8333	8400	8221	9090	8854	8373	8273	74
	1050	12734	11715	11810	11558	12781	12448	11772	11632	112
48	350	7671	7058	7115	6963	7700	7500	7092	7008	55
	530	10293	9470	9546	9342	10331	10062	9516	9402	78
	700	13586	12499	12600	12331	13636	13281	12560	12410	105
	1050	19101	17573	17715	17337	19171	18673	17658	17448	160
VSX-II - 5K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2437	2242	2260	2212	2446	2383	2253	2210	18
	530	3270	3008	3033	2968	3282	3197	3023	2965	26
	700	4316	3971	4003	3918	4332	4219	3990	3913	37
	1050	6110	5621	5666	5545	6132	5973	5648	5539	56
32	350	4908	4515	4552	4454	4926	4798	4537	4449	37
	530	6585	6058	6107	5977	6609	6437	6087	5970	52
	700	8691	7996	8061	7889	8723	8496	8035	7880	74
	1050	12219	11242	11333	11091	12264	11945	11297	11078	112
48	350	7362	6773	6827	6682	7389	7197	6806	6674	55
	530	9877	9087	9160	8965	9913	9656	9131	8954	78
	700	13037	11994	12091	11833	13085	12745	12052	11819	105
	1050	18329	16863	16999	16636	18396	17918	16945	16617	160

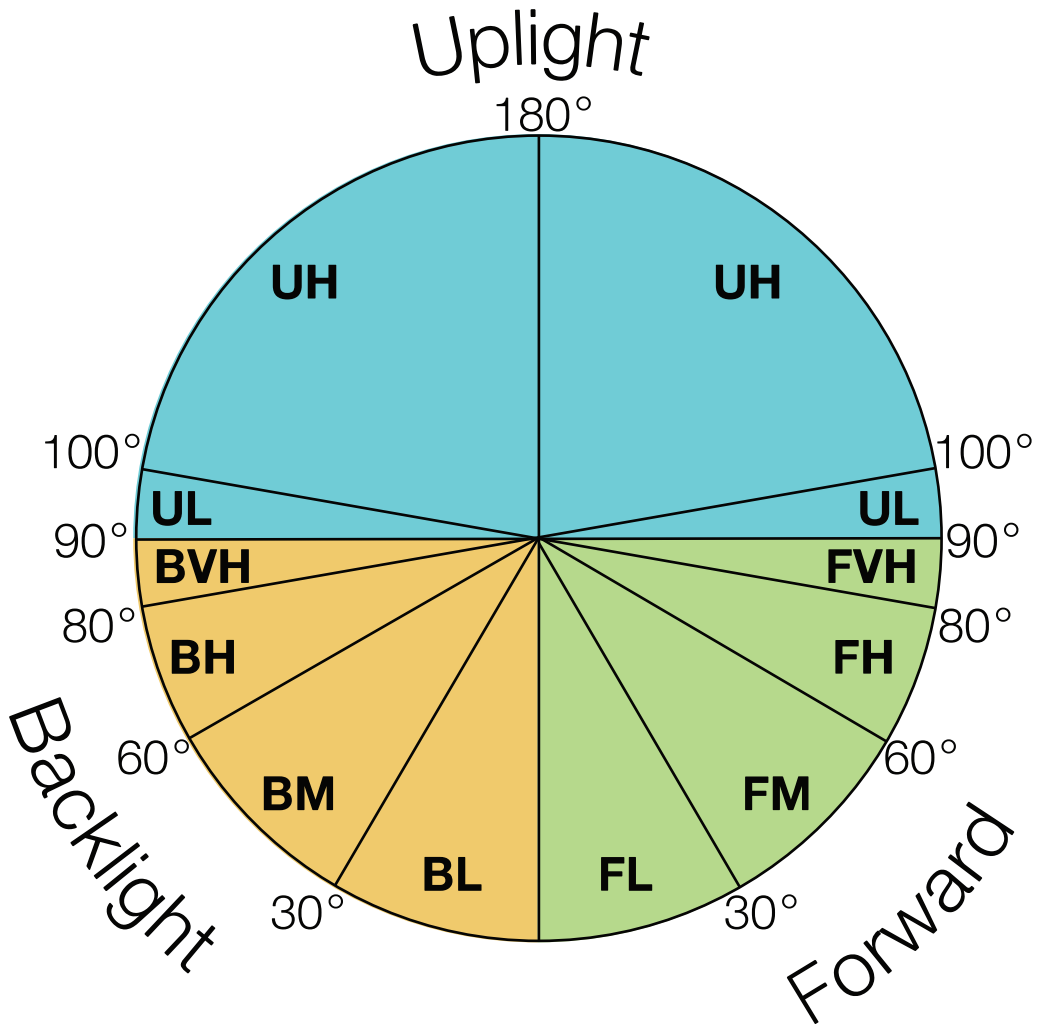
VSX-II - 3K Lumen Per Watt Data									
#LED's	**mA**	**Type 1**	**Type 2**	**Type 3**	**Type 4**	**Type 4A**	**Type 5**	**Type 5W**	**Type 5WR**
16	**350**	134	123	124	122	135	131	124	122
	530	125	115	115	113	125	122	115	113
	700	115	106	107	105	116	113	107	105
	1050	108	99	100	98	108	106	100	98
32	**350**	131	121	122	119	132	128	121	119
	530	125	115	116	114	126	123	116	114
	700	116	107	108	106	117	114	108	105
	1050	108	99	100	98	108	106	100	98
48	**350**	133	122	123	120	133	130	123	120
	530	125	115	116	114	126	123	116	114
	700	123	113	114	112	123	120	114	111
	1050	113	104	105	103	114	111	105	103
VSX-II - 4K Lumen Per Watt Data									
#LED's	**mA**	**Type 1**	**Type 2**	**Type 3**	**Type 4**	**Type 4A**	**Type 5**	**Type 5W**	**Type 5WR**
16	**350**	141	130	131	128	142	138	130	129
	530	131	121	122	119	132	128	121	120
	700	122	112	113	110	122	119	112	111
	1050	114	105	105	103	114	111	105	104
32	**350**	138	127	128	125	139	135	128	126
	530	132	121	122	120	132	129	122	121
	700	122	113	114	111	123	120	113	112
	1050	114	105	105	103	114	111	105	104
48	**350**	139	128	129	127	140	136	129	127
	530	132	121	122	120	132	129	122	121
	700	129	119	120	117	130	126	120	118
	1050	119	110	111	108	120	117	110	109
VSX-II - 5K Lumen Per Watt Data									
#LED's	**mA**	**Type 1**	**Type 2**	**Type 3**	**Type 4**	**Type 4A**	**Type 5**	**Type 5W**	**Type 5WR**
16	**350**	135	125	126	123	136	132	125	123
	530	126	116	117	114	126	123	116	114
	700	117	107	108	106	117	114	108	106
	1050	109	100	101	99	110	107	101	99
32	**350**	133	122	123	120	133	130	123	120
	530	127	117	117	115	127	124	117	115
	700	117	108	109	107	118	115	109	106
	1050	109	100	101	99	110	107	101	99
48	**350**	134	123	124	121	134	131	124	121
	530	127	117	117	115	127	124	117	115
	700	124	114	115	113	125	121	115	113
	1050	115	105	106	104	115	112	106	104

VSX-II LED Specifications

VSX-II - 3K BUG Data																									
		Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
#LED's	mA	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2
VSX-II - 4K BUG Data																									
		Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
#LED's	mA	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2
VSX-II - 5K BUG Data																									
		Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
#LED's	mA	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2

Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flex. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



VSX-II LED Specifications

VSX-II Cutoff Louver Shield - 3K Lumen Data									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2028	1866	1881	1841	2036	1983	1875	18
	530	2721	2504	2524	2470	2731	2660	2516	26
	700	3592	3305	3331	3260	3605	3512	3321	37
	1050	5085	4678	4716	4615	5103	4971	4701	56
32	350	4084	3758	3788	3707	4099	3993	3776	37
	530	5480	5042	5082	4974	5500	5357	5066	52
	700	7233	6655	6708	6565	7260	7071	6687	74
	1050	10170	9356	9432	9230	10207	9942	9402	112
48	350	6127	5637	5682	5561	6149	5989	5664	55
	530	8220	7563	7624	7461	8250	8036	7599	78
	700	10850	9982	10063	9848	10890	10607	10031	105
	1050	15254	14034	14147	13846	15310	14913	14102	160
VSX-II Cutoff Louver Shield - 4K Lumen Data									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2135	1964	1980	1938	2143	2087	1974	18
	530	2865	2636	2657	2600	2875	2800	2648	26
	700	3781	3479	3507	3432	3795	3696	3496	37
	1050	5352	4924	4964	4858	5372	5232	4948	56
32	350	4299	3956	3987	3902	4315	4203	3975	37
	530	5769	5307	5350	5236	5790	5639	5333	52
	700	7614	7005	7062	6911	7642	7443	7039	74
	1050	10705	9849	9928	9716	10744	10465	9896	112
48	350	6449	5933	5981	5854	6473	6305	5962	55
	530	8653	7961	8025	7854	8685	8459	7999	78
	700	11421	10508	10592	10366	11463	11165	10559	105
	1050	16057	14773	14892	14574	16116	15697	14845	160
VSX-II Cutoff Louver Shield - 5K Lumen Data									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2033	1871	1886	1846	2041	1988	1880	18
	530	2728	2510	2530	2476	2738	2667	2522	26
	700	3601	3313	3340	3269	3614	3520	3329	37
	1050	5098	4690	4728	4627	5116	4983	4713	56
32	350	4095	3767	3798	3717	4110	4003	3785	37
	530	5494	5054	5095	4987	5514	5371	5079	52
	700	7251	6671	6725	6582	7278	7089	6704	74
	1050	10195	9380	9455	9254	10232	9967	9425	112
48	350	6142	5651	5696	5575	6165	6004	5678	55
	530	8241	7582	7643	7480	8271	8056	7618	78
	700	10877	10007	10088	9873	10917	10633	10056	105
	1050	15293	14069	14183	13880	15349	14950	14138	160

VSX-II Cutoff Louver Shield - 3K Lumen Per Watt Data									
# of LEDs	**Current (mA)**	**Type 1**	**Type 2**	**Type 3**	**Type 4**	**Type 4A**	**Type 5**	**Type 5W**	**Watts**
16	**350**	113	104	105	102	113	110	104	**18**
	530	105	96	97	95	105	102	97	**26**
	700	97	89	90	88	97	95	90	**37**
	1050	91	84	84	82	91	89	84	**56**
32	**350**	110	102	102	100	111	108	102	**37**
	530	105	97	98	96	106	103	97	**52**
	700	98	90	91	89	98	96	90	**74**
	1050	91	84	84	82	91	89	84	**112**
48	**350**	111	102	103	101	112	109	103	**55**
	530	105	97	98	96	106	103	97	**78**
	700	103	95	96	94	104	101	96	**105**
	1050	95	88	88	87	96	93	88	**160**
VSX-II Cutoff Louver Shield - 4K Lumen Per Watt Data									
# of LEDs	**Current (mA)**	**Type 1**	**Type 2**	**Type 3**	**Type 4**	**Type 4A**	**Type 5**	**Type 5W**	**Watts**
16	**350**	119	109	110	108	119	116	110	**18**
	530	110	101	102	100	111	108	102	**26**
	700	102	94	95	93	103	100	94	**37**
	1050	96	88	89	87	96	93	88	**56**
32	**350**	116	107	108	105	117	114	107	**37**
	530	111	102	103	101	111	108	103	**52**
	700	103	95	95	93	103	101	95	**74**
	1050	96	88	89	87	96	93	88	**112**
48	**350**	117	108	109	106	118	115	108	**55**
	530	111	102	103	101	111	108	103	**78**
	700	109	100	101	99	109	106	101	**105**
	1050	100	92	93	91	101	98	93	**160**
VSX-II Cutoff Louver Shield - 5K Lumen Per Watt Data									
# of LEDs	**Current (mA)**	**Type 1**	**Type 2**	**Type 3**	**Type 4**	**Type 4A**	**Type 5**	**Type 5W**	**Watts**
16	**350**	113	104	105	103	113	110	104	**18**
	530	105	97	97	95	105	103	97	**26**
	700	97	90	90	88	98	95	90	**37**
	1050	91	84	84	83	91	89	84	**56**
32	**350**	111	102	103	100	111	108	102	**37**
	530	106	97	98	96	106	103	98	**52**
	700	98	90	91	89	98	96	91	**74**
	1050	91	84	84	83	91	89	84	**112**
48	**350**	112	103	104	101	112	109	103	**55**
	530	106	97	98	96	106	103	98	**78**
	700	104	95	96	94	104	101	96	**105**
	1050	96	88	89	87	96	93	88	**160**

VSX-II LED Specifications

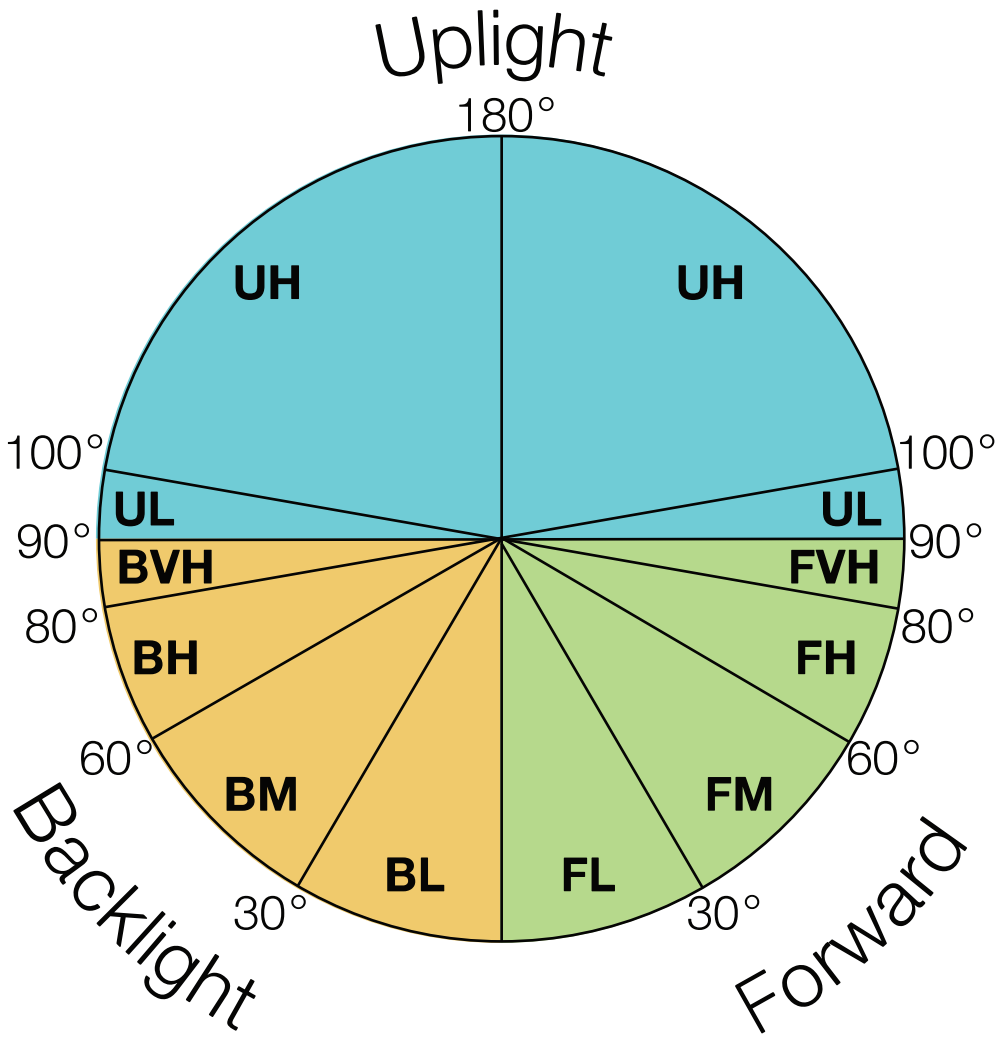
VSX-II Cutoff Louver Shield - 3K BUG Data																									
# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	52
	700	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	55
	530	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	160

VSX-II Cutoff Louver Shield - 4K BUG Data																									
# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	52
	700	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	55
	530	2	0	3	1	0	3	2	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	3	2	0	2	3	0	2	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	160

VSX-II Cutoff Louver Shield - 5K BUG Data																									
# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	52
	700	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	55
	530	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	160

Bug Rating -

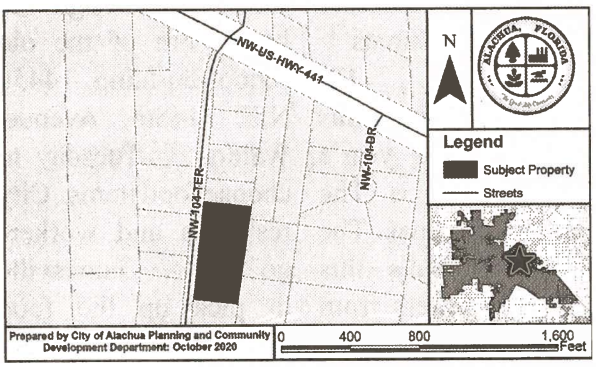
The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flex. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



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 December 8, 2020, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for 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, located east of NW 104th Terrace, approximately 900 feet south of the intersection of NW 104th Terrace and NW US Highway 441; Tax Parcel No. 05949-011-008; FLUM: Industrial; Zoning: Light & Warehouse Industrial (ILW).



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

(Published: Alachua County Today - November 26, 2020)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(name)
SIGN ON 11/23/2020 FOR THE Pressure Technologies Inc. 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)

Three (3)
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Pressure Technologies, Inc.
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared October 2020

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 50 100 200 Feet

City of ALACHUA

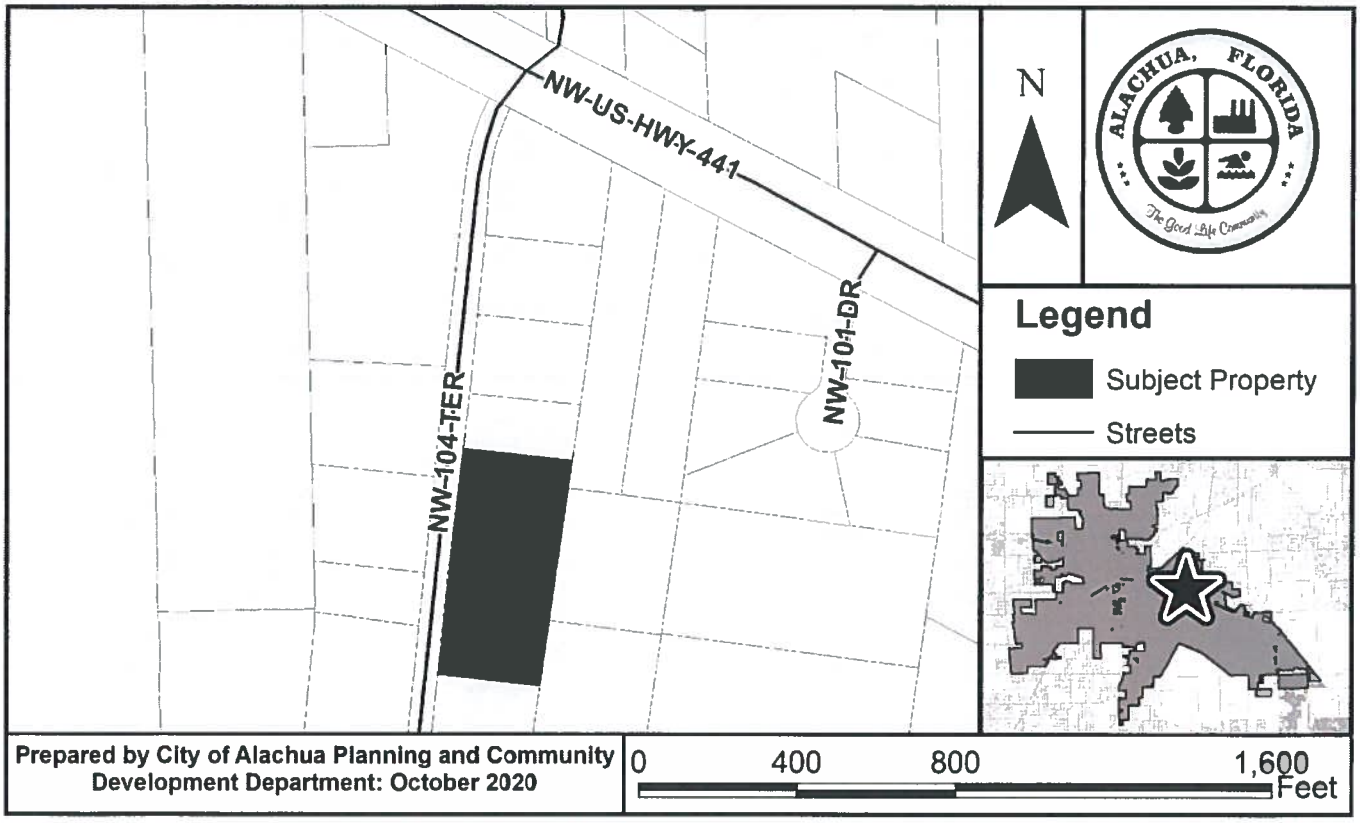
THE GOOD LIFE COMMUNITY

Mailed 11/23/20

RC

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

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05949-011-008

05970-001-002
MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05970-006-000
MOTORY GROUP LLC
1007 N MAIN ST
GAINESVILLE, FL 32601

05949-017-000
DCB GABLES LC
110 NW 2ND AVE
GAINESVILLE, FL 32601

05949-011-002
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05949-011-007
CHAMBERS RONALD C
1225 NW FRONTIER DR
LAKE CITY, FL 32055

05949-015-000
ALACHUA 441 LLC
12801 NW 56TH AVE
GAINESVILLE, FL 32653

05949-014-000
GEOLINE HOLDINGS LLC
13430 NW 104TH TER #A
ALACHUA, FL 32615-5608

05964-009-000
QUAY ACQUISITIONS INC
13640 US HWY 441
ALACHUA, FL 32615

05964-008-000
KIM DAE J
13700 NW US HIGHWAY 441
ALACHUA, FL 32615

05970-003-000
CRUCE IRA G & MARGARET
14010 NW 104TH TER
ALACHUA, FL 32615

05964-003-000
BOSTON JOFFRE T & TERESA S
1733 NW 39TH DR
GAINESVILLE, FL 32605-3530

05970-004-000
ENVISION SEVEN LIMITED LIABIL
1818 SW 28TH ST
OCALA, FL 34474

05949-016-000
JOHNSON BRIAN B
19215 NW 72ND AVE
ALACHUA, FL 32615-7719

05970-002-000
MARTIN DOUG & ANNA W
2350 BRIDGE CREEK RD
MARIANNA, FL 32448

05949-011-001
ROUHANI & BRANTLY ASSOCIATES LLC
2475 NW 138TH TER
GAINESVILLE, FL 32606

05949-009-000
STATE OF FLORIDA IIF
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

05970-000-000
STOR-ALL SELF STORAGE LLC
4249 WHISPERWOOD CIR
VALDOSTA, GA 31602-4962

05970-001-004
STOR- ALL SELF STORAGE LLC
4249 WJISPERWOOD CIR
VALDOSTA, FL 31602-4962

05964-005-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE, FL 32608

05964-006-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE, FL 32608

05964-002-001
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05964-002-000
UPLAND INDUSTRIAL PARK OWNERS ASSN INC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05964-002-002
UPLAND PROPERTIES OF NCF LLC
6318 NW 18TH DR
GAINESVILLE, FL 32653

05964-004-000
CHARLES PERRY PARTNERS INC
8200 NW 15TH PL
GAINESVILLE, FL 32606

05949-004-000
CALVARY BAPTIST CHURCH OF ALA
PO BOX 1227
ALACHUA, FL 32616-1227

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA, FL 32616

05949-006-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

05949-019-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

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CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

05949-011-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

Pat. avery.com/patents
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Utilisez le Gabarit Avery 5160

AVERY 5160
Easy Peel® Address Labels
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Go to avery.com/templates
Use Avery Template 5160

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
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Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
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Gainesville, FL 32641

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Alachua, FL 32616

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Alachua, FL 32615

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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

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel
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Utilisez le Gabarit Avery 5160

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 12/8/2020
SUBJECT: 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).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve 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 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 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.

Summary

This application is 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 the construction of a ±2,550 square foot building addition with associated site improvements.

The subject property is ±2.14 acres in area and is located at 6409 NW 123rd Place, in McGinley Industrial Park. Access to the subject property will be provided by two (2) existing ingress/egresses to NW 123rd Place.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located on-site and to the west of the proposed parking area.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Ray's Metal Works
- Application & Supporting Materials
- Public Notice Materials for the 12/8/20 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: December 8, 2020
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan ±2,550 square foot building addition with associated site improvements
APPLICANT/AGENT:	Sergio Reyes, P.E., EDA Consultants, Inc.
PROPERTY OWNER:	Ray's Metal Works, Inc.
LOCATION:	6409 NW 123rd Place
PARCEL ID NUMBERS:	05893-010-009
FLUM DESIGNATION:	Industrial
ZONING:	Industrial General (IG)
OVERLAY:	N/A
ACREAGE:	±2.14 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve 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.
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 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.*

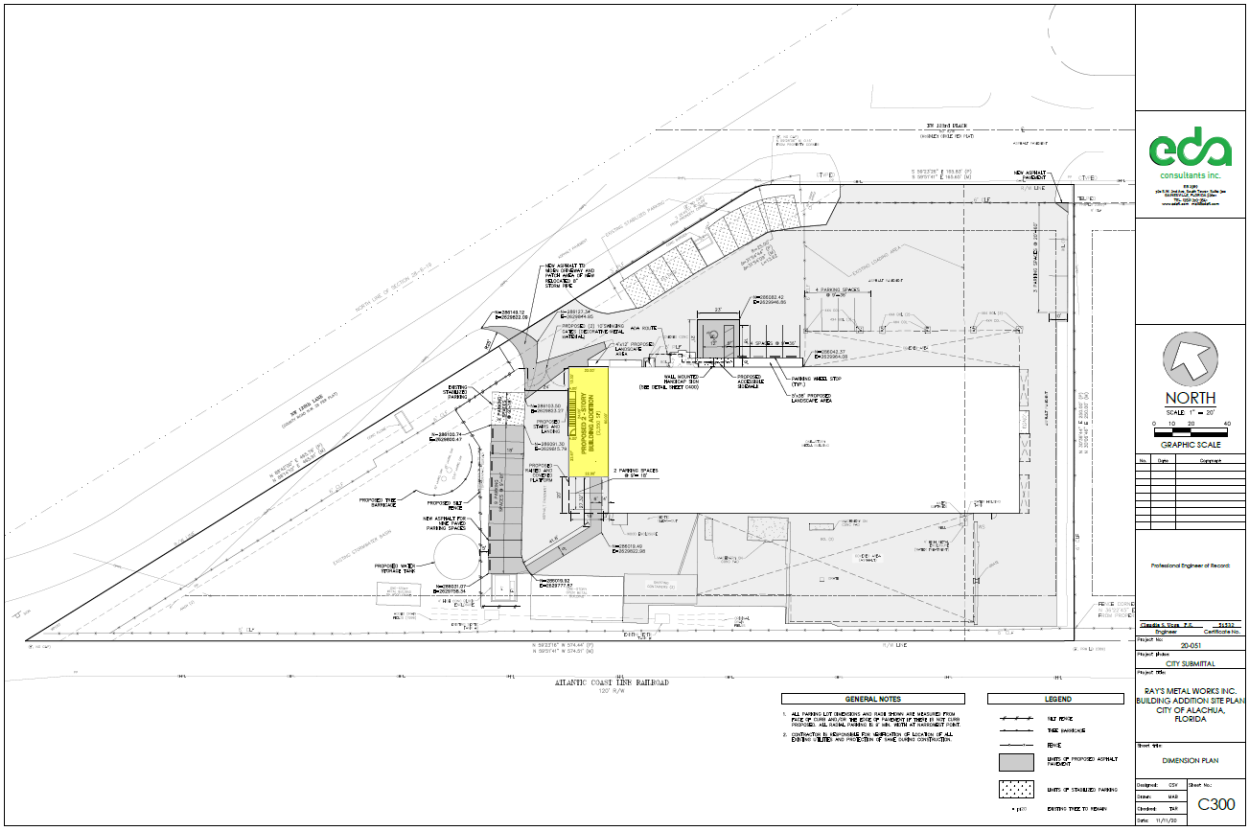
SUMMARY

This application is 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 the construction of a ±2,550 square foot building addition with associated site improvements.

The subject property is ±2.14 acres in area and is located at 6409 NW 123rd Place, in McGinley Industrial Park. Access to the subject property will be provided by two (2) existing ingress/egresses to NW 123rd Place.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located on-site and to the west of the proposed parking area.

Illustration 1. Ray's Metal Works, Inc. – Site & Dimension Plan (Addition in Yellow)



SURROUNDING USES

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

intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Map 1. Vicinity Map

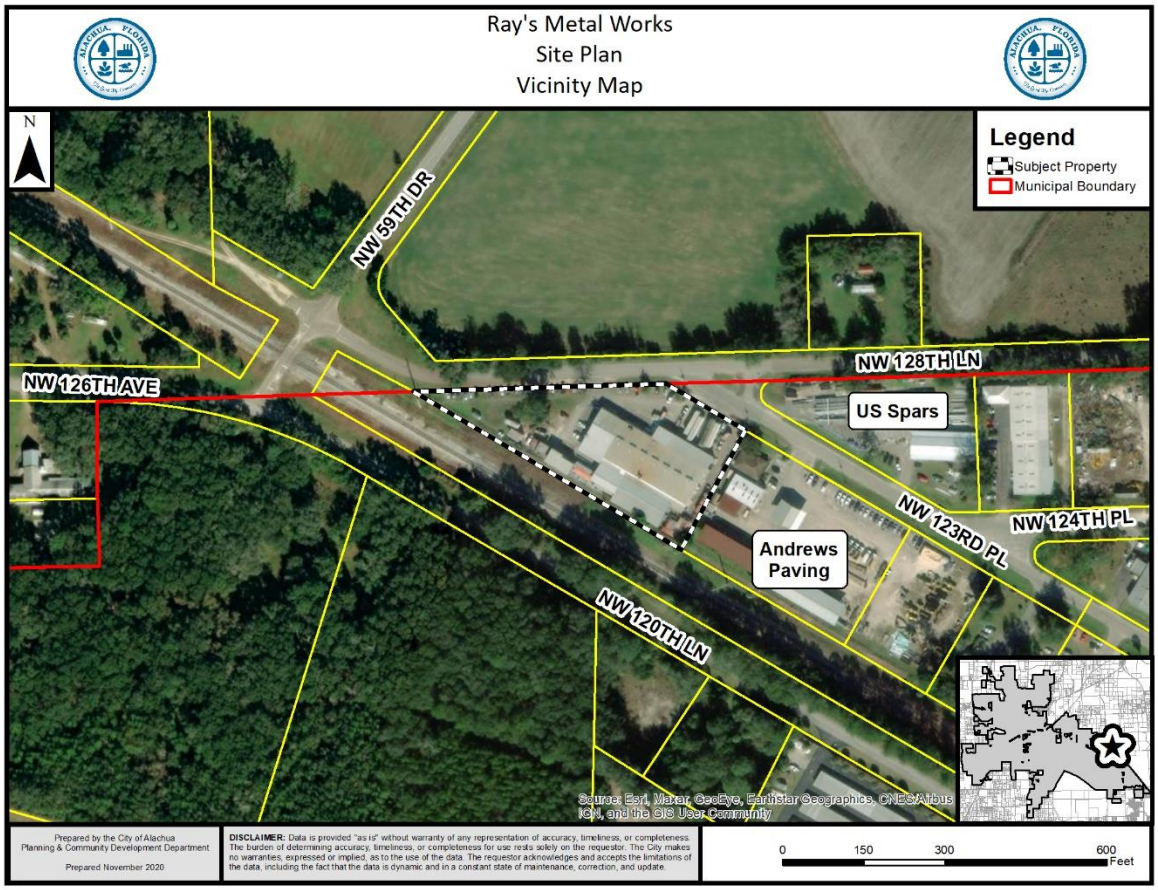


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Land	UF Campus Master Plan	Agricultural (County)
South	CSX Right-of-Way	N/A	N/A
East	Andrews Paving / McGinley Industrial Park	Industrial	Industrial General (IG)
West	NW 128th Lane / NW 59th Drive / NW 120th Lane	N/A	N/A

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of

the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held virtually on August 29, 2020. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 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: 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 existing business is 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: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable

landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the development, the landscaped areas will exceed the minimum 10% area required by Policy 2.4.a.

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

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

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

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

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

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

Evaluation and Findings: The development is not located within the City's utility service area. The building addition will be served by an existing well and an existing septic system.

Transportation Element

Objective 1.1: Level of Service

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

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

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings: The site plan demonstrates that the development will comply with Objective 1.1 and Policies 1.3.a, 1.3.d, and 1.3.g, which are implemented by the standards found within Section 6.1 of the City's Land Development Regulations. Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The site plan also provides the minimum number of required accessible parking spaces.

Community Facilities Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which shall include all areas where wastewater service is available. Wastewater service shall be deemed available if:

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The development is not located within the City's utility service area. The building addition will be served by an existing septic system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Evaluation and Findings: An analysis of the development's impacts to solid waste facilities is provided within this report. The development will not adversely affect the level of service for solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

3. A water main exists within 2,640 feet of any proposed residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The development is not located within the City's utility service area. The building addition will be served by an existing well.

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: 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.

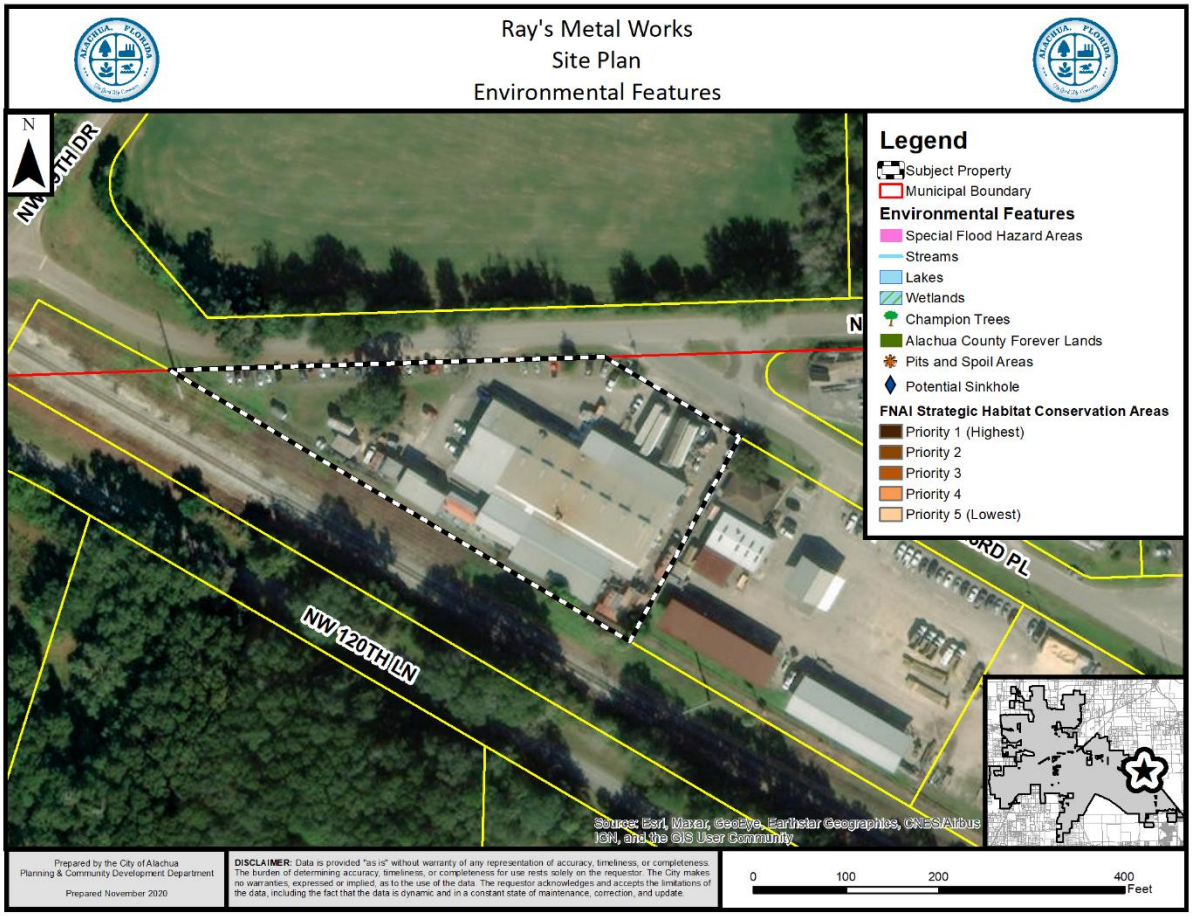
ENVIRONMENTAL CONDITIONS ANALYSIS

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.

Map 2. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: 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 Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil types found on the subject property:

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Tavares Sand (0% - 5% slopes)
Hydrologic Soil Group: A
This soil type is moderately well drained and permeability is rapid to very rapid at the surface. This soil has slight limitations for small commercial buildings and local roads and streets.

Evaluation: The soil types present on the subject property do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: 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 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 proposed development will be utilized for heavy manufacturing. Article 10 of the City's LDRs defines "heavy manufacturing" as: "manufacturing uses that involve the generation outside the property of noise, odor, vibration or dust. Examples include, but are not limited to: manufacture or assembly of machinery, equipment, instruments, vehicles, appliances, communications equipment, computer or electronic equipment, precision items and other electrical items; the processing of food and related products; lumber mills, pulp and paper mills, and the manufacture of other wood products; and electric power generation plants…" Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the IG zoning district permits heavy manufacturing uses.

(3) ***Zone District Use-Specific Standards***
The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: The use type proposed by the development is the "heavy manufacturing" use type. Section 4.3.4(D)(1) establishes use-specific standards for heavy manufacturing uses. The subject property is presently developed and will comply to the maximum extent practicable with the use-specific standards established in Section 4.3.4(D)(1).

(4) ***Development and Design Standards***
The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all applicable and relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, and Section 6.9, Environmental Protection Standards.

(5) ***Subdivision Standards***
In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

(6) ***Complies with All Other Relevant Laws and Ordinances***
The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Urban	D
4	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].
3 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Single-Tenant Office Building (ITE Code 715)	29 (14 / 15)	5 (4 / 1)	4 (1 / 3)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT –11.25 trips per 1,000 square feet x 2,550 square feet (50% entering/50% exiting); AM Peak Hour – 1.78 trips per 1,000 square feet x 2,550 square feet (89% entering/11% exiting); PM Peak Hour –1.71 trips per 1,000 square feet x 2,550 square feet (15% entering/85% exiting.)

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 3 US 441 (from MPO Boundary to CR 235 East Intersection) [1]	Segment 4 US 441 (from CR 25A East Intersection to SR 235)[1]
Average Annual Daily Trips		
Maximum Service Volume[2]	43,000	45,700
Existing Traffic[3]	22,740	20,011
Reserved Trips[4]	2,302	6,161
Available Capacity[4]	17,958	19,528
Increase/Decrease in Daily Trips Generated by Development[5]	15	15
Residual Capacity After Development's Impacts[6]	17,943	19,513

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 Trip Distribution: Segment 3 – 50%; Segment 4 – 50%.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 3 US 441 (from MPO Boundary to CR 235 East Intersection) [1]	Segment 4 US 441 (from CR 25A East Intersection to SR 235)[1]
PM Peak Hour Trips		
Maximum Service Volume[2]	3,870	4,110
Existing Traffic[3]	2,047	1,901
Reserved Trips[4]	194	616
Available Capacity[4]	1,629	1,593
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	2	2
Residual Capacity After Development's Impacts[6]	1,627	1,591

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 Trip Distribution: Segment 3 – 50%; Segment 4 – 50%.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above. The impacts that will be generated by the development are acceptable.

Potable Water Impacts

Evaluation: The subject property is not located within the City's utility service area, and as such there will be no impact upon the City's potable water system. The development will have no impact to the Level of Service (LOS) of the potable water system.

Sanitary Sewer Impacts

Evaluation: The subject property is not located within the City's utility service area, and as such there will be no impact upon the City's sanitary sewer system. The development will have no impact to the Level of Service (LOS) of the sanitary sewer system.

Solid Waste Impacts

Table 5. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	39,744	7,253.28
Reserved Capacity[2]	4,371.79	797.85
Increase/Decrease in Demand Generated by Application[3]	30.6	5.58
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1. *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).*
2. *City of Alachua October 2020 Development Monitoring Report.*
3. *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4. *New River Solid Waste Facility, April 2020.*

Evaluation: The impacts to the solid waste system that will be generated by the development will not adversely affect the Level of Service (LOS) for solid waste facilities. The impacts that will be generated by the development are therefore acceptable.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT "A"
TO
RAY'S METAL WORKS
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide documentation from the Alachua County Health Department confirming no modifications to the existing septic system(s) is (are) required. Such documentation shall be provided to the City prior to applying for a building permit for any improvements associated with this Site Plan and Development Order.

2. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.

3. The applicant agrees that Conditions 1 – 2 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 3 as stated herein.

EXHIBIT "B"

TO

RAY'S METAL WORKS, INC.
SITE PLAN
STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

September 30, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
Planning and Community Development Department
PO Box 9
Alachua, FL 32616

Re: Ray's Metal Works
Site Plan Application Submittal

Justin:

The proposed project is a proposed building addition with related parking and utility improvements for the existing Ray's Metal Works facility located at 6409 NW 123rd Place on Tax Parcel No. 05893-010-009. The project site is an existing developed industrial site located on approximately 2.14 (+/-) acres surrounded by a variety of similar industrial uses within the McGinley Industrial Park.

Included with this letter is all supporting information required for a Site Plan submittal package showing the proposed site improvements.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

Claudia Vega, P.E.
Director of Engineering

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 5, 2020

Sent by electronic mail to sreyes@edafl.com

Sergio Reyes, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Completeness Review: Ray's Metal Works Building Addition Site Plan Application

Dear Mr. Reyes:

On September 30, 2020, the City of Alachua received your application for a Site Plan on behalf of Ray's Metal Works, Inc. The application proposes the construction of a ±2,550 square foot building addition with associated site improvements on a ±2.14 acre subject property, consisting of Tax Parcel Number 05893-010-009.

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, October 12, 2020**.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

Please address the following:

1. **Fire Department Access and Water Supply: P**rovide fire flow calculations and available supply to site.

2. **Mailing Labels:** Tax Parcels 05898-003-000 and 05898-004-000 are located within 400 feet of the subject property. Provide 1 set of mailing labels for the above referenced properties.

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

October 12, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Completeness Review
Ray's Metal Works Building Addition Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on October 5, 2020 are below.

1. **Fire Department Access and Water Supply:** Provide fire flow calculations and available supply to site.
   RESPONSE: The requested fire flow calculations are attached. The Owner will provide a tank with the required capacity per NPFA for rural applications. The source for the fire tank is from the existing potable well.

2. **Mailing Labels:** Tax Parcels 05898-003-000 and 05898-004-000 are located within 400 feet of the subject property. Provide 1 set of mailing labels for the above referenced properties.
   RESPONSE: The requested labels are provided with this resubmittal.

Zimbra **ju_tabor@cityofalachua.org**

Re: Fwd: Ray's Metal Works - Tank Location

From : Brian Green <bgreen@AlachuaCounty.US> Mon, Oct 19, 2020 03:36 PM
Subject : Re: Fwd: Ray's Metal Works - Tank Location 8 attachments
To : Justin Tabor <jtabor@cityofalachua.org>

Justin

The tank location is acceptable.

Brian Green
Plans Reviewer/Inspector
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3103 (office) • 352-494-3140 Cell (mobile)

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

On Oct 19, 2020 9:30 AM, Justin Tabor <jtabor@cityofalachua.org> wrote:
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brian,

Please see the attached drawing which shows the proposed storage tank location for Ray's.

Please let me know at your earliest convenience if this location is acceptable.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: "Claudia Vega" <cvega@edafl.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Sergio Reyes" <sreyes@edafl.com>, "Clay Sweger" <csweger@edafl.com>
Sent: Monday, October 19, 2020 9:27:45 AM
Subject: RE: Ray's Metal Works - Tank Location

Justin, attached is the updated plan with the location of the storage tank. Please let me know if you have any questions.

Claudia S. Vega, P.E.
Director of Engineering
cvega@edafl.com
edafl.com

720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, October 13, 2020 4:07 PM
To: Claudia Vega <cvega@edafl.com>
Cc: Sergio Reyes <sreyes@edafl.com>
Subject: Ray's Metal Works - Tank Location

Claudia,

Do you have an updated dimension plan that shows the location of the proposed water storage tank for fire suppression? The fire inspector is requesting to know where it will be located.

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

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City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 20, 2020

Sent by electronic mail to sreyes@edafl.com

Sergio Reyes, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Development Review Team (DRT) Summary: Ray's Metal Works Building Addition Site Plan

Dear Mr. Reyes:

On September 30, 2020, the City of Alachua received your application for a Site Plan on behalf of Ray's Metal Works, Inc. The application proposes the construction of a ±2,550 square foot building addition with associated site improvements on a ±2.14 acre subject property, consisting of Tax Parcel Number 05893-010-009. A completeness review was performed on October 5, 2020 and the application was determined to be complete on the same date.

The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:40 PM** on **Wednesday, October 21, 2020** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, November 4, 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 **December 8, 2020 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Section 6.1, Off-Street Parking and Loading*
   a. Sheet C100 notes that 8 parking spaces are required in order to comply with Section 6.1.3(A)(2) for the proposed building addition. The plan shows 8 parking spaces to be striped, however, the 4 regular spaces and 1 handicap space to the north of the building are located in an area where 6 unstriped spaces presently exist. Existing development on the site appears to be nonconforming to current parking standards. The removal of 6 existing parking spaces to accommodate parking required for the building addition increases the existing nonconformity, which is not permissible per Section 8.1.6. Please address.
   b. Parking calculations on Sheet C100 must indicate how many spaces are required to comply with Section 8.7.2(A) (12% of the total number required per code for the existing building area).
   c. Provide the total number of existing spaces on Sheet C100.

2. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. *Zamia integrifolia*, common name of Coontie, is proposed to be planted to fulfill parking lot perimeter screening requirements. This species will likely not fulfill the buffer required by Section 6.2.2(D)(2)(b)(iv)c., which requires a continuous opaque screen of shrub material parallel to the parking lot area that must reach 36 inches in height within three years. An alternative shrub species must be used which will provide the required screen as set forth in Section 6.2.2(D)(2)(b)(iv)c.
   b. NE Perimeter Buffer: Sheet L202 labels the area to the northeast of the subject property as "Agriculture". Adjacent use to northeast is industrial.
   c. Provide wheel stops or other method which eliminates the potential for vehicles to overhang into landscaped area adjacent to proposed parking.

3. *Section 6.3, Fencing*
   a. Specify fencing material of proposed swinging gates. Note that galvanized chain link is prohibited when visible from the right-of-way per Section 6.3.5(B).

4. *Section 6.4, Exterior Lighting*
   a. Architectural plans depict wallpack lighting. If new exterior lighting or changes to exterior lighting are proposed, a photometric plan demonstrating compliance with the provisions of Section 6.4 is required. If no new exterior lighting or changes to exterior lighting are proposed, revise the architectural plans.

5. *Utilities*
   a. The applicant has included a memorandum within the application materials stating that no new employees are being hired, therefore there is no increase in wastewater. Provide documentation from the Alachua County Health Department confirming no modifications to the existing septic system(s) is (are) required due to the increase in building area.

6. *Concurrency Impact Analysis*
   a. Trip generation utilizes ITE Code 710 – General Office Building. The description of ITE Code 710 states that a general office building houses multiple tenants, and that a general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (ITE Code 712). ITE Code 712 or ITE Code 715 – Single-Tenant Office Building – appear to be more applicable to the project than ITE Code 710. Revise accordingly.

7. *Comprehensive Plan Consistency Analysis*
   a. In response to FLUE Policy 1.5.d.2, please clarify the statement that "no buffering requirements are required per code". Reference Section 8.7.2(A).
   b. If any new exterior lighting or changes to exterior lighting are proposed, update response to FLUE Policy 1.5.d.6.

8. *LDR Consistency*
   a. In the analysis of compliance with Section 8.7.2, clarify the statement that the total amount of parking for the facility (existing and proposed) is 26, thereby in compliance with the code. Code minimum parking must be paved, and not all 26 spaces are paved.

9. *Public Services / Fire Rescue / Engineering Review Comments*
   a. See comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated October 7, 2020.
   b. The applicant must address the comments provided by Brian Green of Alachua County Fire Rescue as provided in an email dated October 5, 2020.

c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated October 15, 2020.

10. *Minor Revisions*
    a. Sheet L100: Heritage and regulated tree protection details and notes appear to be applicable to another jurisdiction.
        i. Per Section 6.2.1(D)(2)(a), the minimum height of protective tree barricades is 4 feet.
        ii. Per Section 6.2.1(D)(2)(a), tree barricades 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.
        iii. Per Section 6.2.1(D)(2)(a), protective barricades shall be constructed of either wooden corner posts at least four inches in width by four inches in depth by four feet in height buried one foot deep with at least two courses of wooden side slats at least two inches in width by four feet with colored flagging or colored mesh construction fencing attached or constructed of one inch angle iron corner posts with brightly colored mesh construction fencing attached.
        iv. Revise notes to incorporate the requirements of Section 6.2.1(D)(2)(a) – (h).
    b. Sheet C310, Section VI, Controls for Other Potential Pollutants: Note 3 states the development will connect to City water and wastewater systems.
    c. Sheet L202: There is a typographical error in the east perimeter buffer label.
    d. Concurrency Impact Analysis: There is a typographical error in the final sentences of the narratives for potable water and sanitary sewer facilities.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., dated October 7, 2020
Email from Brian Green, Alachua County Fire Rescue, dated October 5, 2020
Memorandum from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated October 15, 2020

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Oct 7, 2020**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 10/07/2020

RE: **Rays' Metal Works Building Addition Site Plan**

Public Services has reviewed the Ray's Metal Works Building Addition Site Plan (Sept 30th Submittal) and offer the following comments. Review was specific to Public Services utilities.

NO.	COMMENTS
1.	**Sept 30 Submittal Comment** Public Services has no comments because CoA utilities do NOT interface with the site. Well(s) are the water supply, and wastewater is treated by means of a septic tank. Electric power is provided by a utility other than CoA. **Approved.**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician

RE: Request for Review: Ray's Metal Works Site Plan

From : Brian Green <bgreen@AlachuaCounty.US> Mon, Oct 05, 2020 03:31 PM
Subject : RE: Request for Review: Ray's Metal Works Site Plan 7 attachments
To : Justin Tabor <jtabor@cityofalachua.org>

Justin,

Ray's Metal Works needs to show fire flow needed and means of providing water for firefighting for proposed building. The proposed building will have to have complete fire separation from the existing building due to the square footage and the requirement today of fire sprinklers.

Brian Green
Plans Reviewer/Inspector
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3103 (office) • 352-494-3140 Cell (mobile)

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JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

October 15, 2020

Mr. Justin Tabor, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Dear Mr. Tabor:

As you requested, we have reviewed the Rays Metal Works Inc. Building Addition Site Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 9/30/2020. Our review generated a few minor comments and recommendations that are outlined below.

C100

1. Please show all of the architectural drawings provided in this set in the drawing index.
2. Please show parking to be removed vs. proposed in the parking calculations table to ensure adequate parking is available for the site.

C200

1. Suggest showing a sawcut line along the expansion to the entrance to avoid awkward patched asphalt. Coordinate with county staff regarding county road connection.
2. Is Septic Tank #2 currently in operation? If so, please show existing wastewater lines which feed this septic tank and if any will be removed with demolition.

C300

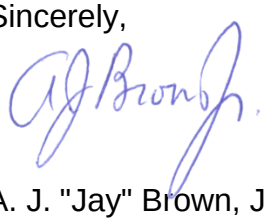
1. Suggest adding a stop bar, stop sign, and yellow center line striping to the entrance of the property.
2. Please show and label existing doors to the building for clarity, particularly on the north side of the building near the proposed handicap space.

C400

1. Add +/- to spots where proposed asphalt is matching existing asphalt. Please provide additional spots in these areas to ensure proper drainage flow.
2. Please provide zoomed in detail of handicap area or shift some spots around for clarity. Several spots are difficult to read due to overlapping text.
3. Please show and label accessible path from the handicap space to the door which will be used for accessible access.

4. Consider switching the handicap striping to the west side of the handicap space. This would allow the possibility to extend the landscape strip and provide a shorter accessible path.
5. Will landscape area be curbed? If not, consider providing wheel stops or a decorative fence to protect landscaped area.
6. Please provide additional spots at widening of entrance in order to demonstrate positive drainage.
7. Please provide additional spots at the back of the new proposed parking spaces on the southwest corner of the project site.
8. Suggest removing one of the cleanouts for the stormwater system and slightly rerouting the line to save cost.
9. Please show how the proposed gutter will tie into the stormwater system.
10. The concrete to be removed on the southwest section of the site appears to go into the existing stabilized parking. If concrete is to be removed in this area, please provide detail of stabilized parking area and extents of area that will need to be reshaped due to removal of concrete.

Sincerely,



A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Claudia S. Vega

November 4, 2020

Justin Tabor, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Re: Development Review Team (DRT) Summary
Ray's Metal Works Building Addition Site Plan

Dear Mr. Tabor:

The applicant's responses to the insufficiency report issued on October 20, 2020 are below:

1. *Section 6.1, Off-Street Parking and Loading*
a. Sheet C100 notes that 8 parking spaces are required in order to comply with Section 6.1.3(A)(2) for the proposed building addition. The plan shows 8 parking spaces to be striped, however, the 4 regular spaces and 1 handicap space to the north of the building are located in an area where 6 unstriped spaces presently exist. Existing development on the site appears to be nonconforming to current parking standards. The removal of 6 existing parking spaces to accommodate parking required for the building addition increases the existing nonconformity, which is not permissible per Section 8.1.6. Please address.
RESPONSE: Sheet C100 – Parking Calculation table has been revised to conform with parking space requirements. Parking Calculation table has been revised for clarity demonstrating existing and proposed parking spaces according to Section 8.72.2(A). Notes have been added for further clarity.

b. Parking calculations on Sheet C100 must indicate how many spaces are required to comply with Section 8.7.2(A) (12% of the total number required per code for the existing building area).
RESPONSE: Sheet C100 has been revised to indicate how many spaces are required to comply with Section 8.7.2(A). (See note #3 on Parking Calculations)

c. Provide the total number of existing spaces on Sheet C100.
RESPONSE: Parking Calculation table has been revised to show the number of existing spaces on Sheet C100.

2. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
a. *Zamia integrifolia*, common name of Coontie, is proposed to be planted to fulfill parking lot perimeter screening requirements. This species will likely not fulfill the buffer required by Section 6.2.2(D)(2)(b)(iv)c., which requires a continuous opaque screen of shrub material parallel to the parking lot area that must reach 36 inches in height within three years. An alternative shrub species must be used which will provide the required screen as set forth in Section 6.2.2(D)(2)(b)(iv)c.
RESPONSE: *Zamia integrifolia* has been replaced with *Viburnum suspensum*. See Sheet L202.

b. NE Perimeter Buffer: Sheet L202 labels the area to the northeast of the subject property as "Agriculture". Adjacent use to northeast is industrial.
RESPONSE: NE Perimeter Buffer has been corrected to Industrial. See Sheet L202.

c. Provide wheel stops or other method which eliminates the potential for vehicles to overhang into landscaped area adjacent to proposed parking.
RESPONSE: Wheel stops have been added to the plan to prevent vehicles to overhang into landscaped areas.

3. *Section 6.3, Fencing*
a. Specify fencing material of proposed swinging gates. Note that galvanized chain link is prohibited when visible from the right-of-way per Section 6.3.5(B).
RESPONSE: Fencing material of proposed swinging gates has been added to the plans.

4. *Section 6.4, Exterior Lighting*
a. Architectural plans depict wallpack lighting. If new exterior lighting or changes to exterior lighting are proposed, a photometric plan demonstrating compliance with the provisions of Section 6.4 is required. If no new exterior lighting or changes to exterior lighting are proposed, revise the architectural plans.
RESPONSE: No changes to exterior lighting are proposed.

5. *Utilities*
a. The applicant has included a memorandum within the application materials stating that no new employees are being hired, therefore there is no increase in wastewater. Provide documentation from the Alachua County Health Department confirming no modifications to the existing septic system(s) is (are) required due to the increase in building area.
RESPONSE: We have contacted the Alachua County Health Department and will provide the documentation required before approval of the site plan.

6. *Concurrency Impact Analysis*
a. Trip generation utilizes ITE Code 710 – General Office Building. The description of ITE Code 710 states that a general office building houses multiple tenants, and that a general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (ITE Code 712). ITE Code 712 or ITE Code 715 – Single-Tenant Office Building – appear to be more applicable to the project than ITE Code 710. Revise accordingly.
RESPONSE: Trip generation has been revised to ITE Code 715 Single Tenant Office Space as per request.

7. *Comprehensive Plan Consistency Analysis*
a. In response to FLUE Policy 1.5.d.2, please clarify the statement that "no buffering requirements are required per code". Reference Section 8.7.2(A).
RESPONSE: The landscape plan provides additional buffering and landscaping as required by section 8.7.2(A). The Consistency Analysis document has been updated.

b. If any new exterior lighting or changes to exterior lighting are proposed, update response to FLUE Policy 1.5.d.6.
RESPONSE: No changes to exterior lighting are proposed.

8. *LDR Consistency*

a. In the analysis of compliance with Section 8.7.2, clarify the statement that the total amount of parking for the facility (existing and proposed) is 26, thereby in compliance with the code. Code minimum parking must be paved, and not all 26 spaces are paved.
RESPONSE: The plan proposes to increase the number of paved parking spaces by 12% by providing 4 additional paved parking spaces(27 required * 12% = 4 spaces) in addition to the 8 proposed parking spaces for the building addition. See note on Cover Sheet, C100.

9. *Public Services / Fire Rescue / Engineering Review Comments*
a. See comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated October 7, 2020.
RESPONSE: Comments by Tom Ridgik has been addressed.

b. The applicant must address the comments provided by Brian Green of Alachua County Fire Rescue as provided in an email dated October 5, 2020.
RESPONSE: Comments by Brian Green has been addressed.

c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated October 15, 2020.
RESPONSE: All comments have been addressed and revised according to JBrown Professional Group comments.

10. *Minor Revisions*
a. Sheet L100: Heritage and regulated tree protection details and notes appear to be applicable to another jurisdiction.

i. Per Section 6.2.1(D)(2)(a), the minimum height of protective tree barricades is 4 feet.
ii. Per Section 6.2.1(D)(2)(a), tree barricades 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.
iii. Per Section 6.2.1(D)(2)(a), protective barricades shall be constructed of either wooden corner posts at least four inches in width by four inches in depth by four feet in height buried one foot deep with at least two courses of wooden side slats at least two inches in width by four feet with colored flagging or colored mesh construction fencing attached or constructed of one inch angle iron corner posts with brightly colored mesh construction fencing attached.
iv. Revise notes to incorporate the requirements of Section 6.2.1(D)(2)(a) – (h).

RESPONSE: Details have been updated accordingly to match Section 6.2.1(D)(2)(a)-(h).

b. Sheet C310, Section VI, Controls for Other Potential Pollutants: Note 3 states the development will connect to City water and wastewater systems.
RESPONSE: Note 3 from Section VI – Controls for Other Potential Pollutants has been removed.

c. Sheet L202: There is a typographical error in the east perimeter buffer label.
RESPONSE: Error has been corrected. See Sheet L202.

d. Concurrency Impact Analysis: There is a typographical error in the final sentences of the narratives for potable water and sanitary sewer facilities.
RESPONSE: The typographical errors in the water and sanitary narratives have been corrected.

Fire Rescue Comments

Ray's Metal Works needs to show fire flow needed and means of providing water for firefighting for proposed building. The proposed building will need to have complete fire separation from the existing building due to the square footage and the requirement today of fire sprinklers.
RESPONSE: A proposed water tank has been added to the plan to meet fire flow demands.

JBrown Comments

C100
1. Please show all of the architectural drawings provided in this set in the drawing index.
RESPONSE: All architectural drawings are now been shown in the drawing index.

2. Please show parking to be removed vs. proposed in the parking calculations table to ensure adequate parking is available for the site.
RESPONSE: Parking Calculations table has been revised to show how many parking spots are being added or removed.

C200
1. Suggest showing a sawcut line along the expansion to the entrance to avoid awkward patched asphalt. Coordinate with county staff regarding county road connection.
RESPONSE: County staff has been contacted for road connection.

2. Is Septic Tank #2 currently in operation? If so, please show existing wastewater lines which feed this septic tank and if any will be removed with demolition.
RESPONSE: Existing wastewater line for Tank #2 is now shown in the plan.

C300
1. Suggest adding a stop bar, stop sign, and yellow center line striping to the entrance of the property.
RESPONSE: The project location is in a rural area and therefore has low traffic volumes. A stop sign and stop bar are not necessary.

2. Please show and label existing doors to the building for clarity, particularly on the north side of the building near the proposed handicap space.
RESPONSE: Labels and existing doors are now being shown in the building for clarity.

C400
1. Add +/- to spots where proposed asphalt is matching existing asphalt. Please provide additional spots in these areas to ensure proper drainage flow.
RESPONSE: Additional spot elevations with +/- has been added to help match existing asphalt.

2. Please provide zoomed in detail of handicap area or shift some spots around for clarity. Several spots are difficult to read due to overlapping text.
RESPONSE: A zoomed detail of the handicap area has been provided for clarity.

3. Please show and label accessible path from the handicap space to the door which will be used for accessible access.

RESPONSE: ADA accessible route path is now shown in Sheet C300.

4. Consider switching the handicap striping to the west side of the handicap space. This would allow the possibility to extend the landscape strip and provide a shorter accessible path.
RESPONSE: Handicap striping cannot be moved to the west side.

5. Will landscape area be curbed? If not, consider providing wheel stops or a decorative fence to protect landscaped area.
RESPONSE: Wheels stops have been provided.

6. Please provide additional spots at widening of entrance in order to demonstrate positive drainage.
RESPONSE: Additional spot elevations have been added.

7. Please provide additional spots at the back of the new proposed parking spaces on the southwest corner of the project site.
RESPONSE: Additional spots on the SW corner of the project site have been added.

8. Suggest removing one of the cleanouts for the stormwater system and slightly rerouting the line to save cost.
RESPONSE: Due to the topography of the project site is best to keep both cleanouts for the stormwater system.

9. Please show how the proposed gutter will tie into the stormwater system.
RESPONSE: Proposed gutter will flow over the pavement to the stormwater system. Proposed gutters are not attached to stormwater pipes.

10. The concrete to be removed on the southwest section of the site appears to go into the existing stabilized parking. If concrete is to be removed in this area, please provide detail of stabilized parking area and extents of area that will need to be reshaped due to removal of concrete.
RESPONSE: Not detail is necessary with current revisions.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 9, 2020

Sent by electronic mail to sreyes@edafl.com

Sergio Reyes, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Development Review Team (DRT) Comments – Resubmittal #1: Ray's Metal Works Building Addition Site Plan

Dear Mr. Reyes:

On November 4, 2020, the City of Alachua received your revised application for a Site Plan on behalf of Ray's Metal Works, Inc. The application proposes the construction of a ±2,550 square foot building addition with associated site improvements on a ±2.14 acre subject property, consisting of Tax Parcel Number 05893-010-009. The revised application received on October 29, 2020 was submitted to address the Development Review Team (DRT) comments issued to you in a letter dated October 20, 2020 and as discussed at a DRT Meeting held on October 21, 2020.

Upon review of the revised application and materials, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board (PZB).

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, November 12, 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 **December 8, 2020 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

Previous Comments – 10/20/20 Letter

1. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. *Zamia integrifolia*, common name of Coontie, is proposed to be planted to fulfill parking lot perimeter screening requirements. This species will likely not fulfill the buffer required by Section 6.2.2(D)(2)(b)(iv)c., which requires a continuous opaque screen of shrub material parallel to the parking lot area that must reach 36 inches in height within three years. An alternative shrub species must be used which will provide the required screen as set forth in Section 6.2.2(D)(2)(b)(iv)c.

      Remaining Issue: *Zamia integrifolia* remains along the parking lot perimeter of the unpaved parking located between the project's two ingress/egress points.

2. *Utilities*
   a. The applicant has included a memorandum within the application materials stating that no new employees are being hired, therefore there is no increase in wastewater. Provide documentation from the Alachua County Health Department confirming no modifications to the existing septic system(s) is (are) required due to the increase in building area.

      Remaining Issue: Comment not addressed.

3. *Concurrency Impact Analysis*
   a. Trip generation utilizes ITE Code 710 – General Office Building. The description of ITE Code 710 states that a general office building houses multiple tenants, and that a general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (ITE Code 712). ITE Code 712 or ITE Code 715 – Single-Tenant Office Building – appear to be more applicable to the project than ITE Code 710. Revise accordingly.

      Remaining Issue: Trip generation calculations were updated on Sheet C000 of the plans but not within the Concurrency Impact Analysis.

4. *LDR Consistency*
   a. In the analysis of compliance with Section 8.7.2, clarify the statement that the total amount of parking for the facility (existing and proposed) is 26, thereby in compliance with the code. Code minimum parking must be paved, and not all 26 spaces are paved.

      Remaining Issue: The narrative provided within the analysis of compliance with Section 8.7.2 assumes a 90% / 10% split between industrial space and office space. This split is inconsistent with the parking calculations provided on Sheet C000. Additionally, the number of spaces required per code is inconsistent between the two documents. To comply with the applicable code revisions for paved parking, 23 parking spaces must be paved (11 existing + 4 spaces per Section 8.7.2 + 8 spaces for the proposed building addition). Please revise the narrative accordingly.

New Comments – 10/29/20 Resubmittal

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated November 9, 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. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Letter from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated November 9, 2020

c: Adam Boukari, City Manager *(by electronic mail)*
William DaRoza, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

November 9, 2020

Mr. Justin Tabor, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Ray's Metal Works – Site Plan Review #2

Dear Mr. Tabor:

As you requested, we have reviewed the Rays Metal Works Inc. Building Addition Site Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 11/05/2020. Our review generated a few minor comments and recommendations that are outlined below.

C400

1. Please add additional spots on the backside of the western proposed parking spaces to demonstrate if the proposed parking will drain west towards the basin or east into the parking lot.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Claudia S. Vega

November 4, 2020

Justin Tabor, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

RECEIVED
NOV 12 2020
BY:

Re: Development Review Team (DRT) Comments – Resubmittal #1
Ray's Metal Works Building Addition Site Plan

Dear Mr. Tabor:

The applicant's responses to the insufficiency report issued on November 9, 2020 are below:

Previous Comments – 10/20/20 Letter

1. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*

a. *Zamia integrifolia*, common name of Coontie, is proposed to be planted to fulfill parking lot perimeter screening requirements. This species will likely not fulfill the buffer required by Section 6.2.2(D)(2)(b)(iv)c., which requires a continuous opaque screen of shrub material parallel to the parking lot area that must reach 36 inches in height within three years. An alternative shrub species must be used which will provide the required screen as set forth in Section 6.2.2(D)(2)(b)(iv)c.

Remaining Issue: *Zamia integrifolia* remains along the parking lot perimeter of the unpaved parking located between the project's two ingress/egress points.

RESPONSE: The Zamia integrifolia has been replaced with Buddleia lindleyana (Butterfly Bush), which per UF IFAS Extension, grows to a spread of 4-6 feet. See Sheet L202 for the updated Landscape Plan.

2. *Utilities*

a. The applicant has included a memorandum within the application materials stating that no new employees are being hired, therefore there is no increase in wastewater. Provide documentation from the Alachua County Health Department confirming no modifications to the existing septic system(s) is (are) required due to the increase in building area.

Remaining Issue: Comment not addressed.

RESPONSE: See revised memo with correspondence from Alachua County Health department.

3. *Concurrency Impact Analysis*

a. Trip generation utilizes ITE Code 710 – General Office Building. The description of ITE Code 710 states that a general office building houses multiple tenants, and that a general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (ITE Code 712). ITE Code 712 or ITE Code 715 – Single-Tenant Office Building – appear to be more applicable to the project than ITE Code 710. Revise accordingly.

Remaining Issue: Trip generation calculations were updated on Sheet C000 of the plans but not within the Concurrency Impact Analysis.

RESPONSE: Concurrency Impact Analysis is now updated.

4. *LDR Consistency*

a. In the analysis of compliance with Section 8.7.2, clarify the statement that the total amount of parking for the facility (existing and proposed) is 26, thereby in compliance with the code. Code minimum parking must be paved, and not all 26 spaces are paved.
Remaining Issue: The narrative provided within the analysis of compliance with Section 8.7.2 assumes a 90% / 10% split between industrial space and office space. This split is inconsistent with the parking calculations provided on Sheet C000. Additionally, the number of spaces required per code is inconsistent between the two documents. To comply with the applicable code revisions for paved parking, 23 parking spaces must be paved (11 existing + 4 spaces per Section 8.7.2 + 8 spaces for the proposed building addition). Please revise the narrative accordingly.
RESPONSE: Parking calculations has been revised based on feedback. Please see C100 for corrections.

New Comments – 10/29/20 Resubmittal
5. *Public Services / Fire Rescue / Engineering Review Comments* a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated November 9, 2020.
RESPONSE: Comments by JBrown Professional Group has been addressed.

JBrown Comments
C400
1. Please add additional spots on the backside of the western proposed parking spaces to demonstrate if the proposed parking will drain west towards the basin or east into the parking lot.
RESPONSE: Additional spot elevations on the backside of the western proposed parking spaces have been added to the plan.

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

November 16, 2020

Mr. Justin Tabor, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Ray's Metal Works

Dear Mr. Tabor:

As you requested, we have reviewed the Rays Metal Works Inc. Building Addition Site Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 11/12/2020. 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: Claudia S. Vega

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 17, 2020

Sent by electronic mail to sreyes@edafl.com

Sergio Reyes, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: Ray's Metal Works Building Addition Site Plan

Dear Mr. Reyes:

On November 12, 2020, the City of Alachua received your revised application and materials for a Site Plan on behalf of Ray's Metal Works, Inc. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **December 8, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Monday, November 23, 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 ***Monday, November 23, 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, December 7, 2020***). 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
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File

RAY'S METAL WORKS INC.
BUILDING ADDITION SITE PLAN

CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	NAME OF PROJECT:	RAY'S METAL WORKS BUILDING ADDITION
2.	PROJECT DESCRIPTION:	A PROPOSED OF 2,550 S.F. TWO STORY INDUSTRIAL BUILDING ADDITION TO EXISTING INDUSTRIAL BUILDING
3.	PROJECT ADDRESS:	6409 NW 123RD PL ALACHUA, FLORIDA 32653
4.	TAX PARCEL NUMBERS:	05893-010-009
5.	SECTION/TOWNSHIP/RANGE:	SECTION 28, TOWNSHIP 08 SOUTH, RANGE 19 EAST
6.	ZONING:	INDUSTRIAL GENERAL
7.	FUTURE LAND USE DESIGNATION:	INDUSTRIAL
8.	WATER AND ELECTRICAL WILL BE INTERNALLY CONNECTED. SANITARY WILL BE EXTERNALLY CONNECTED TO AN EXISTING SEPTIC TANK.	

CONTACT INFORMATION		
1.	PROPERTY OWNERS:	RAY'S METAL WORKS INC. 6409 NW 123RD PL ALACHUA, FL 32653
2.	CONSULTANT ENGINEER:	eda consultants, inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: SERGIO REYES, P.E.
3.	PLANNER:	eda consultants, inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SWEGER, AICP, LEED AP
4.	SURVEYOR:	eda consultants, inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: BOB GRAVER, PSM
5.	ARCHITECT:	TEKTON ARCHITECTURE 10 SW 1ST AVE GAINESVILLE FL. 32601 (352) 377-5544 CONTACT: TODD WHITEHEAD

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	93,400 S.F.	2.14	100.00%
2.	EXISTING BUILDING COVERAGE:	18,037 S.F.	0.41	19.35%
3.	EXISTING PAVEMENT AND CONCRETE AREA:	45,307 S.F.	1.04	48.60%
4.	TOTAL EXISTING IMPERVIOUS AREA::	63,334 S.F.	1.45	67.95%
5.	EXISTING PAVEMENT AND CONCRETE AREA TO BE REMOVED	4,661 S.F.	0.11	5.00%
6.	PROPOSED BUILDING ADDITION	1,275 S.F.	0.03	1.37%
7.	PROPOSED PAVEMENT AND CONCRETE AREA	3,245 S.F.	0.07	3.48%
8.	TOTAL FINAL IMPERVIOUS AREA*	63,203 S.F.	1.45	67.80%

* PROJECT DOES NOT RESULT IN A NET INCREASE IN IMPERVIOUS AREA

NOTE:

IMPERVIOUS AREA ON SITE (EXISTING AND PROPOSED) IS APPROXIMATELY 63,203 S.F., WHICH IS APPROXIMATELY 67.80% OF THE TOTAL PARCEL AREA. MAXIMUM ALLOWABLE IMPERVIOUS AREA IS 80%

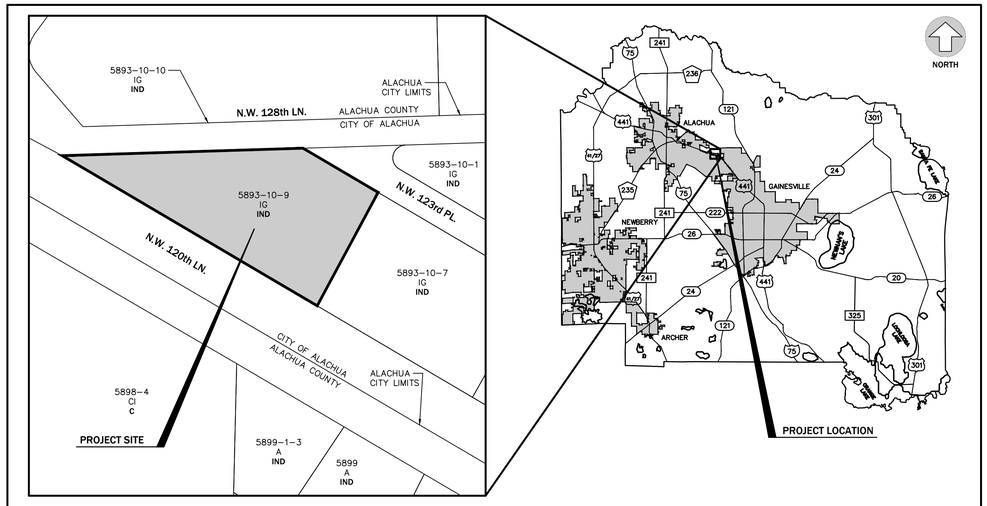
PARKING CALCULATIONS	
EXISTING: 11 PAVED 21 UNPAVED 32 TOTAL	PROPOSED: 23 PAVED (+12) 12 UNPAVED (-9) 35 TOTAL (+3)

NOTES: 1) PROPOSED PLAN MEETS CODE REQUIREMENT FOR REQUIRED NUMBER OF TOTAL PARKING SPACES FOR EXISTING AND PROPOSED USES (SEE "CODE REQUIREMENT FOR PARKING" TABLE ON THIS SHEET).

2) 100% OF THE CODE REQUIRED PARKING SPACES FOR THE PROPOSED BUILDING ADDITION SHALL BE PAVED.

3) THE PLAN PROPOSES TO INCREASE NUMBER OF PAVED PARKING SPACES BY 12% TO COMPLY WITH SECTION 8.7.2(A) BY PROVIDING 4 ADDITIONAL PAVED PARKING SPACES (27 REQUIRED SPACES FOR EXISTING BUILDING X 12% = 4 SPACES), IN ADDITION TO THE 8 PROPOSED PAVED SPACES FOR THE BUILDING ADDITION.

4) TOTAL INCREASE IN PAVED PARKING SPACES IS 12 (4 SPACES TO MEET 8.7.2(A) AND 8 SPACES FOR BUILDING ADDITION).



VICINITY MAP
ALACHUA COUNTY, FLORIDA

LEGEND:

ZONING:

PD – PLANNED DEVELOPMENT
A – AGRICULTURE
IG – INDUSTRIAL GENERAL
CI – COMMERCIAL INTENSIVE

FUTURE LAND USE:

I – INDUSTRIAL
C – COMMERCIAL

TRIP GENERATION							
ITE LAND USE: 715 SINGLE TENANT OFFICE BUILDING							
PROPOSED: 2,550 GFA OFFICE SPACE							
				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.78	2.55	4.54	89%	11%	4.04	0.50
PM	1.71	2.55	4.36	15%	85%	0.65	3.71
AVG	11.25	2.55	28.69	50%	50%	14.34	14.34
SOURCE: ITE TRIP GENERATION, 10TH EDITION							

CODE REQUIREMENTS FOR PARKING		
CRITERIA	MINIMUM CODE REQUIREMENT	PROVIDED
MANUFACTURING, LIGHT (ALL OTHER AREAS)	EXISTING: 1 SPACE/1,000 S.F. X 19,149 = 19 SPACES	19
MANUFACTURING, LIGHT (OFFICE)	EXISTING: 1 SPACE/350 S.F. X 2,654 S.F. = 8 SPACES PROPOSED: 1 SPACE/350 S.F. X 2,550 S.F. = 8 SPACES	16
	TOTAL:	35 SPACES

BUILDING INFORMATION	
BUILDING HEIGHT:	24'-0"
SPRINKLERED:	NO
OCCUPANCY CLASS:	FACTORY INDUSTRIAL "F-2" BUSINESS "B"
CONSTRUCTION TYPE:	IIIB
NUMBER OF STORIES:	2
GROSS FLOOR AREA:	2,550 S.F.
1ST FLOOR	1,275 S.F.
2ND FLOOR	1,275 S.F.
TOTAL GROSS FLOOR AREA:	2,550 S.F.

EXISTING BUILDING AREA	
DESCRIPTION	SQUARE FOOTAGE (S.F.)
BUILDING 1:	19,695 S.F.
BUILDING 2:	1,250 S.F.
BUILDING 3:	288 S.F.
TOTAL:	21,233 S.F.

PROPOSED BUILDING AREA	
DESCRIPTION	SQUARE FOOTAGE (S.F.)
BUILDING 1 ADDITION:	2,550 S.F.

TOTAL BUILDING AREA
23,783 S.F. *

* NET INCREASE IN BUILDING AREA: 2,550 S.F. OR 12%

LEGAL DESCRIPTION

LOT 9 OF "UNIT No. 1 McGINLEY INDUSTRIAL PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "K", PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C110	LEGEND SYMBOLS AND NOTES
C200	DEMOLITION PLAN
C300	DIMENSION PLAN
C310	STORMWATER POLLUTION PREVENTION PLAN
C400	PAVING, GRADING AND DRAINAGE AND UTILITY PLAN
L100	TREE PRESERVATION AND REMOVAL PLAN
L200	LANDSCAPE CALCULATIONS
L201	LANDSCAPE NOTES AND DETAILS
L202	LANDSCAPE PLAN
V-001	BOUNDARY AND TOPOGRAPHIC SURVEY
A100	ARCHITECTURAL PLANS GROUND LEVEL (BY OTHERS)
A200	ARCHITECTURAL PLANS UPPER LEVEL (BY OTHERS)
A300	EXTERIOR ELEVATIONS (BY OTHER)
A301	EXTERIOR ELEVATIONS (BY OTHER)
G	ARCHITECTURAL – CODE OF COMPLIANCE (BY OTHERS)

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 20-051

Project phase: CITY SUBMITTAL

Project title: RAY'S METAL WORKS INC. BUILDING ADDITION SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed: CSV
Drawn: MAB
Checked: TAR
Date: 11/11/20

Sheet No.: C100

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EXISTING SYMBOLS & ABBREVIATIONS

A/C	=	AIR CONDITIONER COMPRESSOR PAD
BSL	=	BUILDING SETBACK LINE
CLF	=	CHAIN LINK FENCE
COL	=	COLUMN
CONC	=	CONCRETE
dip	=	DUCTILE IRON PIPE
ELEV	=	ELEVATION
F.F.EL.	=	FINISHED FLOOR
FT	=	FUEL TANK
L	=	ARC LENGTH
(M)	=	MEASURED DIMENSION
NAVD	=	NORTH AMERICAN VERTICAL DATUM OF 1988
(P)	=	PLAT DIMENSION
P.B.	=	PLAT BOOK
Pg.	=	PAGE
PLF	=	PLASTIC FENCE
pvc	=	POLY-VINYL CHLORIDE
R	=	RADIUS
R/W	=	RIGHT OF WAY
Δ	=	CENTRAL ANGLE
SECTION 28-8-19	=	SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST
WPOST	=	WOOD POST
WS	=	WATER SOFTENER
ANCH	=	GUY ANCHOR
BOL	=	TRAFFIC BOLLARD
RD	=	ROOF DRAIN
	=	SIGN
	=	FOUND REBAR & CAP (size, ID)
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
PP	=	POWER POLE
	=	SET 5/8" REBAR & CAP (LB 2389)
TELPED	=	TELEPHONE PEDESTAL
TVPED	=	CABLE TELEVISION PEDESTAL
80	=	ELEVATION CONTOUR LINE
	=	FENCE LINE
	=	OVERHEAD POWER LINE
167.0	=	SPOT ELEVATION (HARD SURFACE)
167.0	=	SPOT ELEVATION (SOFT SURFACE)
	=	LIMITS OF TOPOGRAPHIC SURVEY

LEGEND

- TREE BARRICADE
- SILT FENCE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISTING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- pi20 — EXISTING TREE TO REMAIN
- pi20 — EXISTING TREE TO BE REMOVED
- 180.00 — EXISTING SPOT ELEVATION
- 180.00 — PROPOSED SPOT ELEVATION
- 183.25 — PROPOSED CONTOUR ELEVATION
- 183 — EXISTING CONTOUR ELEVATION

PROPOSED UTILITY SYMBOLS

- WM — WATER MAIN, PROPOSED
- WM — WATER MAIN, EXISTING
- WW — WASTEWATER GRAVITY MAIN, PROPOSED
- PLUG END AND CAP
- BLOW-OFF ASSEMBLY
- GATE VALVE & BOX
- BUTTERFLY VALVE
- PLUG VALVE
- SWING CHECK VALVE
- BACK FLOW PREVENTER
- RP — REDUCED PRESSURE ZONE BFP
- DC — DOUBLE CHECK BFP
- DUAL CHECK VALVE
- ARV — AIR RELEASE VALVE
- REDUCER FITTING
- R — PRESSURE REGULATOR
- POST INDICATOR VALVE
- CLEAN OUT OR ROOF DRAIN LATERAL
- FITTING W/ THRUST BLOCK
- FIRE HYDRANT W/ THRUST BLOCK
- FIRE HYDRANT ASSEMBLY
- POTABLE WATER METER
- SINGLE SERVICE WATER METER
- DUAL SERVICE WATER METER
- GANG WATER METER ASSEMBLY
- TX — ELECTRIC TRANSFORMER
- RECLAIMED WATER METER ASSEMBLY
- RCW — RECLAIMED WATER MAIN, PROPOSED
- RCW — PLUG END AND CAP
- RCW — BLOW-OFF ASSEMBLY
- RCW — GATE VALVE & BOX
- RCW — REDUCER FITTING
- FM — WASTEWATER (PRESSURE) MAIN, PROPOSED
- SS — SANITARY SEWER MAIN, PROPOSED
- SS — SANITARY SEWER MAIN, EXISTING
- SS — SANITARY SEWER MANHOLE, PROPOSED
- SS — SANITARY SEWER MANHOLE, EXISTING
- SANITARY SEWER PLUG
- PLUG VALVE
- SEWER LATERAL, SINGLE SERVICE
- GATE VALVE
- CHECK VALVE
- A.R. — AIR RELEASE VALVE

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY. CONTACT ENGINEER OF RECORD IMMEDIATELY WITH ANY DISCREPANCIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. SAFETY:
   A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
   B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
   C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
   D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
   E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
   F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
8. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
9. CONTRACTOR IS REQUIRED TO SECURE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) PERMIT BEFORE BEGINNING CONSTRUCTION.
10. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
11. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
12. 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.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION / PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
5. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CLOSURE OF THESE FACILITIES MAY REQUIRE A MAINTENANCE OF TRAFFIC PLAN PREPARED BY A REGISTERED PROFESSIONAL AT THE CONTRACTORS EXPENSE.
6. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
7. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.

CONSTRUCTION NOTES

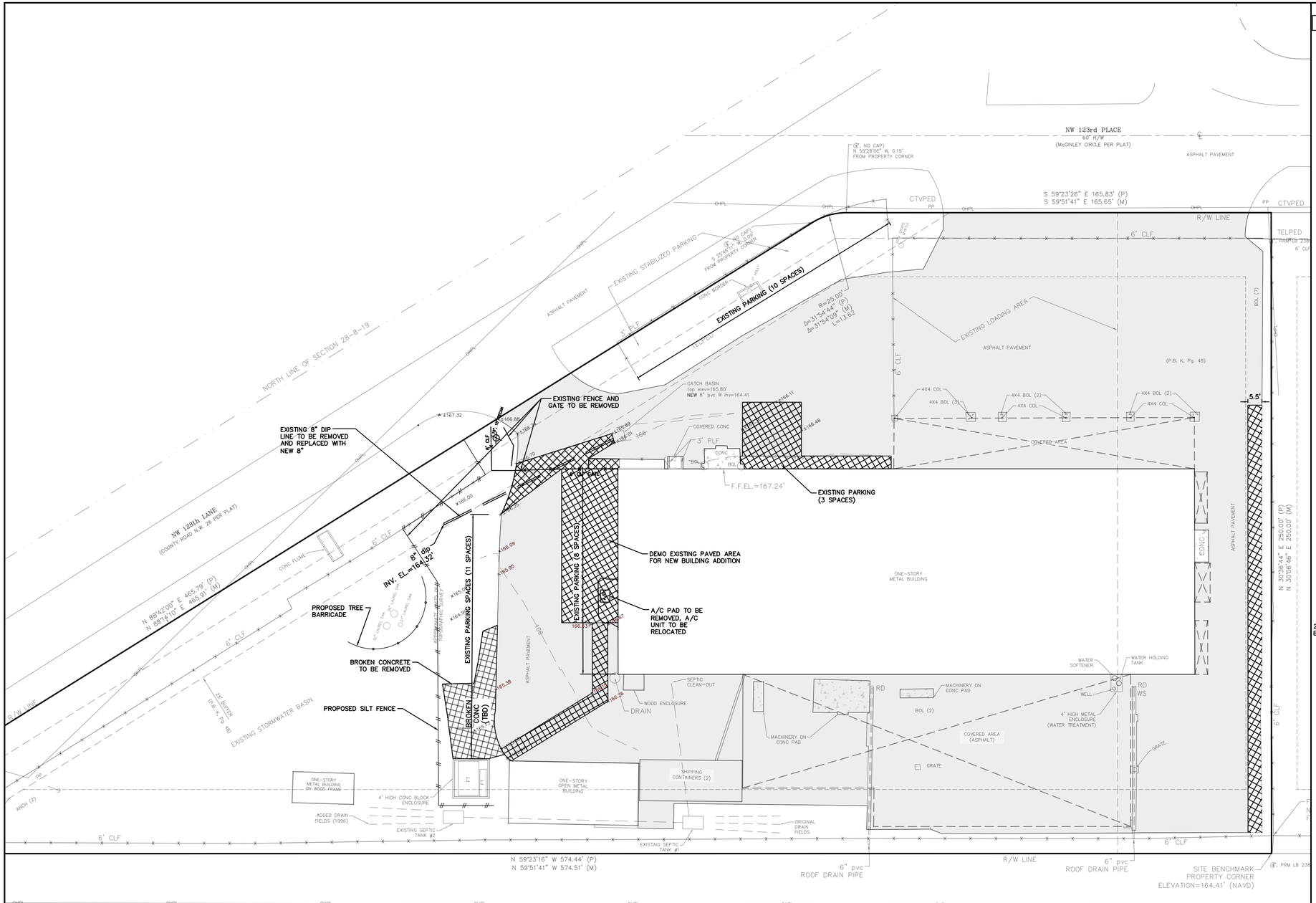
1. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES', AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S 'ROADWAY AND TRAFFIC DESIGN STANDARDS' INDEXES 600 THROUGH 685 (LATEST EDITIONS).
2. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
3. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
4. DISTURBED AREA WITHIN THE R-O-W WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.
5. STOCKPILING OF MATERIAL IS NOT ALLOWED ON ROADWAYS OR SIDEWALKS. ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEPT DAILY AS PART OF DAILY CLEANUP.
6. ANY PORTION OF ROADWAYS OR SIDEWALKS THAT SUSTAIN EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF APPLICABLE AGENCIES, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THAT PARTICULAR AGENCY.
7. CONSTRUCTION MUST BE PER THE APPROVED SITE PLAN OF THE PZB (OR EQUIVALENT). DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES (OR EQUIVALENT). NOTE: SIGNIFICANT CHANGES FROM THE PZB APPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN AND RESUBMIT THROUGH THE PZB AND MAY CAUSE PROJECT DELAYS.
8. OFF-SITE OR ROADWAY R-O-W CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R-O-W PERMIT(S). A COPY OF THE APPROVED R-O-W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R-O-W.
9. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
10. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY. BOTH PAPER AND AUTOCAD FILES SHALL BE PROVIDED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. BOTH PAPER AND AUTOCAD SHALL BE PROVIDED.

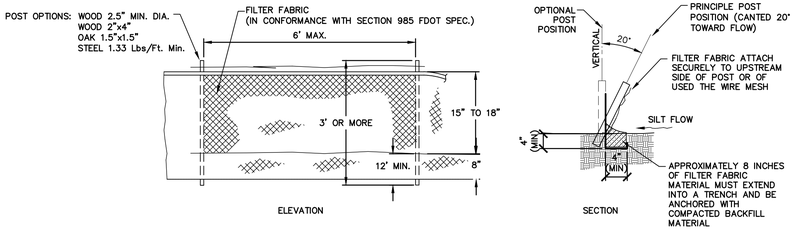
EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS REFERENCED BY THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER RUNOFF.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DRAINS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
12. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN BY THE CONTRACTOR AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STABILIZATION, SEDIMENT BASINS, ETC.) AS NEEDED FOR EACH STAGE OF SITE WORK / GRADING.
14. NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN ALL DISTURBED AREAS AND WATER BODIES, WATERCOURSES OR WETLANDS AND ANY CONVEYANCES SUCH AS DRAINAGE DITCHES, STORM DRAINS, AND INLETS.
15. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRECEDING ANY DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSTALL ALL EROSION AND PREVENTION STRUCTURES SHOWN ON THE PLANS AT A MINIMUM AND IN FULL CONFORMANCE WITH ALL APPLICABLE WATER MANAGEMENT DISTRICT PERMITS AND REGULATIONS.
16. ALL CONTROL STRUCTURE AND OUTFALL CULVERT INSTALLATIONS SHALL BE PROTECTED WITH SEDIMENT BARRIERS AT A MINIMUM.
17. ALL DISTURBED AREAS (ABOVE NORMAL WATER LEVELS) UNLESS OTHERWISE NOTED HEREIN, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF FINAL GRADING. UNLESS OTHERWISE NOTED, ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED.

PAVING, GRADING, AND DRAINAGE NOTES

1. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
5. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
6. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION IMPROVEMENTS TO FOLLOW.
9. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHTS TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
12. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD.
13. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT 'ROADWAY AND TRAFFIC DESIGN STANDARDS' AND FHWA 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'.
14. REGULATORY SIGNS (STOP, ETC.) SHALL BE PAID FOR BY THE CONTRACTOR AND IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
15. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL.
18. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS, SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.
19. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
20. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
21. PROPOSED SPOT ELEVATIONS REPRESENT 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 HO

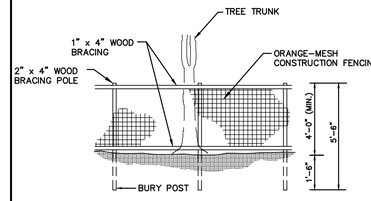




TYPE III SILT FENCE DETAIL
N.T.S.

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 CONTRACTORS EXPENSE.
6. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
7. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.
9. EROSION CONTROLS ARE TO BE INSTALLED AND INSPECTED PRIOR TO BEGINNING DEMOLITION WORK.
10. IN AREAS WHERE PROPOSED CURBING IS TO BE PLACED, THE ASPHALT PAVEMENT SHALL BE REMOVED TO THE FACE OF CURB TO ALLOW PLACEMENT OF 6" STANDARD CONCRETE CURBING.
11. IN AREAS OF PROPOSED LANDSCAPE AREA THE PAVEMENT, LIMEROCK BASE, AND 12" OF THE STABILIZED SUBGRADE SHALL BE REMOVED. COORDINATE WITH LANDSCAPE ARCHITECT TO DETERMINE IF ADDITIONAL REMOVAL IS REQUIRED TO MAKE AREA SUITABLE FOR LANDSCAPE PURPOSES. THE REMOVED LIMEROCK BASE SHALL NOT BE USED IN THE BASE FOR THE NEW PAVEMENT (PER FDOT SECTION 200), BUT THE REMOVED BASE CAN BE USED IN THE STABILIZATION OF SUBGRADE. SEE GRADING PLAN FOR BACKFILL REQUIREMENTS.
12. ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDER'S SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND 36" OF CLEAN FILL OF PH 5.5 – 6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
13. SEE DIMENSION PLAN FOR DIMENSIONING OF PROPOSED LANDSCAPE AREAS.
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES TO REMAIN AS SHOWN IN THE UTILITY PLAN. ANY EXISTING UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY COMPANY, AND PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
15. SEE ELECTRICAL AND IRRIGATION PLANS FOR COORDINATION OF PAVEMENT CUTS FOR ASSOCIATED CONDUITS.



ELEVATION

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.

LEGEND

- TREE BARRICADE
- SILT FENCE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISITING ASPHALT
- LIMITS OF EXISITING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- pi20 — EXISTING TREE TO BE REMOVED

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NORTH
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GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 20-051

Project phase: CITY SUBMITTAL

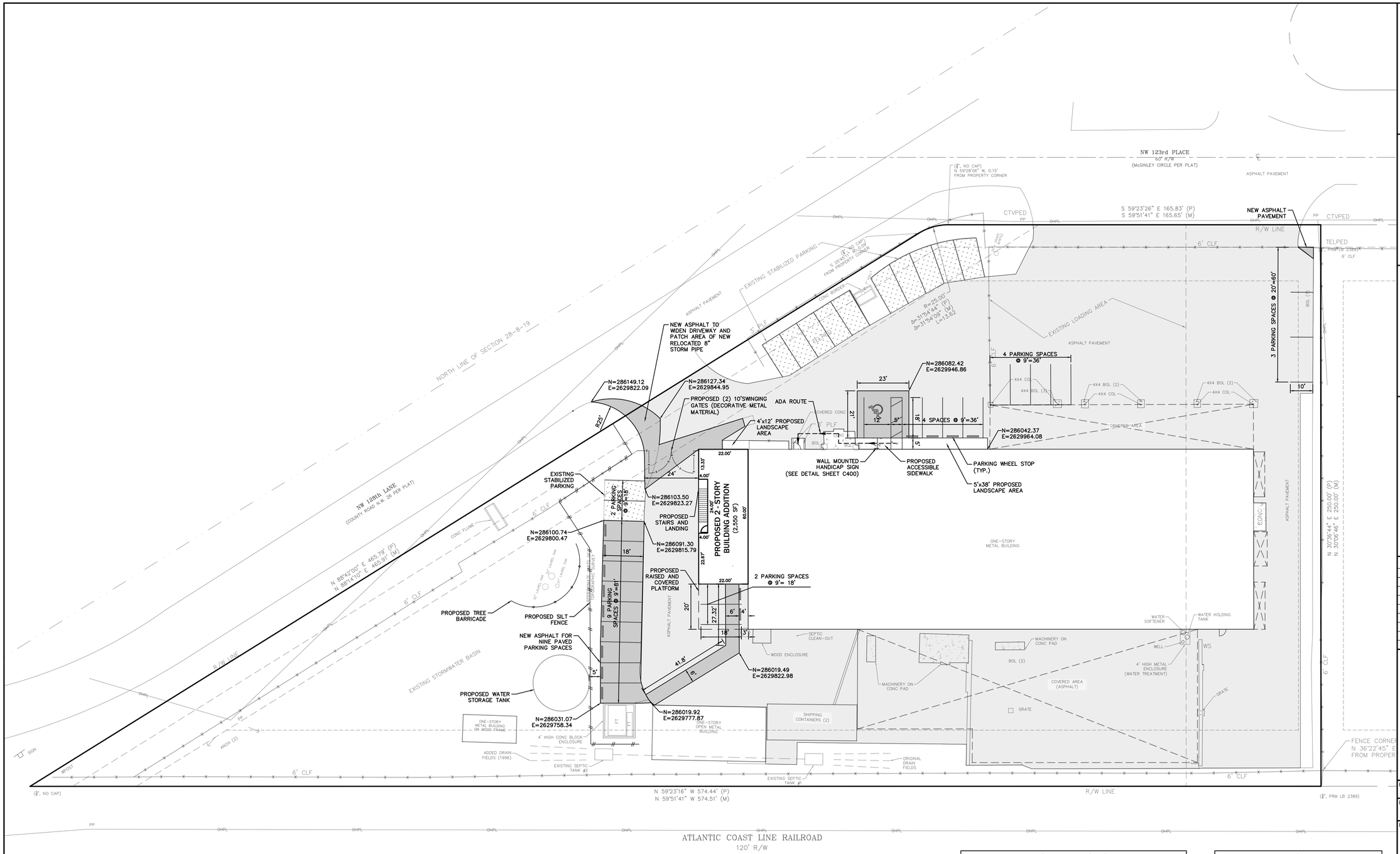
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Sheet title: DEMOLITION PLAN

Designed: CSV
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Date: 11/11/20

Sheet No.: C200

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GENERAL NOTES

1. ALL PARKING LOT DIMENSIONS AND RADII SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.

LEGEND

- SILT FENCE
- TREE BARRICADE
- FENCE
- LIMITS OF PROPOSED ASPHALT PAVEMENT
- LIMITS OF STABILIZED PARKING
- p120 EXISTING TREE TO REMAIN

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NORTH
SCALE: 1" = 20'
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GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 20-051

Project phase: CITY SUBMITTAL

Project title:
RAY'S METAL WORKS INC.
BUILDING ADDITION SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title: DIMENSION PLAN

Designed:	CSV
Drawn:	MAB
Checked:	TAR
Date:	11/11/20

Sheet No.: C300

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THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE MODIFIED AND UPDATED DURING CONSTRUCTION AS A RESULT OF WEATHER, UNPREDICTABLE EVENTS AND SITE INSPECTIONS.

THIS DOCUMENT WAS PREPARED IN ORDER TO BE IN COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGES OF STORM-WATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF DEP DOCUMENT No. 62-621.300 (4) (A) FDEP FORM 62-261.300 (4) (B) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

I. PROJECT INFORMATION:

PROJECT: RAY'S METAL WORKS INC. BUILDING ADDITION SITE PLAN
COUNTY: ALACHUA, FLORIDA
SECTION/TOWNSHIP/RANGE: S 28, T 08 SOUTH, R 19 EAST
COUNTY PARCEL NO.: 05893-010-009
LATITUDE AND LONGITUDE: 29°46'38.4"N 82°30'22.5"W
STREET ADDRESS: 6409 NW 123RD PL ALACHUA, FLORIDA 32653
PROJECT AREA: 2.14 AC.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: 0.43 Ac.

II. SITE DESCRIPTION:

1. THE PROPOSED DEVELOPMENT WILL CONSIST OF A 2,550 S.F. TWO STORY ADDITION OF AN INDUSTRIAL BUILDING TO AN EXISTING INDUSTRIAL BUILDING WITH ASSOCIATED PARKING AND UTILITY IMPROVEMENTS.
2. EXISTING DRAINAGE PATTERN WILL BE MAINTAINED DURING CONSTRUCTION, AND AFTER COMPLETION.
3. SEQUENCE OF CONSTRUCTION:
   A. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
   B. THE CONSTRUCTION ENTRANCE WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.
   C. THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.
   D. THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.
   E. THE SITE WILL BE ROUGHLY GRADED. IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED. THE BASIN AREA SHALL BE STABILIZED AS SPECIFIED IN THE PLANS.
   F. ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.
   G. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
   H. STORMWATER BASIN WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.
   I. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

THE CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION OF THE PROJECT. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES NECESSARY.

1. THE CONSTRUCTION ACCESS SHALL BE STABILIZED WITH GRAVEL AND TEMPORARY VEGETATION TO PREVENT SILT LEAVING THE SITE.
2. TREE BARRICADES SHALL BE IMPLEMENTED BEFORE CLEARING AND GRUBBING OF ANY OF THE WORK AREAS.
3. BEFORE CLEARING, SILT FENCES SHALL BE INSTALLED AROUND THE PERIMETER OF THE CONSTRUCTION AND AROUND THE WETLAND(S) AND/OR BASIN(S) AS SHOWN IN THE PLANS. ALL EXISTING STORM DRAINAGE SWALES AND INLETS SHALL BE PROTECTED PER THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
4. AFTER CLEARING BUT BEFORE EXCAVATION AND GRADING, TEMPORARY BERMS AND SWALES SHALL BE CONSTRUCTED AS REQUIRED TO DIVERT THE FLOW INTO THE CORRESPONDING STORMWATER BASIN.
5. THE BASIN AREA SHALL BE PROTECTED AS INDICATED ON THE PLANS.
6. THE STORMWATER BASIN SHALL BE ROUGH GRADED TO WITHIN 6" OF THE DESIGNED BASIN BOTTOM. THE BASIN SIDE SLOPES SHALL BE STABILIZED AS SHOWN IN THE PLANS BY SEEDING, MULCHING AND/OR SODDING TO PREVENT EXCESSIVE EROSION.
7. DURING CONSTRUCTION OF PAVING AND BUILDINGS, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.
8. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE SHALL BE COMPLETELY LANDSCAPED AND/OR GRASSED. FINAL STABILIZATION (INCLUDING SEEDING, MULCHING, SODDING OR RIPRAP) SHALL BE INSTALLED AS REQUIRED. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS AND PRIOR TO FINAL RELEASE.

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

1. ALL ENTRANCES TO THE SITE SHALL BE STABILIZED BEFORE CONSTRUCTION AND FURTHER DISTURBANCE BEGINS. GRAVEL PAD SHALL PROVIDE STABILIZATION AND MINIMIZE THE AMOUNT OF SEDIMENT LEAVING THE SITE. MAINTENANCE OF THE ENTRANCE SHALL INCLUDE SWEEPING OF THE AREA ADJACENT TO THE ENTRANCE. STONE AND GRAVEL MIGHT NEED TO BE PERIODICALLY ADDED TO MAINTAIN THE EFFECTIVENESS OF THE ENTRANCE(S).
2. TREE BARRICADES SHALL BE INSTALLED AROUND THE TREES AS SHOWN IN THE DETAIL PLAN TO PROTECT THE EXISTING VEGETATION.
3. MULCH SHALL BE PLACED IN THE AREAS REQUIRED TO PREVENT EROSION FROM STORMWATER RUNOFF AND THE AREAS SHOWN ON THE PLANS. MULCH SHALL BE ANCHORED TO RESIST WIND DISPLACEMENT AND SHALL BE INSPECTED AFTER EVERY RAINSTORM TO IDENTIFY AREAS WHERE MULCH HAS BEEN WASHED OUT OR LOOSENED. THESE AREAS SHALL HAVE MULCH COVER REPLACEMENT.
4. SEEDING SHALL BE STARTED AFTER GRADING HAS BEEN FINISHED ON THE AREAS SHOWN IN THE PLANS. SEEDED AREAS SHOULD BE INSPECTED FOR FAILURE TO ESTABLISH, AND NECESSARY REPAIRS AND RESEEDING SHOULD BE MADE AS SOON AS POSSIBLE. ADDITIONAL SEEDING AND MULCH MAY BE REQUIRED AS NECESSARY TO PREVENT EROSION DURING OR AFTER CONSTRUCTION HAS FINISHED.
5. SOD SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS. SOD SHALL BE PEGGED IF INSTALLED ON SLOPES GREATER THAN 3:1. SODDED AREAS SHALL BE MAINTAINED AND INSPECTED TO ENSURE SUCCESSFUL ESTABLISHMENT.

SEDIMENTATION PRACTICES

1. SILT FENCES SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS AND AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT TO ENSURE THAT THERE ARE NO GAPS OR TEARS. IF GAPS OR TEARS ARE FOUND THE FABRIC SHOULD BE REPAIRED OR REPLACED. SEDIMENT REMOVAL SHALL BE PART OF THE REGULAR MAINTENANCE. SILT FENCES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS FINISHED AND DISTURBED AREAS ARE PERMANENTLY STABILIZED.
2. DIVERSION SWALES, IF REQUIRED, SHALL BE CONSTRUCTED BEFORE MAJOR LAND DISTURBANCE OF THE RECEIVING BASIN. DIVERSION SWALES SHALL BE STABILIZED AFTER CONSTRUCTION TO MAINTAIN ITS EFFICIENCY.
3. INLETS SHOULD BE TEMPORARILY PROTECTED TO PREVENT SEDIMENT ENTERING THE INLET. BARRIERS WILL CATCH SOIL, DEBRIS AND SEDIMENT AT THE ENTRANCE OF THE INLET.
4. OUTFALL STRUCTURES SHALL HAVE SILT FENCES TO PREVENT SILT FROM ENTERING THE STORMWATER BASINS AND SHALL BE STABILIZED AS REQUIRED TO PREVENT EROSION FROM WASHOUTS.

V. STORMWATER MANAGEMENT:

1. TO TREAT AND CONTROL THE STORMWATER PRODUCED BY THE PROPOSED AND EXISTING DEVELOPMENT. THE PROJECT WILL USE THE EXISTING STORMWATER BASIN. THE BASIN HAS BEEN DESIGNED TO CONTAIN AND ATTENUATE THE STORMS AND DISCHARGE AT PRE-DEVELOPMENT CONDITIONS, WHILE PROVIDING TREATMENT TO THE RUNOFF AS REQUIRED BY THE DISTRICT AND STATE RULES USING THE GUIDELINES CONTAINED IN THE SRWMD HANDBOOK.
2. AREA (1) WILL HAVE A STORM WATER SYSTEM THAT DISCHARGES TO THE EXISTING DEPRESSION LOCATED ON SITE.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

1. WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO SURFACE WATERS AND ARE NOT AUTHORIZED UNDER THE ISSUED ENVIRONMENTAL RESOURCE PERMIT.
2. THE USE OF GRAVEL AND CONTINUING SWEEPING ACTIVITIES AT THE ENTRANCE OF THE SITE WILL CONTROL THE TRACKING OF SEDIMENT AND DUST LEAVING THE SITE.
3. 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.
4. ANY TOXIC MATERIALS REQUIRED DURING CONSTRUCTION SHALL BE PROPERLY STORED, DISPOSED OF AND CONTRACTOR AND/OR OWNER SHALL PROVIDE THE APPROPRIATE PERMITS FROM THE LOCAL OR STATE AGENCIES.

VII. APPROVED STATE OR LOCAL PLANS:

1. ALL THE SEDIMENT AND EROSION CONTROLS THAT ARE LISTED IN THE SITE PLAN AS APPROVED BY THE SRWMD ARE INCLUDED IN THIS STORMWATER POLLUTION PREVENTION PLAN (SEE ITEM III AND IV).
2. THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED IF REQUIRED BY ANY LOCAL OR STATE AGENCY OR AS REQUIRED BY UNFORESEEABLE CONDITIONS AND THE OWNER SHALL SUBMIT A RE-CERTIFICATION TO THE NPDES STATE OFFICE THAT THE PLAN HAS BEEN AMENDED TO ADDRESS THOSE CHANGES.

VIII. MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE.

IN ADDITION TO THE ITEMS MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE BASINS DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION.

1. MAINTENANCE WOULD BE DIVIDED IN ROUTINE MAINTENANCE AND REPAIR MAINTENANCE. ALL STORMWATER BMP'S SHOULD BE INSPECTED FOR CONTINUED EFFECTIVENESS AND STRUCTURAL INTEGRITY ON A REGULAR BASIS. THE SYSTEMS SHOULD BE CHECKED AFTER EACH STORM EVENT IN ADDITION TO REGULARLY SCHEDULED INSPECTIONS.
2. ROUTINE MAINTENANCE REQUIREMENTS SHOULD BE INCLUDED IN THE INSPECTION CHECKLIST TO AID THE INSPECTOR IN DETERMINING WHETHER A BMP'S MAINTENANCE IS ADEQUATE OR NEEDS A REVISION. INSPECTORS SHALL KEEP RECORD OF MAINTENANCE, ROUTINE OR REPAIR, TO PROVIDE EVIDENCE OF AN EFFICIENT INSPECTION AND MAINTENANCE.
3. SIDE ENTRANCES: MAINTENANCE SHALL INCLUDE REPLACEMENT OF GRAVEL AND CLEANING THE SOIL THAT IS TRACKED OFFSITE FOR PROPER DISPOSAL.
4. TREE BARRICADES: MAINTENANCE SHALL INCLUDE INSPECTION OF MESH AND POSTS AND REPAIR OR REPLACEMENT OF DAMAGED VEGETATION.
5. SILT FENCES: MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL AND INSPECTION TO ENSURE PROPER ANCHORING AND THAT NO TEARING OR GAPS HAVE OCCURRED. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF SILT FENCE.
6. DIVERSION SWALES: MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY RAINFALL EVENT AND ONCE EVERY TWO WEEKS BEFORE FINAL STABILIZATION. THEY SHOULD BE CLEARED OF SEDIMENT AND MAINTAIN VEGETATIVE COVER.
7. TEMPORARY BERMS: MAINTENANCE SHALL INCLUDE REMOVAL OF DEBRIS, TRASH SEDIMENT AND LEAVES. SIDES OF THE BERM SHALL BE INSPECTED FOR EROSION AFTER EACH STORM EVENT.
8. MULCHING: ROUTINE MAINTENANCE SHALL INCLUDE REPLACEMENT PERIODICALLY.
9. SEEDING: ROUTINE MAINTENANCE SHALL INCLUDE RESEEDING OF AREAS THAT FAILED TO ESTABLISH.
10. SODDING: ROUTINE MAINTENANCE SHALL INCLUDE WATERING AND MOWING. REPLACEMENT OF GRASS MAY BE NECESSARY IF COVER IS NOT FULLY ESTABLISHED.
11. INLETS: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT AND MIGHT INCLUDE REMOVAL OF ACCUMULATED SEDIMENT.
12. OUTFALL STRUCTURES: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT TO ASSURE NO EROSION OR SCOUR HAS OCCURRED.
13. DRY RETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.
14. WET DETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.

IX. INSPECTIONS:

1. THE OWNER AND /OR CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR DISTURBED AREAS, THE EROSION AND SEDIMENTATION CONTROLS AND BMP'S AS LISTED IN THIS PLAN. THE INSPECTION SHALL BE PERFORMED DURING CONSTRUCTION AND BEFORE FINAL STABILIZATION, ONCE EVERY SEVEN-CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS GREATER THAN 0.50 INCHES. AFTER FINAL STABILIZATION AND BEFORE FINISH OF CONSTRUCTION THE INSPECTION SHALL BE CONDUCTED ONCE EVERY MONTH.
2. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS IN EXCESS OF 0.50 INCHES.
3. ALL DISTURBED AREAS AND AREAS USED FOR MATERIALS STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND LEAVE THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
4. REPAIR OR MAINTENANCE NEEDED TO ASSURE PROPER OPERATION OF THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE DONE IN A TIMELY MANNER BUT NO LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
5. A REPORT SHALL BE KEPT OF EACH INSPECTION FOR THREE YEARS AFTER FINAL STABILIZATION AND SHALL INCLUDE THE DATES OF EACH INSPECTION, THE SCOPE OF THE INSPECTION, MAJOR OBSERVATIONS, ANY REPAIR AND/OR MAINTENANCE REQUIRED AND ANY INCIDENT OF NON-COMPLIANCE. IF THE REPORT DOES NOT CONTAIN ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY HAS BEEN IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE NPDES PERMIT. THE REPORT SHALL INCLUDE THE NAME AND QUALIFICATIONS OF THE INSPECTOR AND SHALL BE SIGNED IN ACCORDANCE TO FDEP RULE 62-621.300, PART VII.C. A COPY OF THE CONSTRUCTION INSPECTION FORM IS INCLUDED ON THIS STORMWATER POLLUTION PREVENTION PLAN SHEET. A COPY SHALL BE RETAINED AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

X. NON-STORMWATER DISCHARGES:

1. THE FOLLOWNG NON-STORMWATER DISCHARGES MIGHT BE COMBINED WITH STORMWATER AND WOULD BE AUTHORIZED AS PART OF THIS PERMIT: FIRE HYDRANT FLUSHING, CONTROL OF DUST, POTABLE WATER FLUSHING AND IRRIGATION DRAINAGE. BECAUSE OF THE NATURE OF THESE DISCHARGES, THE EROSION, STABILIZATION AND TREATMENT SYSTEMS TO BE IMPLEMENTED, AS PART OF THIS PLAN WOULD BE APPROPRIATE TO PREVENT AND TREAT ANY POLLUTION RELATED TO THESE NON-STORMWATER DISCHARGES.
2. DISCHARGES FROM DEWATERING ACTIVITIES ASSOCIATED WITH SITE CONSTRUCTION ARE NOT AUTHORIZED AND REQUIRED CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND USE OF APPROPRIATE FLOCCULATING AGENTS TO ENHANCE PARTICLE SEGREGATION AND SPEED UP SETTLING OF PARTICLES.

XI. CONTRACTORS:

1. ALL CONTRACTORS AND/OR SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING THE PLAN SHALL SIGN THE CERTIFICATION STATEMENT BEFORE STARTING CONSTRUCTION ACTIVITIES OF THE PROJECT. THE CERTIFICATION MUST INCLUDE THE NAME AND TITLE OF THE PERSON PROVIDING THE SIGNATURE, THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTING FIRM, THE ADDRESS OF THE SITE AND THE DATE THE CERTIFICATION IS MADE. THE OWNER SHALL KEEP THESE CERTIFICATIONS AS PART OF THIS POLLUTION PLAN. MULTIPLE COPIES OF THE CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING UPON THE NUMBER OF SUBCONTRACTORS ASSOCIATED WITH THE PROJECT.

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

PROJECT NAME: **RAY'S METAL WORKS INC. BUILDING ADDITION SITE PLAN** FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10 _____

OWNER: RAY'S METAL WORKS, INC. CONTRACTOR: _____

CONSTRUCTION MANAGER: _____

Date of Inspection	Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Observations or Corrective Action / Other Remarks	Inspected By

CONDITION CODE: G = Good; C = Needs to be cleaned; M = Marginal, needs maintenance or replacement soon; P = Poor, needs immediate maintenance or replacement; O = Other

CONTROL TYPE CODES

1. Silt Fence	10. Storm drain inlet protection	19. Reinforced soil retaining system	28. Tree protection
2. Earth dikes	11. Vegetative buffer strip	20. Gabion	29. Detention pond
3. Structural diversion	12. Vegetative preservation area	21. Sediment Basin	30. Retention pond
4. Swale	13. Retention Pond	22. Temporary seed / sod	31. Waste disposal / housekeeping
5. Sediment Trap	14. Construction entrance stabilization	23. Permanent seed / sod	32. Dam
6. Check dam	15. Perimeter ditch	24. Mulch	33. Sand Bag
7. Subsurface drain	16. Curb and gutter	25. Hay Bales	34. Other
8. Pipe slope drain	17. Paved road surface	26. Geotextile	
9. Level spreaders	18. Rock outlet protection	27. Rip-rap	

INSPECTOR INFORMATION:

Name _____ Qualification _____ Date _____

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non compliance identified above.

* * * * * *

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

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: RAY'S METAL WORKS INC. BUILDING ADDITION SITE PLAN

PROJECT ADDRESS: 6409 NW 123RD PL ALACHUA, FLORIDA 32653

ALCHUA COUNTY, FLORIDA 32615

NAME: _____ SIGNATURE: _____

DATE: _____

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 20-051

Project phase: CITY SUBMITTAL

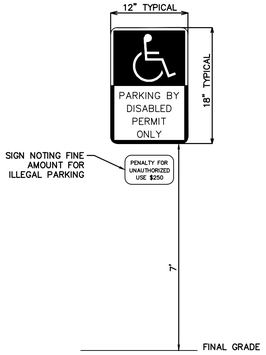
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Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed: CSV
Drawn: MAB
Checked: TAR
Date: 11/11/20

Sheet No.: C310

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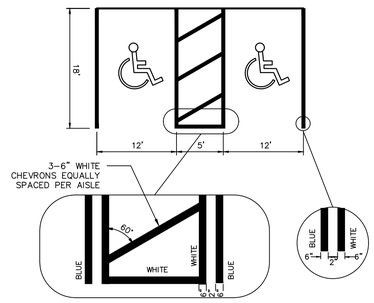


SIGN NOTES:

1. SIGN TO BE MADE OF 0.063" STEEL PAINTED WITH TRAFFIC PAINT
2. HANDICAP SIGN TO BE AS SHOWN ABOVE OR AS REQUIRED BY LOCAL CODE PAINT SIGN BLUE AND WHITE

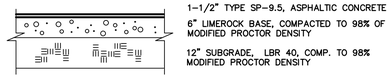
WALL MOUNTED HANDICAP PARKING SIGN DETAIL

N.T.S.



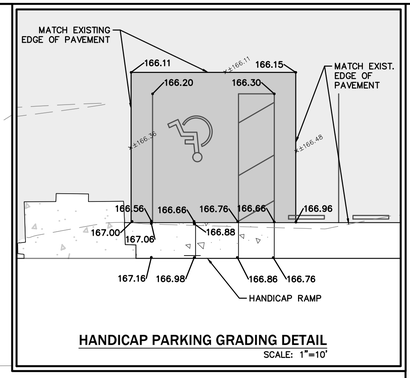
HANDICAP STRIPING DETAIL

N.T.S.



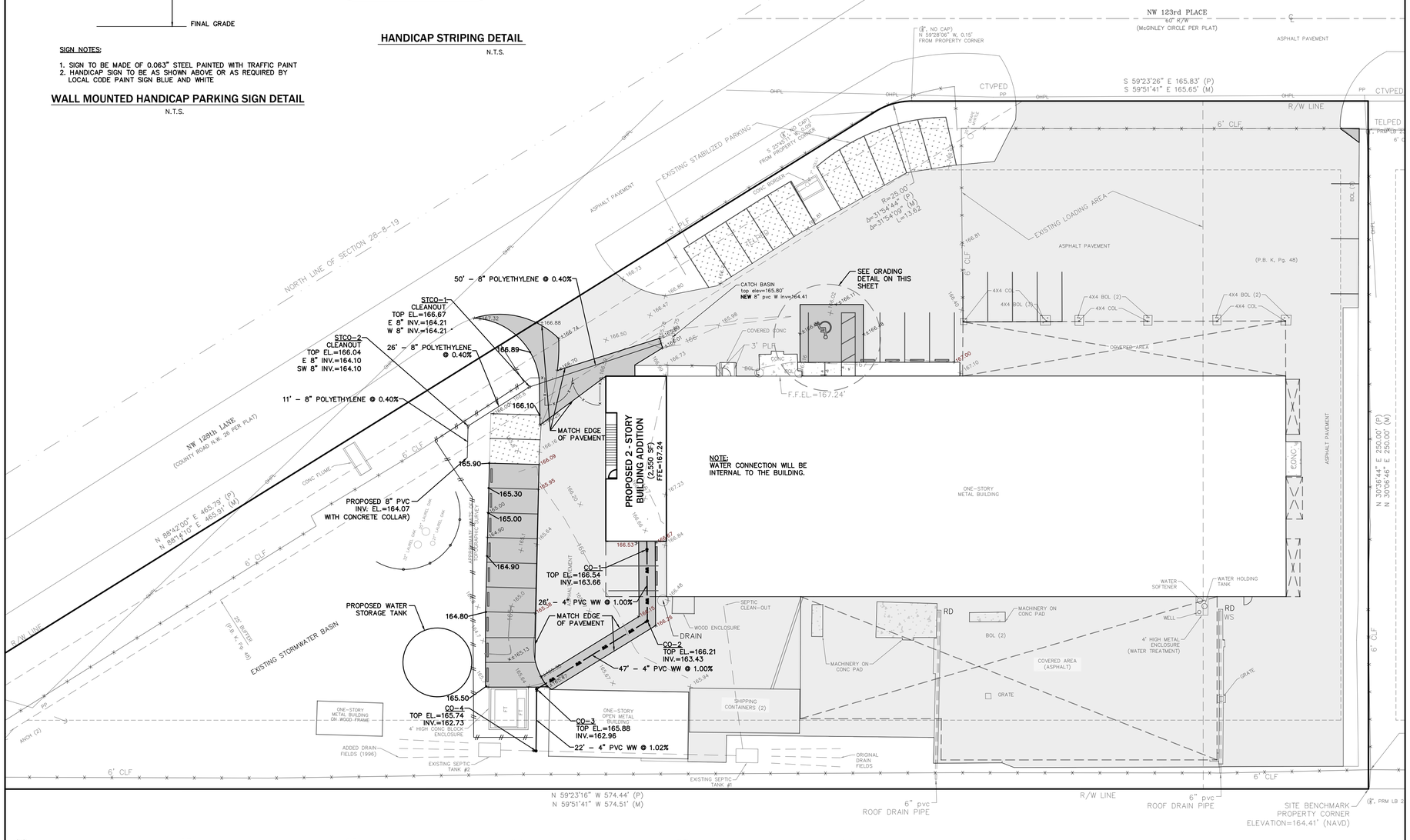
TYPICAL ASPHALT PAVEMENT DETAIL

N.T.S.



HANDICAP PARKING GRADING DETAIL

SCALE: 1"=10'



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 C200 AND THE DETAIL ON THE LANDSCAPE PLAN.
14. COUNTY RIGHT-OF-WAY:
   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE COUNTY ROW SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT.
   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE ROW, WITHOUT INSPECTION BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT (462-2147), AND THE CONTRACTOR/DEVELOPER SHALL FURNISH THE DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.

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NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 20-051

Project phase: CITY SUBMITTAL

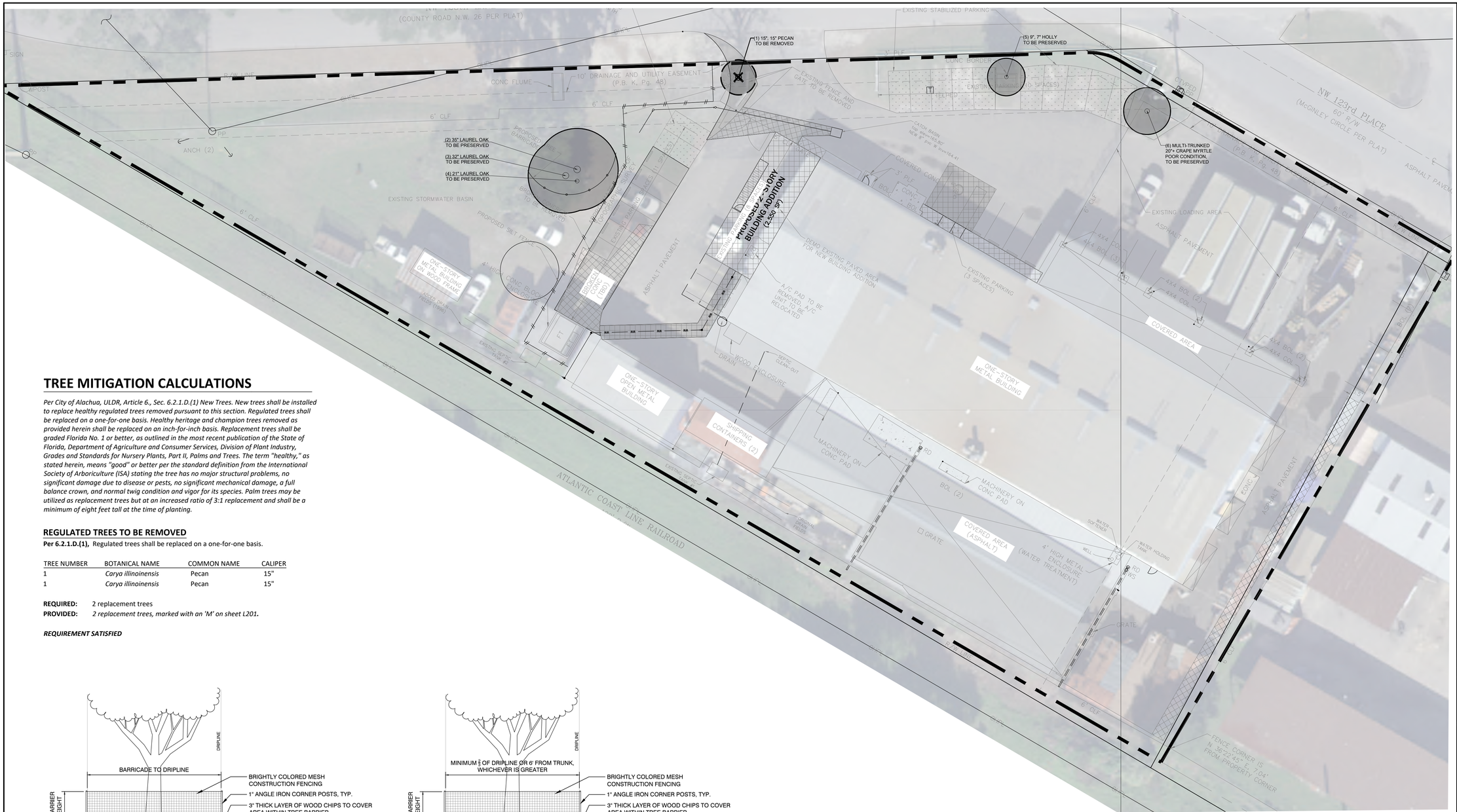
Project title: RAY'S METAL WORKS INC. BUILDING ADDITION SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING AND DRAINAGE AND UTILITY PLAN

Designed: CSV
Drawn: MAB
Checked: TAR
Date: 11/11/20

Sheet No.: C400

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TREE MITIGATION CALCULATIONS

Per City of Alachua, ULDR, Article 6., Sec. 6.2.1.D.(1) New Trees. New trees shall be installed to replace healthy regulated trees removed pursuant to this section. 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.

REGULATED TREES TO BE REMOVED

Per 6.2.1.D.(1), Regulated trees shall be replaced on a one-for-one basis.

TREE NUMBER	BOTANICAL NAME	COMMON NAME	CALIPER
1	*Carya illinoinensis*	Pecan	15"
1	*Carya illinoinensis*	Pecan	15"

REQUIRED: 2 replacement trees
PROVIDED: *2 replacement trees, marked with an 'M' on sheet L201.*

REQUIREMENT SATISFIED

NOTES:

1. BARRICADES SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING AND SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES.
2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED HERITAGE TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED HERITAGE TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
5. NO GRADE CHANGES MAY OCCUR IN THE TREE BARRIER AREA UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:(1)THE CLEARING OF VEGETATION EXCEPT BY HAND;(2)THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;(3)THE PLACEMENT OF DEBRIS;(4)THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;(5)THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND(6)THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1 (D) (1). IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED HERITAGE TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

1 HERITAGE TREE PROTECTION
SCALE: NTS P-ED-15

NOTES:

1. BARRICADES SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING AND SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES.
2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
5. NO GRADE CHANGES MAY OCCUR IN THE TREE BARRIER AREA UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:(1)THE CLEARING OF VEGETATION EXCEPT BY HAND;(2)THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;(3)THE PLACEMENT OF DEBRIS;(4)THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;(5)THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND(6)THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1 (D) (1). IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

2 REGULATED TREE PROTECTION
SCALE: NTS P-ED-14

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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Landscape Architect of Record:

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No: 20-051

Project phase: CITY SUBMITTAL

Project title:
RAY'S METAL WORKS INC.
BUILDING ADDITION SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:
TREE PRESERVATION AND REMOVAL PLAN

Designed: CSV
Drawn: MAB
Checked: TAR
Date: 11/11/20

Sheet No.: L100

CORRECTION OF OTHER NONCONFORMITIES

Per City of Alachua LDR, Article 8., Sec. 8.7.2 Additions and expansions. Additions to structures on nonconforming sites shall require correction of existing on-site nonconforming off-street parking and landscaping in accordance with this section.

A. Expansion of 50 percent or less of gross square footage over five years. Expansions in any continuous five-year period, that result in a 50 percent or less increase in the gross square footage of the existing structure (measured at the beginning of the five-year period), or the addition of new or increased areas for outdoor operations/storage/display which would result in a 50 percent or less increase of the gross square footage for such outdoor operations/storage/display, require that a corresponding percentage of the off-street parking and landscaping standards of these LDRs (see Section 6.1, Off-street parking and loading standards, and Section 6.2, Tree protection/landscape/xeriscape standards) be installed on the site, until the site achieves 100 percent compliance. (For example, if the addition is 25 percent of the area of the existing structure and the site contains only 50 percent of the required landscaping, 25 percent of the required landscaping for the entire site must be provided, thereby bringing the landscaping on the site to 75 percent of the total required.) Existing landscaping on the site shall be retained or replaced but shall not count toward the required percentage of new landscaping.

EXISTING BUILDING AREA	
DESCRIPTION	SQUARE FOOTAGE (S.F.)
BUILDING 1:	19,695 S.F.
BUILDING 2:	1,250 S.F.
BUILDING 3:	288 S.F.
TOTAL:	21,233 S.F.

PROPOSED BUILDING AREA	
DESCRIPTION	SQUARE FOOTAGE (S.F.)
BUILDING 1 EXPANSION:	2,550 S.F.

$\frac{2,550 \text{ S.F.}}{21,233 \text{ S.F.}} = 12.00\ \%$

REQUIRED: *12% of the required landscaping for the entire site*

PROVIDED: *Refer to the following Landscape Standards Calculations*

SITE LANDSCAPING REQUIREMENTS

Per City of Alachua, ULDR, Article 6., Sec. 6.2.2.D.(1)(d) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

Per City of Alachua, ULDR, Article 6., Sec. 6.2.2.D.(1) Site landscaping. For purposes of this section the number of trees required is rounded to nearest whole tree or shrub.

CANOPY REQUIREMENTS

CANOPY 6.2.2.D.(1)(d)(i) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

Primary/Street facing side of the primary structure: one canopy tree per acre
Rear of the primary structure: 2 canopy trees per acre
Sides (East and West) of the primary structure: 2 canopy trees per acre

BUILDING FACADE 6.2.2.D.(1)(d)(i) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

Front of primary facade: an additional canopy tree per 150 linear feet of facade. Per 6.2.2.D.(1)(d)(i), An existing canopy tree located on site that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.

LOCATION	ENTIRE SITE REQUIREMENT	12% REQUIREMENT	PROVIDED
PRIMARY/ STREET-FACING SIDE	1 canopy tree / acre *1 canopy tree x 2.14 acres =* *2 canopy trees required*	*2 canopy trees x 12% = 0.24* *0 trees required*	*0 trees*
REAR FACADE (SOUTH)	2 canopy trees / acre *2 canopy trees x 2.14 acres =* *4 canopy trees required*	*4 canopy trees x 12% = 0.48* *0 trees required*	*0 trees*
SIDE FACADE (EAST)	2 canopy trees / acre *2 canopy trees x 2.14 acres =* *4 canopy trees required*	*4 canopy trees x 12% = 0.48* *0 trees required*	*0 trees*
SIDE FACADE (WEST)	2 canopy trees / acre *2 canopy trees x 2.14 acres =* *4 canopy trees required*	*4 canopy trees x 12% = 0.48* *0 trees required*	*0 trees*
FRONT PRIMARY FACADE (NORTH)	1 canopy tree / 150 LF of facade *247 / 150 LF* = 1.64 x 1 canopy tree = *2 canopy trees required*	*2 canopy trees x 12% = 0.24* *0 trees required*	*0 trees*

UNDERSTORY REQUIREMENTS

UNDERSTORY 6.2.2.D.(1)(d)(ii) Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

Primary structure: Six ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.

LOCATION	ENTIRE SITE REQUIREMENT	12% REQUIREMENT	PROVIDED
FRONT (50%)	6 understory trees / acre (50%) = *6 trees x 2.14 acres = 12.84 trees* *13 trees x 50% =* *6.5 understory trees required*	*6.5 x 12% = 0.78* *1 tree required*	***1 tree***
SIDE - EAST (25%)	6 understory trees / acre (25%) = *6 trees x 2.14 acres = 12.84 trees* *13 trees x 25% =* *3.25 understory trees required*	*3.25 x 12% = 0.39* *0 trees required*	***0 trees***
SIDE - WEST (25%)	6 understory trees / acre (25%) = *6 trees x 2.14 acres = 12.84 trees* *13 trees x 25% =* *3.25 understory trees required*	*3.25 x 12% = 0.39* *0 trees required*	***0 trees***

SHRUB REQUIREMENTS

SHRUBS Primary structure front and side facades 6.2.2.D.(1)(d)(iii): A row of shrubs planted along front and side facades of the primary structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front and side facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

LOCATION	ENTIRE SITE REQUIREMENT	12% REQUIREMENT	PROVIDED
FRONT	horizontal row of shrubs or shrub masses of three or more species	Total Lineal Feet = 246.97 LF 246.97 LF x 12% = 29.63 LF *30 LF row of shrubs required*	*38 LF row of shrubs in front of amended parking stalls*
SIDE - EAST	horizontal row of shrubs or shrub masses of three or more species	60' Ingress/Egress Easement *shrubs not required*	*shrubs not required*
SIDE - WEST	horizontal row of shrubs or shrub masses of three or more species	Total Lineal Feet = 80 LF 80 LF x 12% = 9.6 LF *10 LF row of shrubs required*	*12 LF row of shrubs in front of building expansion*

GRASSING REQUIREMENTS

GRASSING 6.2.2.D.(1)(d)(iv) **Business uses found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.**

A combination of solid sod, seeding and sprigs to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.

PARKING LOT LANDSCAPING REQUIREMENTS

INTERIOR LANDSCAPING REQUIREMENTS

Per 6.2.2.D.(2)(a)(iii), Each interior planting area shall contain locally adapted trees and shrubs at the following rate:

a. Trees shall be required at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet, or portion thereof, of the total parking lot area.

b. Shrubs shall be required at the minimum rate of ten shrubs per landscaped island.

PARKING LOT AREA	ENTIRE SITE REQUIREMENT	12% REQUIREMENT	PROVIDED
39,555 SF 0 landscaped islands	1 tree / 1,800 SF = *39,555 SF / 1,800 SF = 21.98 trees required* 10 shrubs / landscaped island = *10 shrubs x 0 islands = 0 shrubs required*	*21.98 x 12% = 2.637* *3 trees required* *0 shrubs required*	*3 trees* *0 shrubs*

PARKING LOT BUFFER REQUIREMENTS

Per 6.2.2.D.(2)(b)(iii), The buffer for the parking lot shall be a minimum of five feet, and an average of seven feet in width along the entire length of the perimeter of the parking lot. The width of the buffer may vary to allow for design creativity, as long as a minimum width of five feet is maintained.

Per 6.2.2.D.(2)(b)(iv), The parking lot buffer shall have a minimum of:

a. Four canopy trees for every 100 lineal feet of buffer.

b. Two understory/ornamental trees per 100 lineal feet of buffer.

c. A continuous opaque screen of shrub material parallel to the parking lot area. The shrubs may be arranged in a linear or curvilinear pattern, as long as the screen does not have any visual breaks. The parking lot screen shall reach 36 inches in height within three years.

d. Other landscaping materials provided to meet any other requirement of this section may be considered a part of and count toward the requirement parking lot buffer, if such materials are located within 30 feet of the parking lot area.

Per 6.2.2.D.(2)(b)(v), Any area of the parking lot buffer that is not covered in trees or shrubs shall be planted in ground cover, turfgrass or mulch. It is recommended that the area adjacent to the wheel stop is planted in turfgrass for maintenance purposes.

PARKING LOT PERIMETER	ENTIRE SITE REQUIREMENT	12% REQUIREMENT	PROVIDED
312 LINEAL FEET	*312 lineal feet / 100 lineal feet = 3.12 lineal feet* *3.12 lineal feet x 4 canopy trees = 12.48 canopy trees required* *3.12 lineal feet x 2 understory trees = 6.24 understory trees required* *Continuous opaque screen of shrub materlal required*	*12.48 x 12% = 1.50* *2 canopy trees required* *6.24 x 12% = 0.75* *1 understory tree required* *Continuous opaque screen of shrub materlal required*	*2 canopy trees , 1 understory tree, Continuous opaque screen of shrub materlal required*

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per 6.2.2.D.(3) Perimeter Buffers.

LOCATION AND BUFFER TYPE	BUFFER OPTION REQUIREMENT	12% REQUIREMENT	PROVIDED
NORTH AGRICULTURE *BUFFER NOT REQUIRED*	*Buffer not required.*	*Buffer not required.*	*Buffer not required.*
NORTHEAST INDUSTRIAL *5' BUFFER, TYPE A OPTION 1*	One canopy tree every 60 linear feet, plus one understory or ornamental tree per 60 linear feet *175 LF -119 LF (driveways) = 56 LF* *56 LF / 60 = 0.93 canopy and understory trees required*	*0.93x 12% = 0.112* *0 canopy and understory trees required*	*1 proposed canopy tree; 1 existing crape myrtle to remain*
SOUTH UTILITIES *10' BUFFER, TYPE C OPTION 3*	One fence or wall, plus one canopy tree every 30 linear feet *574.5 LF / 30 = 19.15 canopy trees required*	*Existing 6ft. Chain Link Fence to meet requirement* *19.15 x 12% = 2.30* *2 canopy trees required*	*Existing 6ft. Chain Link Fence to meet requirement,* *2 canopy trees*
EAST INDUSTRIAL *5' BUFFER, TYPE A OPTION 3*	One four-foot high berm or fence	*Existing 6ft. Chain Link Fence to meet requirement*	*Existing 6ft. Chain Link Fence to meet requirement*

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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Landscape Architect of Record:

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No: 20-051

Project phase: CITY SUBMITTAL

Project title:
RAY'S METAL WORKS INC.
BUILDING ADDITION SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:
LANDSCAPE CALCULATIONS

Designed: CSV	Sheet No.: L200
Drawn: MAB	
Checked: TAR	
Date: 11/11/20	

GENERAL LANDSCAPE NOTES

1. **INVASIVE SPECIES:** REMOVE INVASIVE, NONNATIVE PLANT SPECIES AS LISTED ON THE FLORIDA PROHIBITED AQUATIC PLANTS LIST OR THE FLORIDA NOXIOUS WEED LIST FROM THE SITE PRIOR TO ISSUANCE OF THE CERTIFICATION OF OCCUPANCY. ALL HERBICIDE APPLICATIONS TO CONTROL INVASIVE, NONNATIVE PLANTS IN WETLAND OR UPLAND SET-ASIDE AREAS, INCLUDING BUFFERS, SHALL BE APPLIED BY A CONTRACTOR LICENSED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF AGRICULTURAL ENVIRONMENTAL SERVICES, WITH A CURRENT CERTIFICATION IN NATURAL AREAS WEED MANAGEMENT.

2. **ON-SITE LITTER REMOVAL:** REMOVE ALL EXISTING LITTER AND DEBRIS VISIBLE ON THE PROJECT SITE.

3. **PLANTING PREPARATION:** REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNERS REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTING.

4. **PRUNING:** IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURAL (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH - SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.

5. **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.

6. **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.

7. **DURING DEVELOPMENT:** DURING DEVELOPMENT OR SITE ALTERATION ACTIVITIES, THE FOLLOWING STANDARDS SHALL BE MET:
   - 7.1. PROTECTIVE BARRICADES SHALL BE PLACED TO DEFINE A PROTECTIVE AREA AROUND EXISTING TREES TO REMAIN. BARRIERS SHALL BE PLACED AROUND ALL REGULATED TREES AT A MINIMUM OF TWO-THIRDS OF THE AREA OF THE DRIPLINE OF THE TREE OR STAND OF TREES OR AT SIX FEET FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER. PROTECTIVE BARRICADES SHALL BE PLACED AT THE DRIPLINE OF ALL HERITAGE TREES, CHAMPION TREES, AND REGULATED PALM TREES. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA. PROTECTIVE BARRICADES SHALL BE AT LEAST FOUR FEET HIGH AND CONSTRUCTED OF EITHER WOODEN CORNER POSTS AT LEAST FOUR INCHES IN WIDTH BY FOUR INCHES IN DEPTH BY FOUR FEET IN HEIGHT BURIED ONE FOOT DEEP WITH AT LEAST TWO COURSES OF WOODEN SIDE SLATS AT LEAST TWO INCHES IN WIDTH BY FOUR FEET WITH COLORED FLAGGING OR COLORED MESH CONSTRUCTION FENCING ATTACHED OR CONSTRUCTED OF ONE INCH ANGLE IRON CORNER POSTS WITH BRIGHTLY COLORED MESH CONSTRUCTION FENCING ATTACHED.
   - 7.2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
   - 7.3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
   - 7.4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
   - 7.5. RAISING OR LOWERING OF GRADE WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
   - 7.6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:
     - 7.6.1. THE CLEARING OF VEGETATION EXCEPT BY HAND;
     - 7.6.2. THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;
     - 7.6.3. THE PLACEMENT OF DEBRIS;
     - 7.6.4. THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;
     - 7.6.5. THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND
     - 7.6.6. THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
   - 7.7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1(D)(1) IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
   - 7.8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

8. **SEED:** ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS SHALL BE SEEDED. SEE SHEET L202.

9. **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.

10. **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.

11. **MAINTENANCE RECOMMENDATIONS:** PER CITY OF ALACHUA ULDR, ARTICLE 6., SEC. 6.2.2.D.7.B.vii. A MAINTENANCE SCHEDULE MUST BE SUBMITTED ADDRESSING THE FOLLOWING:
    - **CHECKING:** CHECK DISTRIBUTION AND SPRINKLER FUNCTION OF THE IRRIGATION SYSTEM PERIODICALLY AND MONTHLY AT A MINIMUM. MAKE REPAIRS AS NEEDED. ADJUST SPRAY HEADS TO MINIMIZE OVERTHROW ONTO PAVEMENT.
    - **RESETTING:** WATER AT A FREQUENCY AS ALLOWED BY THE LOCAL JURISDICTIONS INCLUDING CITY OF ALACHUA AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT. WATER AT A DURATION AS INDICATED IN IRRIGATION DESIGN INDICATED FOR EACH ZONE. ADJUST FREQUENCY AND DURATION AS NEEDED AND AS DIRECTED BY REGULATING AGENCIES.
    - **REMULCHING:** MAINTAIN THE DEPTH OF MULCH IN ALL PLANTING AREAS AS SPECIFIED IN PLANS. REPLENISH A MINIMUM OF TWICE A YEAR OR AS NEEDED. DEPTH SHALL BE MEASURED WHEN MULCH IS SETTLED. REMOVE STICKS, CONES, AND DEBRIS FROM MULCH PRIOR TO PLACING. UTILIZE MULCH TYPE AS SPECIFIED IN PLANS. REMOVE DEBRIS FROM MULCH AREAS PRIOR TO REMULCHING.
    - **FERTILIZING:** APPLY A SLOW-RELEASE, GRANULAR FERTILIZER WITHIN ALL PLANTING AREAS. APPLY IN A MANNER AND AT A RATE AND FREQUENCY AS RECOMMENDED BY THE MANUFACTURER AND AS PER CITY OF ALACHUA REGULATIONS, IF APPLICABLE. DO NOT APPLY ON LEAVES OR BRANCHES. DO NOT ALLOW FERTILIZER TO FALL ON PAVEMENT OR NEAR DRAINS. FERTILIZER TO MEET SPECIFICATION FOR COMMERCIAL APPLICATIONS.
    - **WEEDING:** KEEP PLANTING BEDS, TREE RINGS, AND MULCH AREAS FREE OF UNDESIRABLE VEGETATION. APPLY A PRE-EMERGENT HERBICIDE AS APPROVED BY THE OWNER TO PLANTING AREAS PRIOR TO THE PLANTING SEASON IN EARLY SPRING. MANUALLY REMOVE WEEDS AND OTHER UNDESIRABLE SPECIES OVER 12" IN HEIGHT. UTILIZE A POST-EMERGENT HERBICIDE AS APPROVED BY THE REGULATING AGENCIES FOR WEEDS LESS THAN 12". WEED MONTHLY, MINIMUM.
    - **PRUNING:** MAINTAIN PLANTINGS TO MAINTAIN THE CLEAR SIGHT WINDOW AS DEFINED BY THE REGULATING AGENCIES OF THE ADJACENT ROADWAYS. PRUNING TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300). PRUNE FLOWERING PLANTS FOLLOWING THEIR BLOOMING PERIOD. PRUNE OTHER PLANTS IN EARLY SPRING PRIOR TO THEIR FIRST FLUSH. REMOVE DEAD OR INJURED BRANCHES. HEAD BRANCHES IF NEEDED TO MAINTAIN HEIGHT AND TRIM AT DIFFERENT LENGTHS FOR A MORE NATURAL FORM, WHERE DESIRED BY THE OWNER. DO NOT PRUNE SHRUBS INTO BALLS OR OTHER SHAPES AND INSTEAD MAINTAIN IN THEIR NATURAL FORM, AS DIRECTED BY THE OWNER.
    - **MOWING:** MOW TURF AT A FREQUENCY TO MAINTAIN TURF IN A VIGOROUS AND HEALTHY STATE WITHOUT APPEARING UNKEMPT. REMOVE UNWANTED VEGETATION. AND DEBRIS FROM TURF AREAS DURING MOWING ACTIVITIES.

12. **EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL 811.

811 Know what's **below.** **Call** before you dig.

XERISCAPE CRITERIA

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.7.b. Xeriscape Standards

Required: Preserve and maintain native vegetation
Provided: ***Site plan preserves existing oak trees.***

Required: Group plant material into water use zones based on water needs.
Provided: ***Plant groupings have similarly low water needs and do not require irrigation.***

Required: Ensure plant types are appropriate for soils.
Provided: ***All species provided are Florida Friendly species suited to the proposed site conditions.***

Required: Use of mulch.
Provided: ***Mulch is proposed for all planting areas, including trees outside of main landscape beds.***

Required: Use of low water use plants.
Provided: ***Plants with high drought tolerances and low water requirements are proposed.***

Required: Efficient irrigation.
Provided: ***Irrigation not required.***

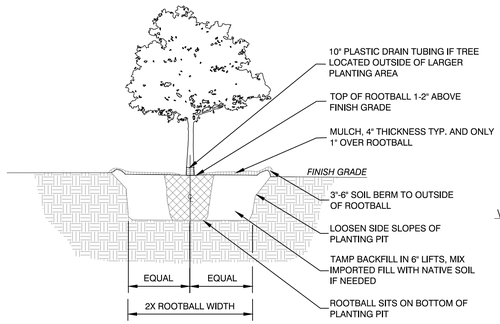
Required: Maintenance.
Provided: ***Maintenance is required as per general landscape notes 12.***

Required: Drip irrigation or emitters.
Provided: ***Irrigation not required.***

FLORIDA FRIENDLY LANDSCAPING PRACTICES

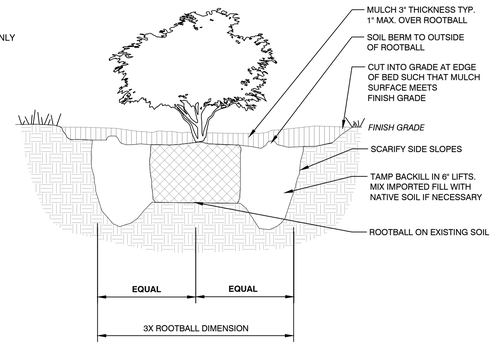
Per City of Alachua ULDR Article 6, Sec. 6.2.2.C.8 Florida Friendly Landscaping.

1. Right Plant Right Place. ***Proposed plants are a combination of native species and species that are well adapted to the site conditions. Plants are chosen and placed so as to avoid utility, vehicular and pedestrian conflicts. Preference has been given to species that are well-suited for the site microclimate and the industrial use of the site. Shrubs are varied to foster diversity, create visual interest and attract a variety of wildlife. Plants are a minimum of 2' from all building facades to reduce maintenance concerns. On the west sides of the building, deciduous trees provide shade in the summer and allow natural winter light into the buildings and parking for passive heating. The existing oak tree cluster near parking lot has been preserved, retaining habitat, stormwater management and soil stability benefits.***
2. Water Efficiently. ***Irrigation Plan to be provided.***
3. Fertilize Appropriately. ***Fertilizer and application as required as per general landscape notes 12.***
4. Mulch. ***Mulch is to be provided in all planting areas as shown by the hatched bedlines.***
5. Attract Wildlife. ***Proposed plants include species that attract pollinators. All plants are well-adapted to the region.***
6. Manage Yard Pests Responsibly. ***Proposed pest management will be per best management practices.***
7. Recycle Yard Waste. ***Yard waste to be disposed of as required within Alachua County and the City of Alachua.***
8. Reduce Stormwater Runoff. ***Stormwater management meets regulating agency requirements. See civil plans.***
9. Protect the Waterfront. ***Wetland areas are protected as per Water Management Disctrict and City of Alachua requirements. See civil plans.***



NOTES:
1. ENSURE PLANTING PIT DRAINS WELL PRIOR TO INSTALLATION.
2. REMOVE TREE FROM CONTAINER OR REMOVE UPPER ⅓ OF BURLAP AND WIRE MESH FOR B&B TREES.
3. SLICE ROOTBALL VERTICALLY ON OUTSIDE EDGES OF AND AROUND ROOTBALL.
4. TREE TO BE PLUMB. STAKE TREE, SUBMIT TREE STAKING DETAILS AND LAYOUT FOR APPROVAL.

1 TREE PLANTING DETAIL
SCALE: N.T.S. P-ED-01



2 SHRUB PLANTING DETAIL
SCALE: N.T.S. P-ED-04

kd design
916 VASSAR STREET
ORLANDO, FL 32804
TEL | 321-277-0826
kaleymariedunlap@gmail.com

Contact: Marsha Swider
(352) 373-3541

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Landscape Architect of Record:

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

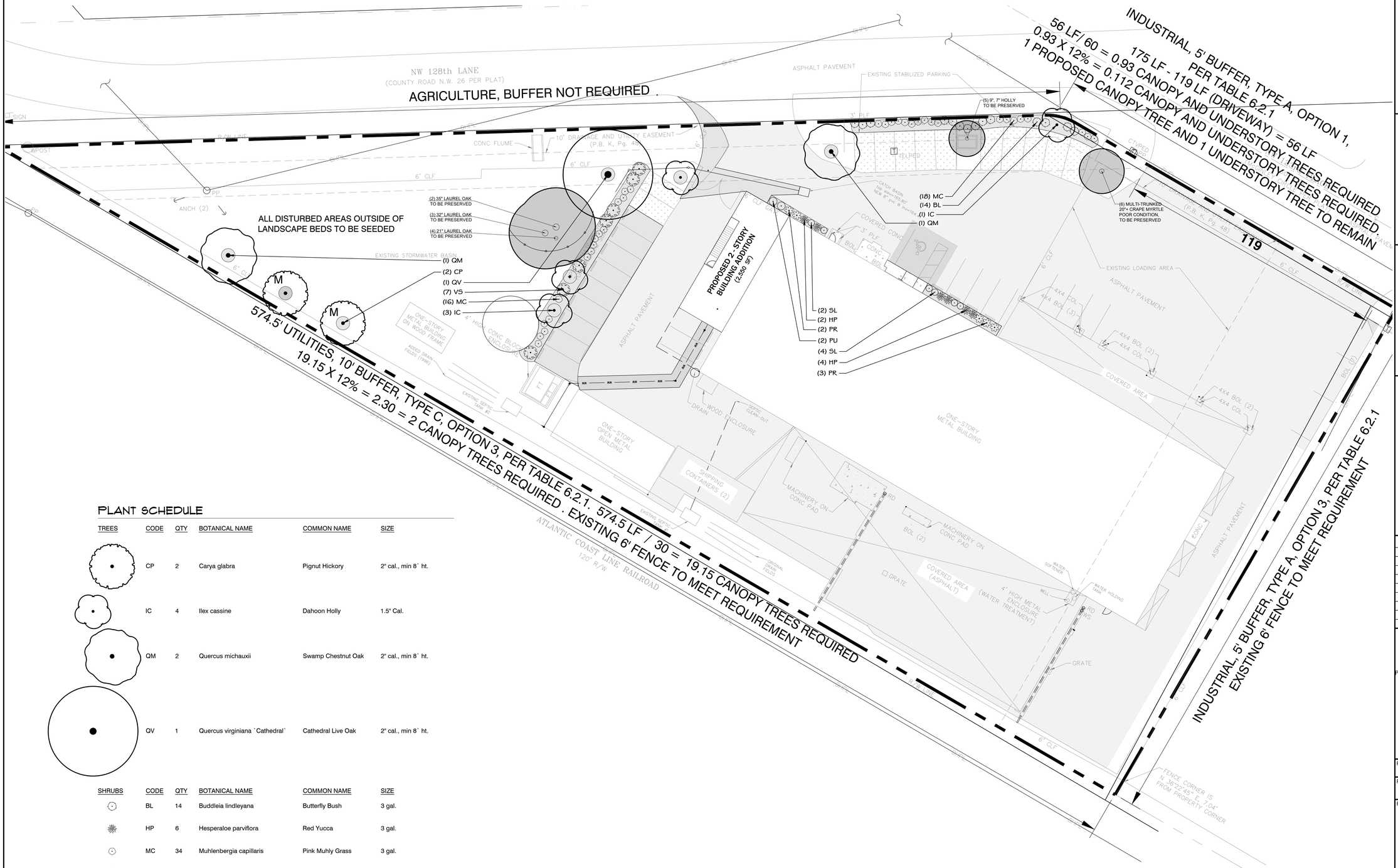
Project No: 20-051

Project phase: CITY SUBMITTAL

Project title: RAY'S METAL WORKS INC. BUILDING ADDITION SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: LANDSCAPE NOTES AND DETAILS

Designed: CSV	Sheet No.: L201
Drawn: MAB	
Checked: TAR	
Date: 11/11/20	



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	CP	2	Carya glabra	Pignut Hickory	2" cal., min 8` ht.
	IC	4	Ilex cassine	Dahoon Holly	1.5" Cal.
	QM	2	Quercus michauxii	Swamp Chestnut Oak	2" cal., min 8` ht.
	QV	1	Quercus virginiana `Cathedral`	Cathedral Live Oak	2" cal., min 8` ht.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	BL	14	Buddleia lindleyana	Butterfly Bush	3 gal.
	HP	6	Hesperaloe parviflora	Red Yucca	3 gal.
	MC	34	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.
	PR	5	Pennisetum setaceum `Rubrum`	Purple Fountain Grass	3 gal.
	PU	2	Pennisetum x `Tift 10`	First Knight Pennisetum	3 gal.
	SL	6	Salvia leucantha	Mexican Bush Sage	3 gal.
	VS	7	Viburnum suspensum	Sandankwa Viburnum	3 gal.

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Contact: Marsha Swider
(352) 373-3541

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Landscape Architect of Record:

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No: 20-051

Project phase: CITY SUBMITTAL

Project title:
RAY'S METAL WORKS INC.
BUILDING ADDITION SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: LANDSCAPE PLAN

Designed:	CSV
Drawn:	MAB
Checked:	TAR
Date:	11/11/20

Sheet No.: L202

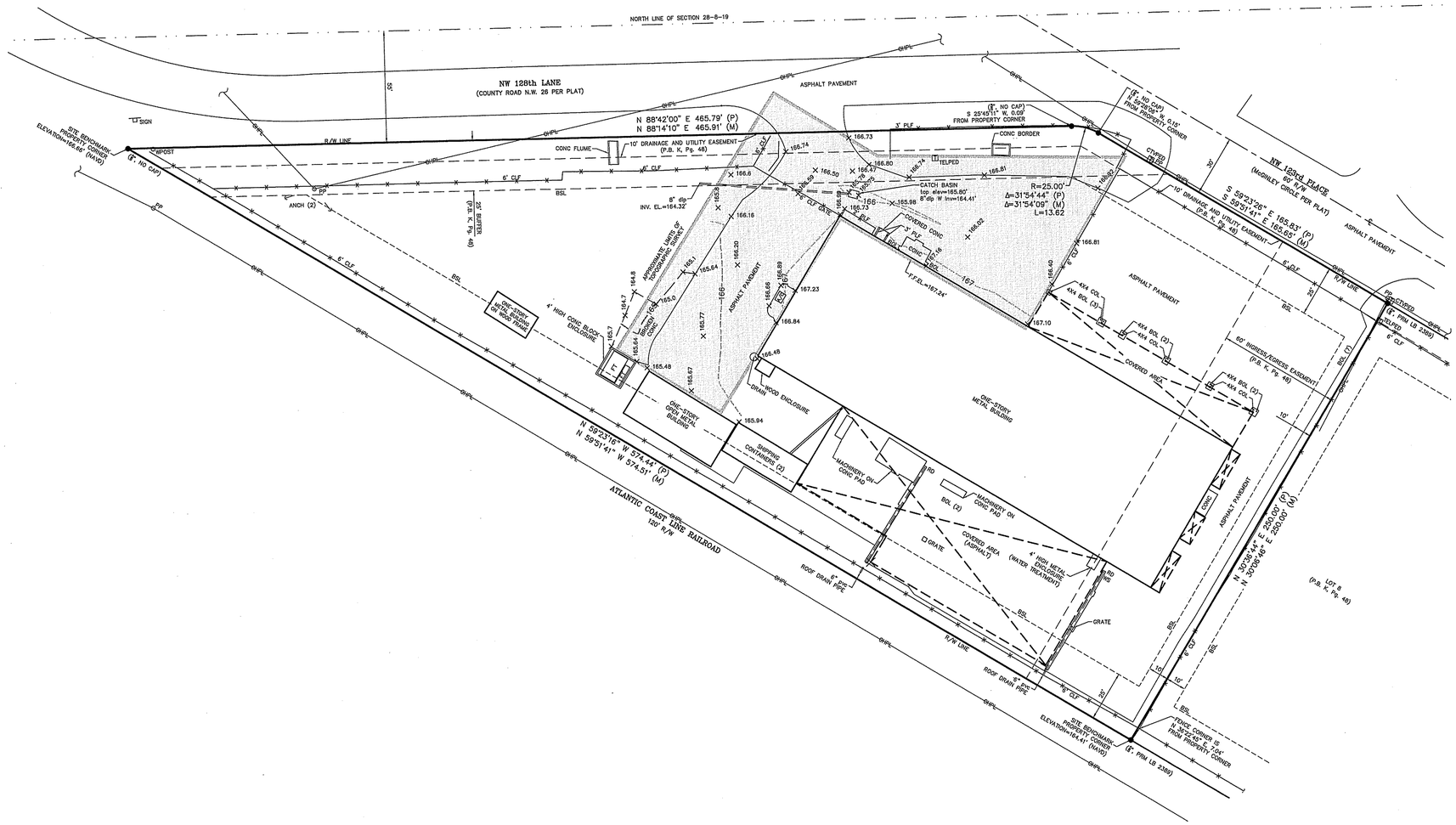
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BOUNDARY AND TOPOGRAPHIC SURVEY

IN

A PORTION OF SECTION 28 TOWNSHIP 8 SOUTH, RANGE 19, EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
FOR
RAY'S METAL WORKS INC.

0 30' 60'
1"=30'



LEGAL DESCRIPTION:

LOT 9 OF "UNIT No. 1 McGINLEY INDUSTRIAL PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "K", PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N 59°51'41" W ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COAST LINE RAILROAD.
2) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) WITH AN ELEVATION OF 166.32 FEET ON NGS MONUMENT G 51 (PID AR0298).
3) SITE ADDRESS: 6409 NW 123rd PLACE, ALACHUA, FL. 32653/ALACHUA COUNTY TAX PARCEL 05893-010-009.
4) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
5) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
6) TREES WERE NOT FIELD LOCATED AS PART OF THIS SURVEY.
7) ANY ADDITIONS, DELETIONS, OR ALTERATIONS MADE TO THE FACE OF ANY PAGE OF THIS SURVEY WITHOUT THE CONSENT OF THE SURVEYOR IN RESPONSIBLE CHARGE IS A VIOLATION OF 5J-17 F.A.C. AND WILL MAKE THIS SURVEY NULL AND VOID.
8) THE OWNERSHIP OF FENCES, PERIMETER WALLS, AND/OR HEDGES IF SHOWN HEREON ARE NOT KNOWN AND THUS NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
9) BUILDING DIMENSIONS SHOWN HEREON WERE TAKEN AT GROUND LEVEL AND DO NOT INCLUDE OVERHANGS UNLESS OTHERWISE NOTED. THIS SURVEYOR DID NOT ATTEMPT TO EXCAVATE OR LOCATE ANY UNDERGROUND BUILDING FOUNDATIONS FOR THE PURPOSE OF THIS SURVEY.
10) THE SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 2.14 ACRES MORE OR LESS.
11) SHIPPING CONTAINERS OR TRACTOR TRAILERS ON THE SUBJECT PROPERTY WERE NOT LOCATED EXCEPT WHERE NOTED. THERE MAY BE UTILITIES UNDERNEATH SAID CONTAINERS THAT ARE NOT SHOWN ON THIS SURVEY.
12) THERE SHALL BE NO DIRECT ACCESS TO COUNTY ROAD N.W. 26 (N.W. 128th LANE) AS STATED ON "UNIT No. 1 McGINLEY INDUSTRIAL PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK K, PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LEGEND:

A/C	=	AIR CONDITIONER COMPRESSOR PAD
BSL	=	BUILDING SETBACK LINE
CLF	=	CHAIN LINK FENCE
COL	=	COLUMN
CONC	=	CONCRETE
dip	=	DUCTILE IRON PIPE
ELEV	=	ELEVATION
F.F.EL.	=	FINISHED FLOOR
FT	=	FUEL TANK
L	=	ARC LENGTH
(M)	=	MEASURED DIMENSION
NAVD	=	NORTH AMERICAN VERTICAL DATUM OF 1988
(P)	=	PLAT DIMENSION
P.B.	=	PLAT BOOK
Pg.	=	PAGE
PLF	=	PLASTIC FENCE
pvc	=	POLY-VINYL CHLORIDE
R	=	RADIUS
R/W	=	RIGHT OF WAY
Δ	=	CENTRAL ANGLE
SECTION 28-8-19	=	SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST
WPOST	=	WOOD POST
WS	=	WATER SOFTENER
ANCH ⟵	=	GUY ANCHOR
BOL	=	TRAFFIC BOLLARD
RD	=	ROOF DRAIN
SIGN	=	SIGN
●	=	FOUND REBAR & CAP (size, ID)
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
PP	=	POWER POLE
○	=	SET 5/8" REBAR & CAP (LB 2389)
TELPED	=	TELEPHONE PEDESTAL
CTVPED	=	CABLE TELEVISION PEDESTAL
80	=	ELEVATION CONTOUR LINE
-x-x-x-	=	FENCE LINE
OHPL	=	OVERHEAD POWER LINE
167.00 ×	=	SPOT ELEVATION (HARD SURFACE)
167.0 ×	=	SPOT ELEVATION (SOFT SURFACE)
	=	LIMITS OF TOPOGRAPHIC SURVEY

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN
ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 12001C0145E COMMUNITY
NUMBER 120001 PANEL 0145E EFFECTIVE DATE:
12/05/18 SAID MAP DESCRIBES ZONE(s) X (UNSHADED)
AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

No.	Date	Comment
1	09/09/2020	ADDITIONAL TOPO IN NORTH PARKING AREA

eda consultants inc.
civil
720 SW 2nd Ave., South Tower, Suite 300
GAINESVILLE, FLORIDA, 32601
(352) 373-3541
E-MAIL: mail@edafl.com

Project No.: 2020-0051 SD0
Drawn: AP
Check: AP

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2020

Fieldbook: 1003 Page: 74-78

PREPARED FOR: 1) RAY'S METAL WORKS INC.
2)
3)
4)

	Survey Date	Drawing Completed	Revised
1)	05/02/2020	05/04/2020	09/09/2020
2)			
3)			
4)			

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2019), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 05/02/2020.

Sheet No.:
V-001

Plotted Sept 09, 2020 - 13:24:21 - aperez



1 A100 ARCHITECTURAL FLOORPLAN - GROUND LEVEL

SCALE : 3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. DO NOT DETERMINE DIMENSIONS AND SIZE OF THE GRAPHIC REPRESENTATIONS SHOWN ON THE DRAWINGS BY USING MEASURING DEVICES (DO NOT "SCALE"). RELY ON THE NUMERIC DIMENSIONS SHOWN ON THE DRAWINGS FOR MEASUREMENT.
2. EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AND OBTAIN ALL MEASUREMENTS REQUIRED FOR PROPER EXECUTION OF WORK.
3. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. UNLESS NOTED OTHERWISE, PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF STRUCTURE, FACE OF CONCRETE OR FACE OF STUD UNO.
5. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE PRODUCT MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND STANDARD DETAILS, IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATION REQUIREMENTS AND DESIGN INTENT.
6. PROVIDE FIRE EXTINGUISHERS (FE) AND FIRE EXTINGUISHER CABINETS (FEC) AS INDICATED ON THE PLANS.

LEGEND

NOT IN CONTRACT

SHEET NOTES

1. DO NOT DETERMINE DIMENSIONS AND SIZE OF THE GRAPHIC REPRESENTATIONS SHOWN ON THE DRAWINGS BY USING MEASURING DEVICES (DO NOT "SCALE"). RELY ON THE NUMERIC DIMENSIONS SHOWN ON THE DRAWINGS FOR MEASUREMENT.
2. REFER TO SHEET **A001** FOR PLAN LEGEND, ABBREVIATIONS AND GENERAL NOTES.
3. REFER TO SHEET **A300** FOR EXTERIOR ELEVATIONS.

ELECTRICAL INFORMATION SUMMARY

LOCATION OF MAIN DISCONNECT AND SERVICE:
1. EXISTING 225A SERVICE AND DISCONNECT TO REMAIN.
2. A NEW PANEL WILL BE PROVIDED FROM THE EXISTING SERVICE AND IS ANTICIPATED TO BE 150A 208Y/120V.

COOLING LOAD CALCULATION FOR THE ADDITION
1. 6 TONS.

ELECTRICAL LOAD CALCULATION FOR THE ADDITION
1. AIR CONDITIONING: 24.5 kVA
2. INTERIOR LIGHTING: 2,500 SQ. FT AT 1 W/sq.ft. = 2.5 kVA
3. RECEPTACLES: 22 DUPLEX AT 180W EACH = 4.0 kVA
4. EXTERIOR BUILDING LIGHTING: 1.0 kVA
5. LASER CUTTING EQUIPMENT: 4.0 kVA

TOTAL ESTIMATED LOAD FOR PROPOSED ADDITION

36.0 kW, OR 100 A AT 208Y/120V, 3-PHASE SERVICE.

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EB-31501

SEAL:

KEVIN TODD WHITEHEAD, AIA
FL. LIC. NO: AR 97245

PROJECT:

RAY'S METAL WORKS ADDITION

6409 NW 123RD PL
GAINESVILLE, FL 32653

PREPARED FOR:

Ray's Metal Works
Office Addition

KEY PLAN:

N

SHEET INFORMATION:

ISSUE DATE:	20-1104
PROJECT NO.:	20006
DRAWN BY:	HMG
CHECKED BY:	KTW

SHEET REVISION:

REVISION	DESCRIPTION	DATE

TITLE:

ARCHITECTURAL FLOORPLAN GROUND LEVEL

SHEET:

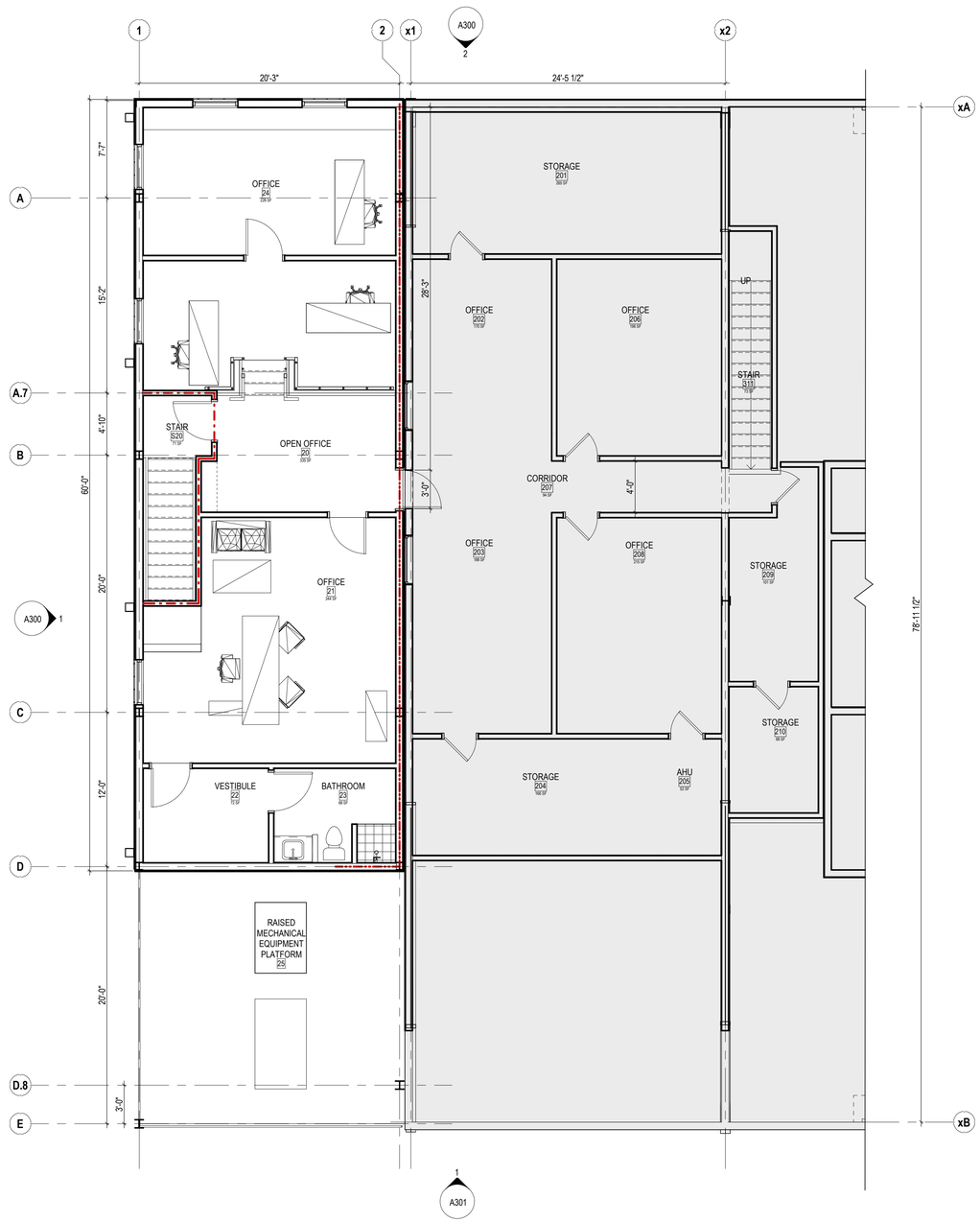
A100

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1 A101 ARCHITECTURAL FLOORPLAN - UPPER LEVEL

SCALE : 3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. DO NOT DETERMINE DIMENSIONS AND SIZE OF THE GRAPHIC REPRESENTATIONS SHOWN ON THE DRAWINGS BY USING MEASURING DEVICES (DO NOT "SCALE"). RELY ON THE NUMERIC DIMENSIONS SHOWN ON THE DRAWINGS FOR MEASUREMENT.
2. EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AND OBTAIN ALL MEASUREMENTS REQUIRED FOR PROPER EXECUTION OF WORK.
3. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. UNLESS NOTED OTHERWISE, PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF STRUCTURE, FACE OF CONCRETE OR FACE OF STUD UNO.
5. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE PRODUCT MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND STANDARD DETAILS, IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATION REQUIREMENTS AND DESIGN INTENT.
6. PROVIDE FIRE EXTINGUISHERS (FE) AND FIRE EXTINGUISHER CABINETS (FEC) AS INDICATED ON THE PLANS.

LEGEND

NOT IN CONTRACT

SHEET NOTES

1. DO NOT DETERMINE DIMENSIONS AND SIZE OF THE GRAPHIC REPRESENTATIONS SHOWN ON THE DRAWINGS BY USING MEASURING DEVICES (DO NOT "SCALE"). RELY ON THE NUMERIC DIMENSIONS SHOWN ON THE DRAWINGS FOR MEASUREMENT.
2. REFER TO SHEET **A001** FOR PLAN LEGEND, ABBREVIATIONS AND GENERAL NOTES.
3. REFER TO SHEET **A300** FOR EXTERIOR ELEVATIONS.

ELECTRICAL INFORMATION SUMMARY

LOCATION OF MAIN DISCONNECT AND SERVICE:
1. EXISTING 225A SERVICE AND DISCONNECT TO REMAIN.
2. A NEW PANEL WILL BE PROVIDED FROM THE EXISTING SERVICE AND IS ANTICIPATED TO BE 150A 208Y/120V.

COOLING LOAD CALCULATION FOR THE ADDITION
1. 6 TONS.

ELECTRICAL LOAD CALCULATION FOR THE ADDITION
1. AIR CONDITIONING: 24.5 kVA
2. INTERIOR LIGHTING: 2,500 SQ. FT AT 1 W/sq.ft. = 2.5 kVA
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5. LASER CUTTING EQUIPMENT: 4.0 kVA

TOTAL ESTIMATED LOAD FOR PROPOSED ADDITION

36.0 kW, OR 100 A AT 208Y/120V, 3-PHASE SERVICE.

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SEAL:

KEVIN TODD WHITEHEAD, AIA
FL. LIC. NO: AR 97245

PROJECT:

RAY'S METAL WORKS ADDITION

6409 NW 123RD PL
GAINESVILLE, FL 32653

PREPARED FOR:

Ray's Metal Works
Office Addition

KEY PLAN:

N

SHEET INFORMATION:

ISSUE DATE:	20-1104
PROJECT NO.:	20006
DRAWN BY:	HMG
CHECKED BY:	KTW

SHEET REVISION:

REVISION	DESCRIPTION	DATE

TITLE:

ARCHITECTURAL FLOORPLAN UPPER LEVEL

SHEET:

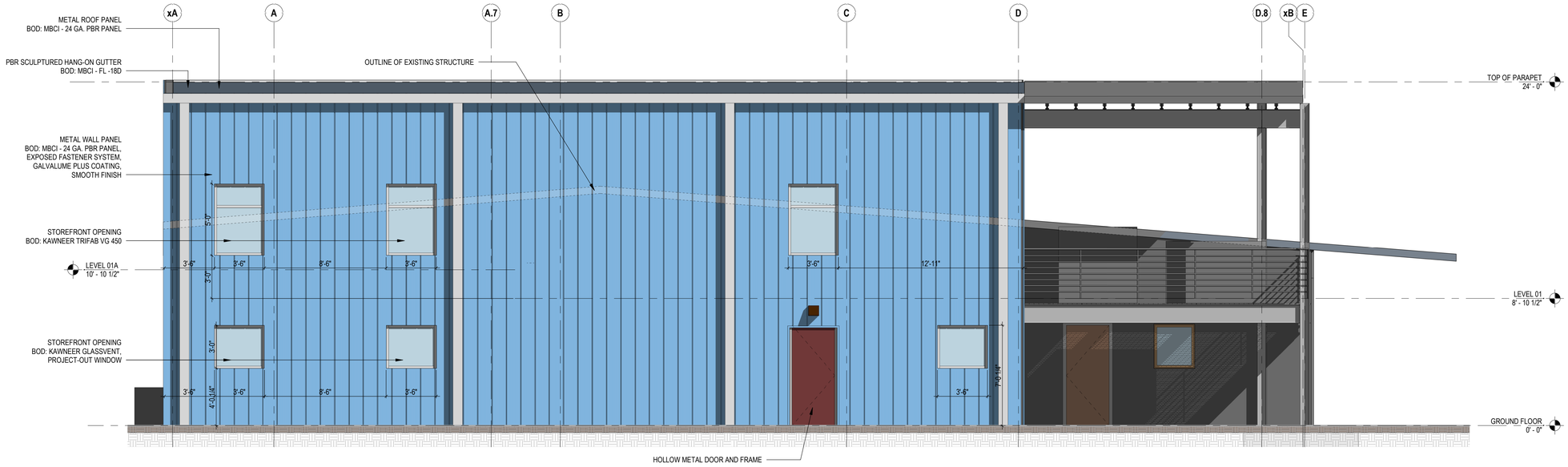
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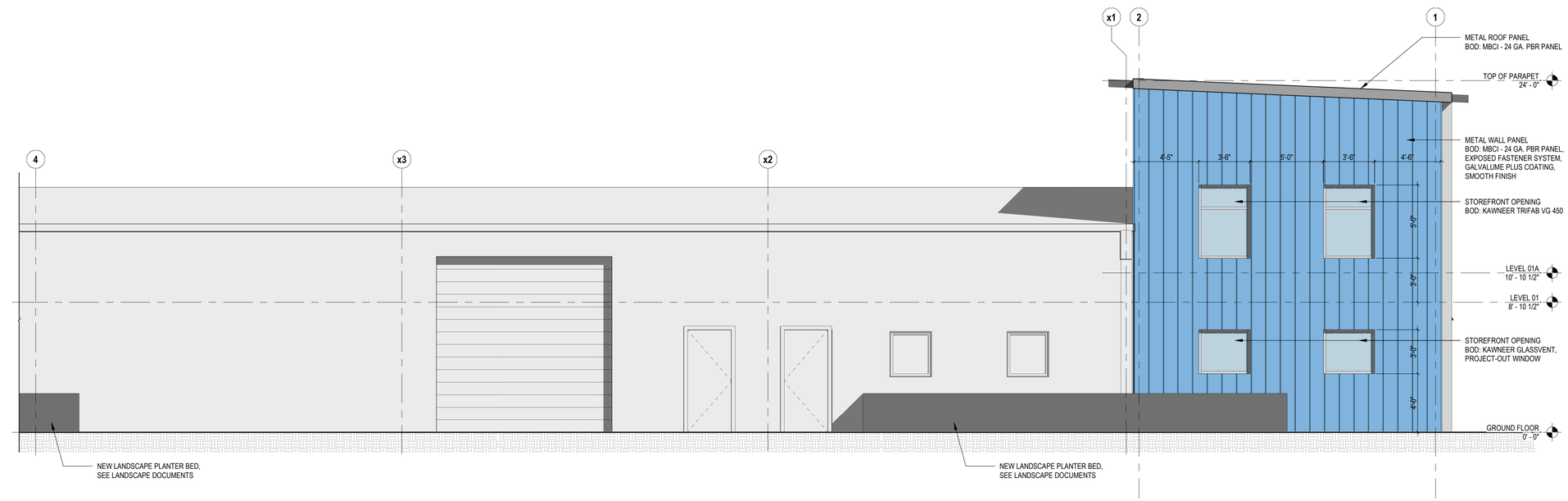
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1 EXTERIOR ELEVATION - WEST
A300 SCALE : 1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
A300 SCALE : 1/4" = 1'-0"

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REVISION	DESCRIPTION	DATE

TITLE:

EXTERIOR ELEVATIONS

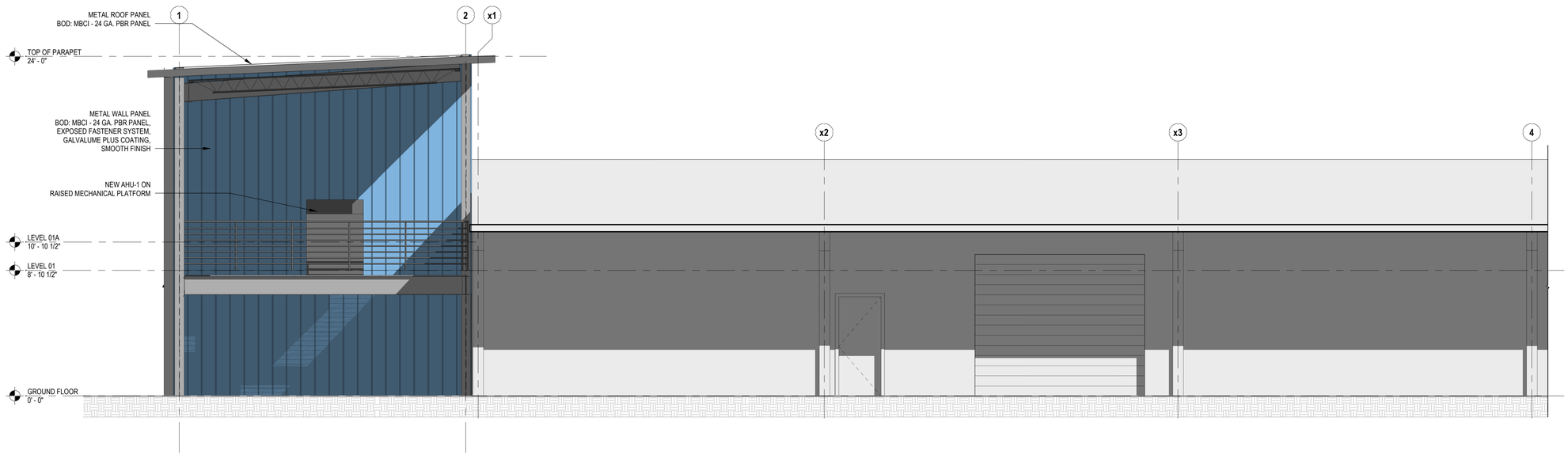
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1 A301 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

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CHECKED BY:	KTW

SHEET REVISION:

REVISION	DESCRIPTION	DATE

TITLE:

EXTERIOR ELEVATIONS

SHEET:

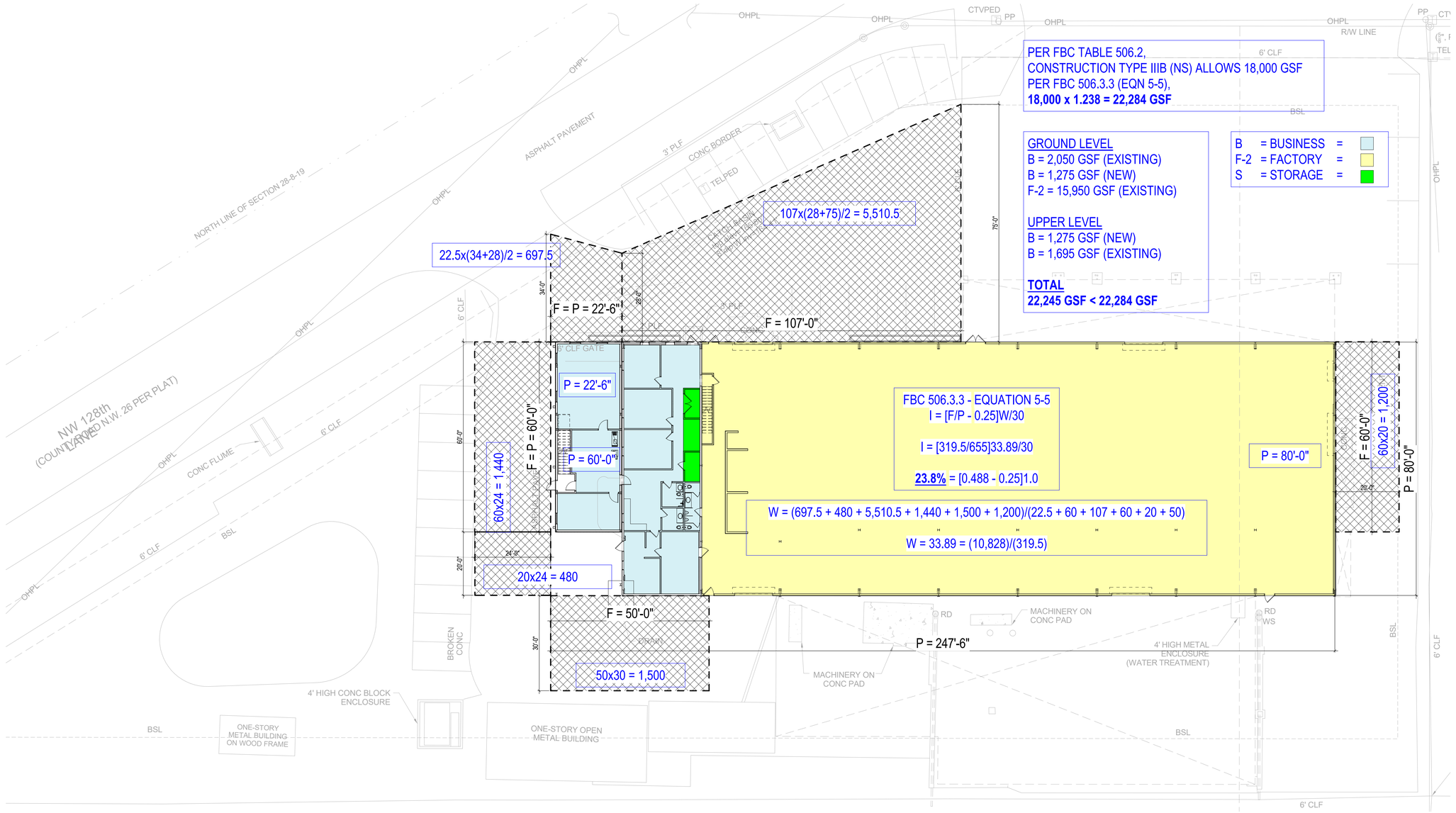
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1 G100 CODE COMPLIANCE GROUND AREA PLAN

SCALE : 1/16" = 1'-0"

Project Description:

CONSTRUCTION CLASSIFICATION:		
FBC 2017 - CONSTRUCTION TYPE:	IIIB	
OCCUPANCY:		
PRIMARY USE:	"F-2"	FACTORY/INDUSTRIAL
SUB-USE:	"B"	BUSINESS
AUTOMATIC SPRINKLER SYSTEM:	NO	NFPA 13
FIRE ALARM SYSTEM:	YES	NFPA 72

Applicable Codes, Standards, and Ordinances:

FLORIDA FIRE PREVENTION CODE	
FLORIDA BUILDING CODE, BUILDING	6TH EDITION (2017)
FLORIDA ACCESSIBILITY CODE	6TH EDITION (2017)
FLORIDA BUILDING CODE, MECHANICAL	6TH EDITION (2017)
FLORIDA BUILDING CODE, FUEL GAS	6TH EDITION (2017)
FLORIDA BUILDING CODE, PLUMBING	6TH EDITION (2017)
FLORIDA BUILDING CODE, EXISTING BUILDING	6TH EDITION (2017)
FLORIDA BUILDING CODE, ENERGY CONSERVATION	6TH EDITION (2017)
NFPA 1 UNIFORM FIRE PREVENTION CODE - FLORIDA EDITION	6TH EDITION (2017)
NFPA 101 LIFE SAFETY CODE - FLORIDA EDITION	2012
NFPA 70 NATIONAL ELECTRICAL CODE (NEC)	2014

Use and Occupancy - Chapter 3

1. NO CHANGE.

Plumbing Fixture Count - Chapter 4 (FBC Plumbing)

1. SEE SHEET G103.

General Building Height & Area - Chapter 5

1. NO CHANGE.

Types of Construction - Chapter 6

1. NO CHANGE.

Means of Egress - Chapter 10

1. SEE SHEETS G101 & G102.

General Notes - Code Compliance

1. ALL EXISTING RATED ASSEMBLIES ARE ASSUMED TO BE CODE COMPLIANT.
2. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF EXIT LIGHTS, EMERGENCY LIGHTS AND FIRE ALARM SYSTEM.
3. REFER TO MECHANICAL FOR ALL RATED DUCTS AND RATED THRU WALL DUCT DAMPERS.
4. ALL **M.E.P.** ELEMENTS THAT PENETRATE RATED WALL, CEILING AND FLOOR ASSEMBLIES MUST HAVE FIRE DAMPERS/CONDUITS/SEALS OF THE SAME RATING OF ELEMENT PENETRATING.
5. IF THE FIRE ALARM SYSTEM IS OUT OF SERVICE FOR MORE THAN 4 HOURS AN APPROVED FIRE WATCH WILL BE REQUIRED. THIS FIRE WATCH SHALL BE APPROVED BY OWNER.
6. CONSTRUCTION TOLERANCES ARE CRITICAL TO UNIFORM ENFORCEMENT OF CODE PROVISIONS. WHEN RANGES ARE SPECIFIED IN THE CODE AND THE INSTALLATION FALLS OUTSIDE OF THE MAXIMUM/MINIMUM REQUIREMENTS REINSTALLATION OF THE ITEM WILL BE REQUIRED. IF A SPECIFIC ITEM IS REQUIRED BY CODE TO BE A SPECIFIC DIMENSION THEN A CONSTRUCTION TOLERANCE OF ± 1/4" IS PERMITTED. IF THE ITEM IS INSTALLED OUTSIDE OF THE CONSTRUCTION TOLERANCE REINSTALLATION WILL BE REQUIRED.

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SEAL:

KEVIN TODD WHITEHEAD, AIA
FL. LIC. NO: AR 97245

PROJECT:

RAY'S METAL WORKS ADDITION

6409 NW 123RD PL
GAINESVILLE, FL 32653

PREPARED FOR:

Ray's Metal Works
Office Addition

KEY PLAN:

SHEET INFORMATION:

ISSUE DATE:	20-1104
PROJECT NO.:	20006
DRAWN BY:	HMG
CHECKED BY:	KTW

SHEET REVISION:

REVISION	DESCRIPTION	DATE

TITLE:

CODE COMPLIANCE PLAN - FRONTAGE AREA INCREASE

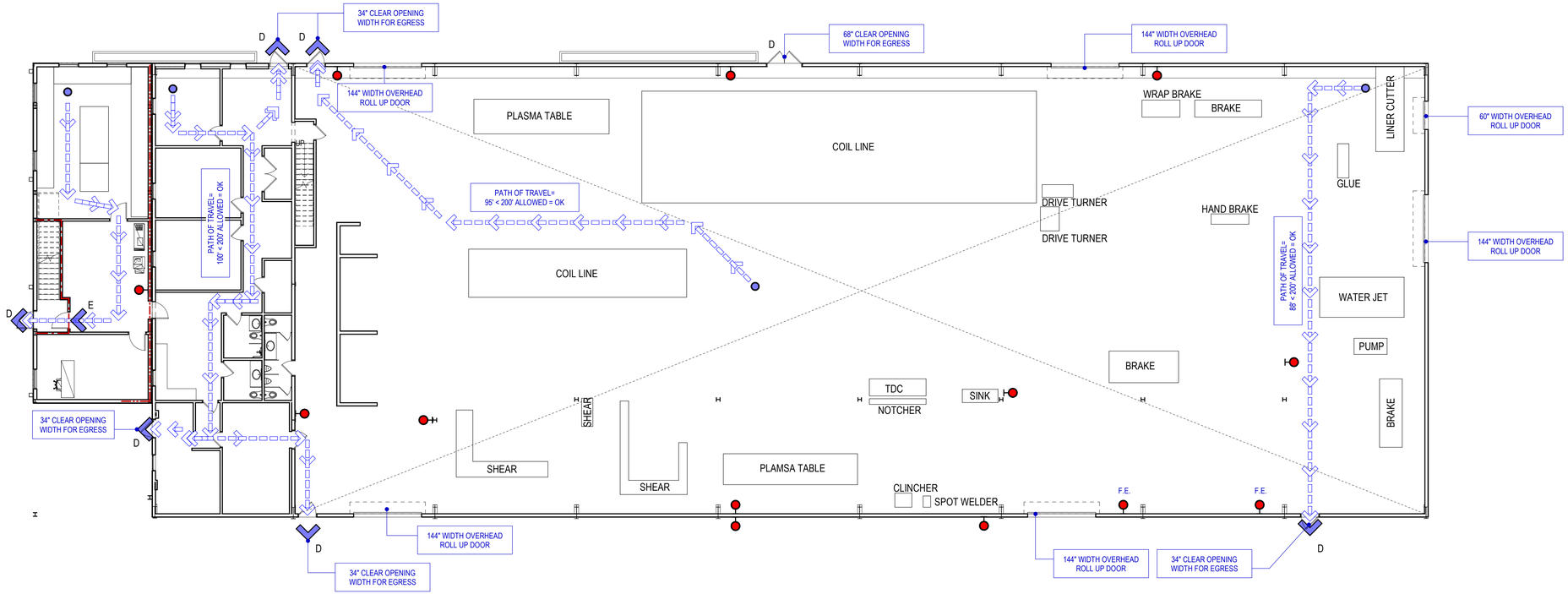
SHEET:

G100

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1 G101 CODE COMPLIANCE - GROUND LEVEL

SCALE : 3/32" = 1'-0"

Project Description:

CONSTRUCTION CLASSIFICATION:
FBC 2017 - CONSTRUCTION TYPE: **IIIB**

OCCUPANCY:
PRIMARY USE: **"F-2"** FACTORY/INDUSTRIAL
SUB-USE: **"B"** BUSINESS

AUTOMATIC SPRINKLER SYSTEM: NO NFPA 13
FIRE ALARM SYSTEM: YES NFPA 72

Applicable Codes, Standards, and Ordinances:

FLORIDA FIRE PREVENTION CODE	
FLORIDA BUILDING CODE, BUILDING	6TH EDITION (2017)
FLORIDA ACCESSIBILTY CODE	6TH EDITION (2017)
FLORIDA BUILDING CODE, MECHANICAL	6TH EDITION (2017)
FLORIDA BUILDING CODE, FUEL GAS	6TH EDITION (2017)
FLORIDA BUILDING CODE, PLUMBING	6TH EDITION (2017)
FLORIDA BUILDING CODE, EXISTING BUILDING	6TH EDITION (2017)
FLORIDA BUILDING CODE, ENERGY CONSERVATION	6TH EDITION (2017)
NFPA 1 UNIFORM FIRE PREVENTION CODE - FLORIDA EDITION	6TH EDITION (2017)
NFPA 101 LIFE SAFETY CODE - FLORIDA EDITION	2012
NFPA 70 NATIONAL ELECTRICAL CODE (NEC)	2014

Use and Occupancy - Chapter 3

1. NO CHANGE.

Plumbing Fixture Count - Chapter 4 (FBC Plumbing)

1. SEE SHEET G103.

General Building Height & Area - Chapter 5

1. NO CHANGE.

Types of Construction - Chapter 6

1. NO CHANGE.

Means of Egress - Chapter 10

1. SEE SHEETS G101 & G102.

General Notes - Code Compliance

1. ALL EXISTING RATED ASSEMBLIES ARE ASSUMED TO BE CODE COMPLIANT.
2. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF EXIT LIGHTS, EMERGENCY LIGHTS AND FIRE ALARM SYSTEM.
3. REFER TO MECHANICAL FOR ALL RATED DUCTS AND RATED THRU WALL DUCT DAMPERS.
4. ALL **M.E.P.** ELEMENTS THAT PENETRATE RATED WALL, CEILING AND FLOOR ASSEMBLIES MUST HAVE FIRE DAMPERS/CONDUITS/SEALS OF THE SAME RATING OF ELEMENT PENETRATING.
5. IF THE FIRE ALARM SYSTEM IS OUT OF SERVICE FOR MORE THAN 4 HOURS AN APPROVED FIRE WATCH WILL BE REQUIRED. THIS FIRE WATCH SHALL BE APPROVED BY OWNER.
6. CONSTRUCTION TOLERANCES ARE CRITICAL TO UNIFORM ENFORCEMENT OF CODE PROVISIONS. WHEN RANGES ARE SPECIFIED IN THE CODE AND THE INSTALLATION FALLS OUTSIDE OF THE MAXIMUM/MINIMUM REQUIREMENTS REINSTALLATION OF THE ITEM WILL BE REQUIRED. IF A SPECIFIC ITEM IS REQUIRED BY CODE TO BE A SPECIFIC DIMENSION THEN A CONSTRUCTION TOLERANCE OF ± 1/4" IS PERMITTED. IF THE ITEM IS INSTALLED OUTSIDE OF THE CONSTRUCTION TOLERANCE REINSTALLATION WILL BE REQUIRED.

CODE COMPLIANCE PLAN SYMBOL LEGEND

NUMBER OF OCCUPANTS SERVED BY DOOR/STAIR

0 0 EGRESS CAPACITY (NUMBER OF OCCUPANTS) PROVIDED
0

ACTUAL DOOR/STAIR WIDTH PROVIDED IN INCHES (xx")

PATH OF EGRESS (COMMON)
TRAVEL DISTANCE IN FEET XXX.X'

PATH OF EGRESS (MINIMUM 2 EXITS AVAILABLE)
TRAVEL DISTANCE IN FEET XXX.X'

E EXIT
H HORIZONTAL EXIT
D EXIT DISCHARGE

F.E.C. SEMI-RECESSED FIRE EXTINGUISHER CABINET
F.E. WALL-MOUNTED FIRE EXTINGUISHER
F.B.C. SEMI-RECESSED FIRE BLANKET CABINET
WALL-MOUNTED EXIT LUMINAIRE W/ EMERGENCY BATTERY BACK-UP
CEILING-MOUNTED EXIT LUMINAIRE W/ EMERGENCY BATTERY BACK-UP
SMOKE PARTITION
1-HOUR FIRE BARRIER
2-HOUR FIRE BARRIER

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KEY PLAN:

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SHEET INFORMATION:

ISSUE DATE:	20-1104
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DRAWN BY:	HMG
CHECKED BY:	KTW

SHEET REVISION:

REVISION	DESCRIPTION	DATE

TITLE:

CODE COMPLIANCE PLAN - EGRESS

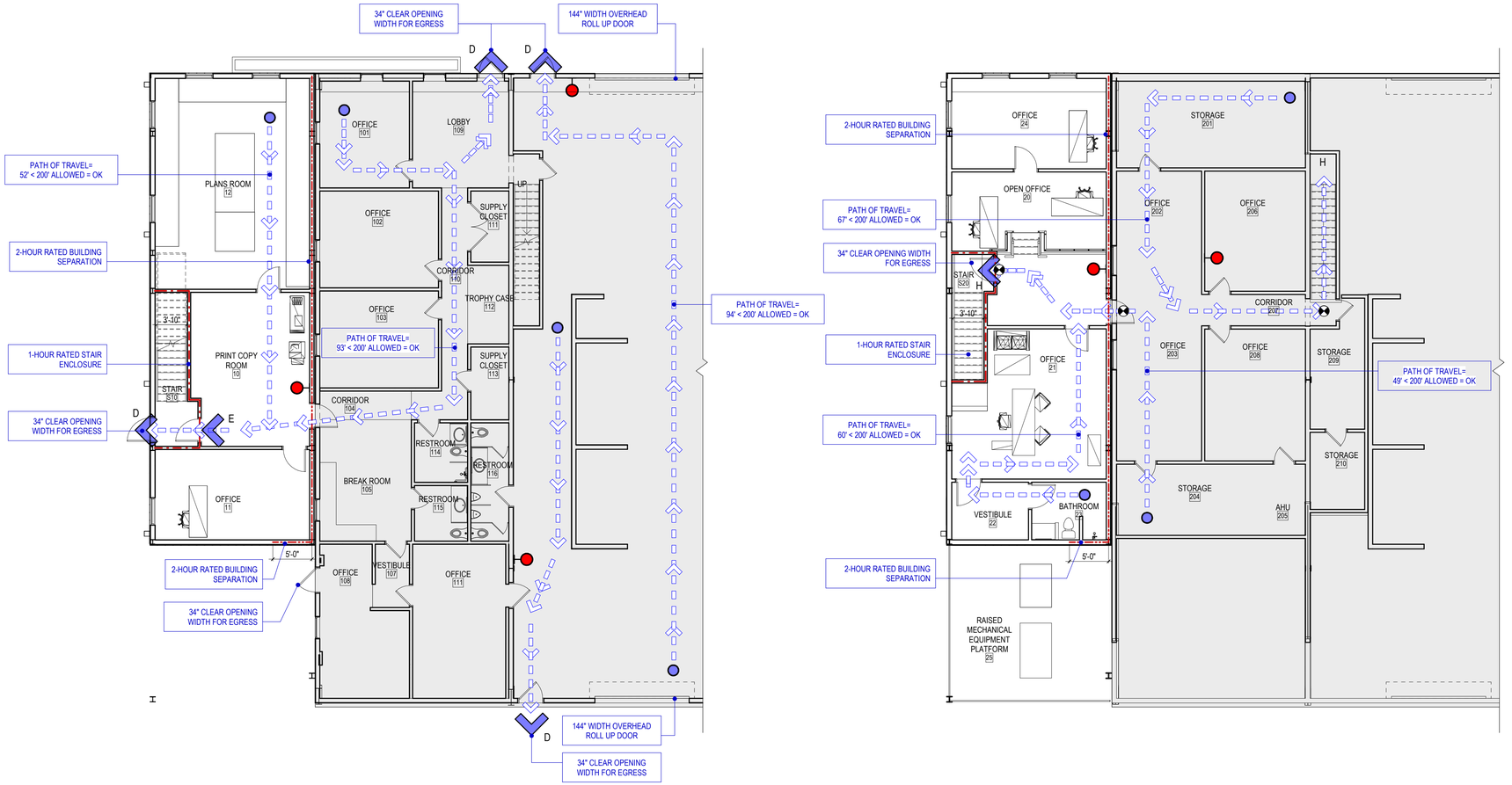
SHEET:

G101

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1 G102 CODE COMPLIANCE - PARTIAL GROUND LEVEL

SCALE : 1/8" = 1'-0"

2 G102 CODE COMPLIANCE - PARTIAL UPPER LEVEL

SCALE : 1/8" = 1'-0"

Project Description:

CONSTRUCTION CLASSIFICATION:		
FBC 2017 - CONSTRUCTION TYPE:	**IIIB**	
OCCUPANCY:		
PRIMARY USE:	**"F-2"**	FACTORY/INDUSTRIAL
SUB-USE:	**"B"**	BUSINESS
AUTOMATIC SPRINKLER SYSTEM:	NO	NFPA 13
FIRE ALARM SYSTEM:	YES	NFPA 72

Applicable Codes, Standards, and Ordinances:

FLORIDA FIRE PREVENTION CODE	
FLORIDA BUILDING CODE, BUILDING	6TH EDITION (2017)
FLORIDA ACCESSIBILTY CODE	6TH EDITION (2017)
FLORIDA BUILDING CODE, MECHANICAL	6TH EDITION (2017)
FLORIDA BUILDING CODE, FUEL GAS	6TH EDITION (2017)
FLORIDA BUILDING CODE, PLUMBING	6TH EDITION (2017)
FLORIDA BUILDING CODE, EXISTING BUILDING	6TH EDITION (2017)
FLORIDA BUILDING CODE, ENERGY CONSERVATION	6TH EDITION (2017)
NFPA 1 UNIFORM FIRE PREVENTION CODE - FLORIDA EDITION	6TH EDITION (2017)
NFPA 101 LIFE SAFETY CODE - FLORIDA EDITION	2012
NFPA 70 NATIONAL ELECTRICAL CODE (NEC)	2014

Use and Occupancy - Chapter 3

1. NO CHANGE.

Plumbing Fixture Count - Chapter 4 (FBC Plumbing)

1. SEE SHEET G103.

General Building Height & Area - Chapter 5

1. NO CHANGE.

Types of Construction - Chapter 6

1. NO CHANGE.

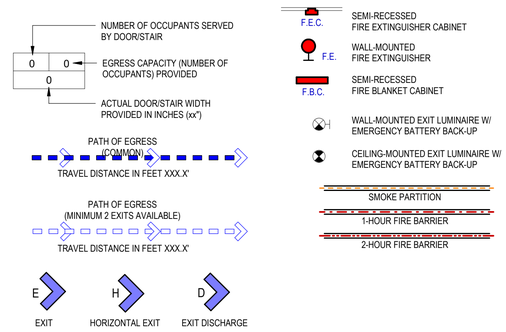
Means of Egress - Chapter 10

1. SEE SHEETS G101 & G102.

General Notes - Code Compliance

1. ALL EXISTING RATED ASSEMBLIES ARE ASSUMED TO BE CODE COMPLIANT.
2. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF EXIT LIGHTS, EMERGENCY LIGHTS AND FIRE ALARM SYSTEM.
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5. IF THE FIRE ALARM SYSTEM IS OUT OF SERVICE FOR MORE THAN 4 HOURS AN APPROVED FIRE WATCH WILL BE REQUIRED. THIS FIRE WATCH SHALL BE APPROVED BY OWNER.
6. CONSTRUCTION TOLERANCES ARE CRITICAL TO UNIFORM ENFORCEMENT OF CODE PROVISIONS. WHEN RANGES ARE SPECIFIED IN THE CODE AND THE INSTALLATION FALLS OUTSIDE OF THE MAXIMUM/MINIMUM REQUIREMENTS REINSTALLATION OF THE ITEM WILL BE REQUIRED. IF A SPECIFIC ITEM IS REQUIRED BY CODE TO BE A SPECIFIC DIMENSION THEN A CONSTRUCTION TOLERANCE OF ± 1/4" IS PERMITTED. IF THE ITEM IS INSTALLED OUTSIDE OF THE CONSTRUCTION TOLERANCE REINSTALLATION WILL BE REQUIRED.

CODE COMPLIANCE PLAN SYMBOL LEGEND



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t: +1 352 373 3541
www.edafl.com
EB-2389

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Jacksonville, FL 32257
t: +1 904 322 1970
www.mmillereng.com
CA-33399

MEPF
Mitchell Gulledge Engineering
210 SW 4th Avenue
Gainesville, FL 32601
t: +1 352 745 3991
www.mitchellgulledge.com
EB-31501

SEAL:

KEVIN TODD WHITEHEAD, AIA
FL. LIC. NO: AR 97245

PROJECT:

RAY'S METAL WORKS ADDITION

6409 NW 123RD PL
GAINESVILLE, FL 32653

PREPARED FOR:

Ray's Metal Works
Office Addition

KEY PLAN:

N

SHEET INFORMATION:

ISSUE DATE:	20-1104
PROJECT NO.:	20006
DRAWN BY:	HMG
CHECKED BY:	KTW

SHEET REVISION:

REVISION	DESCRIPTION	DATE

TITLE:

CODE COMPLIANCE PLAN - EGRESS

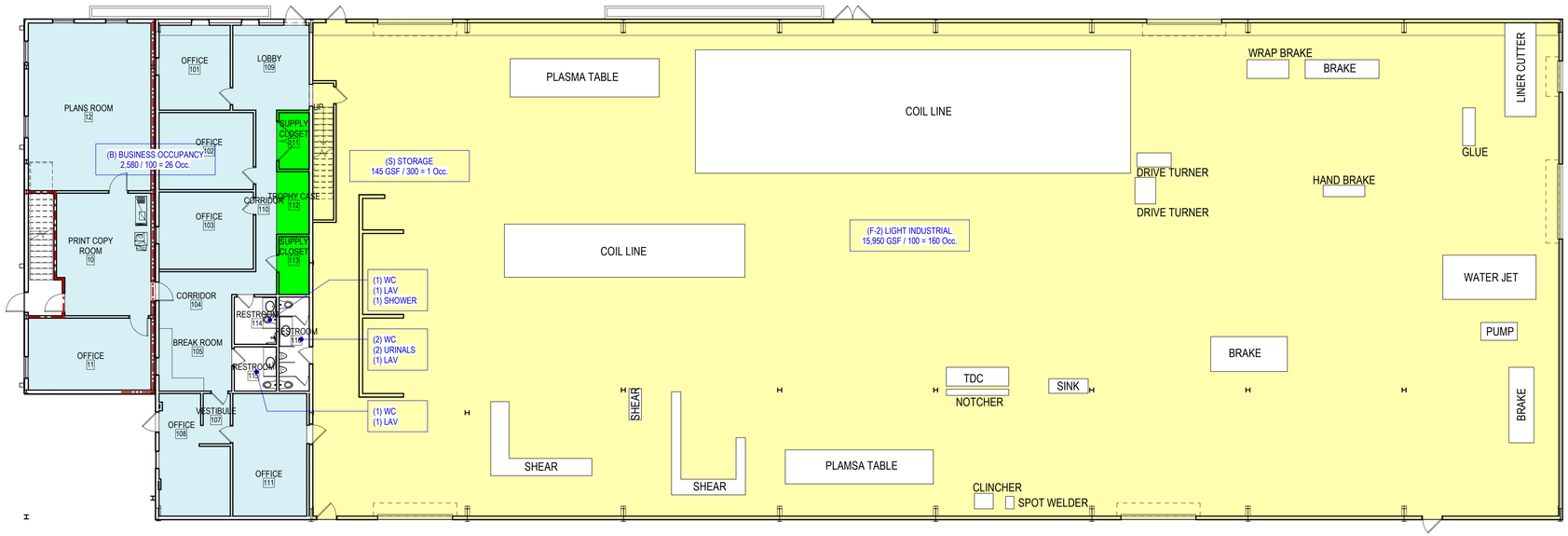
SHEET:

G102

SUBMITTAL:

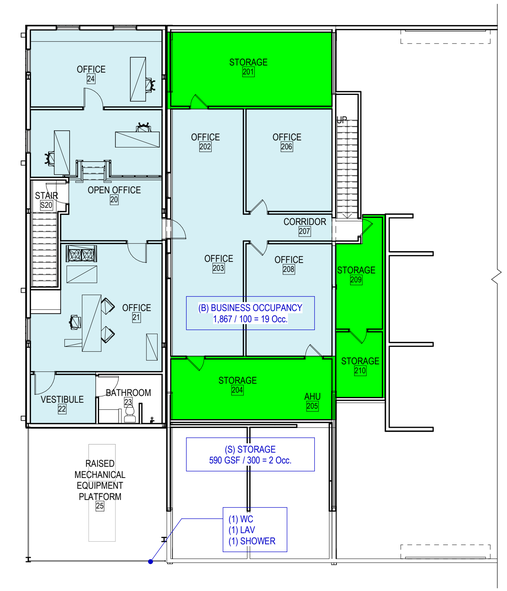
CITY SUBMITTAL

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1 G103 CODE COMPLIANCE FIXTURE COUNT - GROUND LEVEL

SCALE :



2 G103 CODE COMPLIANCE FIXTURE COUNT - UPPER LEVEL

SCALE :

GROUND LEVEL
(B) BUSINESS OCCUPANCY
2,580 GSF / 100 = 26 Occ.

(F-2) LIGHT INDUSTRIAL
15,950 GSF / 100 = 160 Occ.

(S) STORAGE
145 GSF / 300 = 1 Occ.

UPPER LEVEL
(B) BUSINESS OCCUPANCY
1,867 GSF / 100 = 19 Occ.

(S) STORAGE
590 GSF / 300 = 2 Occ.

(B) BUSINESS & (S) STORAGE
48 Total Occupants ===> 2 WC / 2 LAV REQUIRED

(F-2) LIGHT INDUSTRIAL
160 Total Occupants ===> 2 WC / 2 LAV REQUIRED

4 WC REQUIRED < 5 WC PROVIDED & 2 URINALS PROVIDED

4 LAV REQUIRED = 4 LAV PROVIDED

0 SHOWERS REQUIRED < 2 SHOWERS PROVIDED

B = BUSINESS =
F-2 = FACTORY =
S = STORAGE =

TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES[b](See Sections 403.1.1 and 403.2)

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS (URINALS: SEE SECTION 419.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN (SEE SECTION 410)	OTHER
				MALE	FEMALE	MALE	FEMALE			
1	Assembly	A-1[d]	Theaters and other buildings for the performing arts and motion pictures	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		A-2[d]	Nightclubs, bars, taverns, dance halls and buildings for similar purposes	1 per 40	1 per 40	1 per 75		—	1 per 500	1 service sink
			Restaurants, banquet halls and food courts	1 per 75	1 per 75	1 per 200		—	1 per 500	1 service sink
		A-3[d]	Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
			Passenger terminals and transportation facilities	1 per 500	1 per 500	1 per 750		—	1 per 1,000	1 service sink
			Places of worship and other religious services	1 per 150	1 per 75	1 per 200		—	1 per 1,000	1 service sink
		A-4	Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink
		A-5	Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink
2	Business	B	Buildings for the transaction of business, professional services, other services involving mer-chandise, office buildings, banks, light industrial and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		—	1 per 100	1 service sink[k]
3	Educational	E	Educational facilities	1 per 50		1 per 50		—	1 per 100	1 service sink
4	Factory and industrial	F-1 and F-2	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials	1 per 100		1 per 100		(see Section 411)	1 per 400	1 service sink

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EB-31501

SEAL:

KEVIN TODD WHITEHEAD, AIA
FL. LIC. NO: AR 97245

PROJECT:

RAY'S METAL WORKS ADDITION

6409 NW 123RD PL
GAINESVILLE, FL 32653

PREPARED FOR:

Ray's Metal Works
Office Addition

KEY PLAN:

N

SHEET INFORMATION:

ISSUE DATE:	20-1104
PROJECT NO.:	20006
DRAWN BY:	HMG
CHECKED BY:	KTW

SHEET REVISION:

REVISION	DESCRIPTION	DATE

TITLE:

CODE COMPLIANCE PLAN - FIXTURE COUNTS

SHEET:

G103

SUBMITTAL:

CITY SUBMITTAL

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November 4, 2020

Justin Tabor, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Re: Development Review Team (DRT) Comments – Resubmittal #1
Ray's Metal Works Building Addition Site Plan

Dear Mr. Tabor:

The applicant's responses to the insufficiency report issued on November 9, 2020 are below:

Previous Comments – 10/20/20 Letter

1. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*

a. *Zamia integrifolia*, common name of Coontie, is proposed to be planted to fulfill parking lot perimeter screening requirements. This species will likely not fulfill the buffer required by Section 6.2.2(D)(2)(b)(iv)c., which requires a continuous opaque screen of shrub material parallel to the parking lot area that must reach 36 inches in height within three years. An alternative shrub species must be used which will provide the required screen as set forth in Section 6.2.2(D)(2)(b)(iv)c.
Remaining Issue: *Zamia integrifolia* remains along the parking lot perimeter of the unpaved parking located between the project's two ingress/egress points.
RESPONSE: The Zamia integrifolia has been replaced with Buddleia lindleyana (Butterfly Bush), which per UF IFAS Extension, grows to a spread of 4-6 feet. See Sheet L202 for the updated Landscape Plan.

2. *Utilities*

a. The applicant has included a memorandum within the application materials stating that no new employees are being hired, therefore there is no increase in wastewater. Provide documentation from the Alachua County Health Department confirming no modifications to the existing septic system(s) is (are) required due to the increase in building area.
Remaining Issue: Comment not addressed.
RESPONSE: See revised memo with correspondence from Alachua County Health department.

3. *Concurrency Impact Analysis*

a. Trip generation utilizes ITE Code 710 – General Office Building. The description of ITE Code 710 states that a general office building houses multiple tenants, and that a general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (ITE Code 712). ITE Code 712 or ITE Code 715 – Single-Tenant Office Building – appear to be more applicable to the project than ITE Code 710. Revise accordingly.
Remaining Issue: Trip generation calculations were updated on Sheet C000 of the plans but not within the Concurrency Impact Analysis.
RESPONSE: Concurrency Impact Analysis is now updated.

4. *LDR Consistency*

a. In the analysis of compliance with Section 8.7.2, clarify the statement that the total amount of parking for the facility (existing and proposed) is 26, thereby in compliance with the code. Code minimum parking must be paved, and not all 26 spaces are paved.
Remaining Issue: The narrative provided within the analysis of compliance with Section 8.7.2 assumes a 90% / 10% split between industrial space and office space. This split is inconsistent with the parking calculations provided on Sheet C000. Additionally, the number of spaces required per code is inconsistent between the two documents. To comply with the applicable code revisions for paved parking, 23 parking spaces must be paved (11 existing + 4 spaces per Section 8.7.2 + 8 spaces for the proposed building addition). Please revise the narrative accordingly.
RESPONSE: Parking calculations has been revised based on feedback. Please see C100 for corrections.

New Comments – 10/29/20 Resubmittal
5. *Public Services / Fire Rescue / Engineering Review Comments* a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated November 9, 2020.
RESPONSE: Comments by JBrown Professional Group has been addressed.

JBrown Comments
C400
1. Please add additional spots on the backside of the western proposed parking spaces to demonstrate if the proposed parking will drain west towards the basin or east into the parking lot.
RESPONSE: Additional spot elevations on the backside of the western proposed parking spaces have been added to the plan.

September 30, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
Planning and Community Development Department
PO Box 9
Alachua, FL 32616

Re: Ray's Metal Works
Site Plan Application Submittal

Justin:

The proposed project is a proposed building addition with related parking and utility improvements for the existing Ray's Metal Works facility located at 6409 NW 123rd Place on Tax Parcel No. 05893-010-009. The project site is an existing developed industrial site located on approximately 2.14 (+/-) acres surrounded by a variety of similar industrial uses within the McGinley Industrial Park.

Included with this letter is all supporting information required for a Site Plan submittal package showing the proposed site improvements.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

Claudia Vega, P.E.
Director of Engineering

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Ray's Metal Works
2. Address of Subject Property: 6409 NW 123rd Place
3. Parcel ID Number(s): 05893-010-009
4. Existing Use of Property: Light industrial
5. Future Land Use Map Designation : Industrial
6. Zoning Designation: Industrial General (IG)
7. Acreage: 2.14 +/-

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@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Rays Metal Works Inc.
   Mailing Address: PO Box 700
   City: Alachua State: FL ZIP: 32616-0700

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Site Plan including but not limited to:
   a. Name, location, owner, and designer of the proposed development.
   b. Zoning of the subject property.
   c. Vicinity map - indicating general location of the site and all abutting streets and properties.
   d. Complete legal description.
   e. Statement of Proposed Uses.
   f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
   g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
   h. Area and dimensions of site.
   i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
   j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
   k. Location and dimensions of all existing and proposed parking areas and loading areas.
   l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

m. Location and size of any lakes, ponds, canals, or other waters and waterways.
n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
o. Location of waste receptacles and detail of waste receptacle screening.
p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
        (a) Calculation of glazing of the front façade.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (d) Sufficient plan detail and calculations of each material utilized in each façade.
q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
        (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) If glazing alternatives are used, calculation of area of alternative materials used.
        (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (e) Color architectural plans depicting the color of all materials used in the façade.
r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
    i. Tabulation of gross acreage.
    ii. Tabulation of density.
    iii. Number of dwelling units proposed.
    iv. Location and percent of total open space and recreation areas.
    v. Floor area of dwelling units.
    vi. Number of proposed parking spaces.
    vii. Street layout.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

2. Stormwater management plan - including the following:

    a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of each building site.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Centerline elevations along adjacent streets.
    f. Water Management District surfacewater management Statement of proposed uses on the site plan

3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.

4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

For commercial project Applications:

a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

Policy 1.5.d

The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.

9. Proof of ownership (i.e., copy of deed.)

10. Proof of payment of taxes.

11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Sergio Reyes

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30th day of September, 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

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6409 NW 123rd Place

Parcel ID Number(s): 05893-010-009

Acreage: 2.14 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Ray Burnsed, Jr. Title: President

Company (if applicable): Ray's Metal Works, Inc.

Mailing Address: 6410 NW 123rd Place

City: Gainesville State: FL ZIP: 32653

Telephone: 386-462-1415 FAX: 386-462-2605 CELL: 352-258-6142 e-mail: rayjr@raysmetalworks.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: 352-373-7249 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.

Ray Burnsed, Jr.

Signature of Applicant

Signature of Co-applicant

Ray Burnsed, Jr. / President

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27th day of August, 2020 by Ray Burnsed, Jr.

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

K Michele McLeod

Signature of Notary Public, State of _____

K MICHELE MCLEOD MY COMMISSION EXPIRES MAY 8, 2023 #FF 195363 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

consultants inc.

Worksheet for Trip Generation

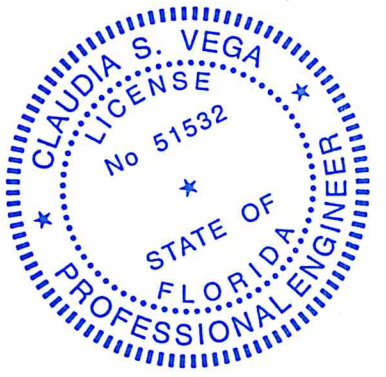
Project Name : Ray's Metal Works
Customer / Builder Name : Ray's Metal Works Inc.
Property Address : 6409 NW 123rd Pl, Alachua, FL 32653

PROPOSED

PROPOSED: 2,550 GFA OFFICE SPACE
ITE LAND USE: 715 SINGLE TENANT OFFICE BUILDING
SOURCE: ITE TRIP GENERATION, 10TH EDITION

2550 GFA

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.78	2.55	5	89%	11%	4.04	0.50
PM	1.71	2.55	4	15%	85%	0.65	3.71
AVG	11.25	2.55	29	50%	50%	14.34	14.34



720 SW 2nd Ave, Suite 300, Gainesville, FL 32601 · Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

Ray's Metal Works - Wastewater Memo

For

City of Alachua



Engineer of Record:
Claudia Vega, PE
Cert. No. 51532

Submitted:
November 11, 2020

Memorandum

TO: **City of Alachua** **DATE:** **November 11, 2020**

FROM: Claudia Vega, PE

SUBJECT: **Ray's Metal Works Wastewater Compliance**

Ray's Metal Works has two existing septic tanks, a 1,200-gallon, and a 900-gallon septic tanks, to treat wastewater produced at the facility. No new employees are being hired, therefore there is no increase in wastewater at this facility. Per coordination with Todd Harris from the Alachua County Department of Health, an existing septic system application and inspection will be completed once the building permit has been applied for. We anticipate that no changes will be required, but if the results from the inspection determine that modifications must be made there is sufficient space surrounding the existing drainfields to modify them accordingly without impacting any other features of the proposed site plan. Please see the attached email correspondence from Mr. Harris describing the process that will be followed.

Attachment A

Email Correspondence with Alachua County DOH

DJ McGrath

From: Harris, Todd S <Todd.Harris@flhealth.gov>
Sent: Tuesday, November 03, 2020 5:01 PM
To: DJ McGrath
Cc: Sergio Reyes; Claudia Vega; Brandon Lahore
Subject: RE: Ray's Metal Work Building Addition

Follow Up Flag: Follow up
Flag Status: Flagged

Hello DJ,

This project would require an Existing Septic Application as part of the building project; ideally this communication to the City could be made with the final outcome letter from the Existing System Evaluation process. This application would require the tank to be pumped and certified, an existing system evaluation, scaled site plan for evaluation of setback and unobstructed area compliance, floor plan, etc. 64E-6 FAC evaluates for office area in addition to the number of employees so the number of people isn't always the determining factor in estimated sewage flow.

What is the current number of employees at this business?

Thank you,

Todd Harris
Environmental Manager
Florida Department of Health in Alachua County
224 SE 24th St.
Gainesville, FL 32641
Office 352-334-7930
Fax 352-334-7935

Please note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: DJ McGrath <dmcgrath@edafl.com>
Sent: Tuesday, November 3, 2020 2:51 PM
To: Harris, Todd S <Todd.Harris@flhealth.gov>
Cc: Sergio Reyes <sreyes@edafl.com>; Claudia Vega <cvega@edafl.com>; Brandon Lahore <BLahore@edafl.com>
Subject: Ray's Metal Work Building Addition

Good afternoon Todd,

We're working on a site plan in the City of Alachua for Ray's Metal Work, located at 6409 NW 123rd PL, Alachua, FL 32653 (parcel number 05893-010-009). The project is proposing a building addition for additional offices and meeting rooms for the existing building. There will be no increase in employees with this building addition, it is simply to provide additional space for the existing employees. The City of Alachua is requesting confirmation that there is no need for an increase in the capacity of the existing septic system. Can you please provide us with a brief email confirming that this is

the case for us to provide to the City of Alachua? If you need any additional information or have any questions just let me know.

Thanks,

DJ McGrath, E.I.
Project Designer
dmcgrath@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

SELF-CERTIFICATION FOR A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND LESS THAN 2 ACRES OF IMPERVIOUS SURFACES

Owner(s)/Permittee(s):	Ray's Metal Works, Inc.
File No:	0392873001EG
File Name:	RAY'S METAL WORKS ADDITION
Site Address:	6409 NW 123rd Pl Gainesville FL - 32653 1093
County:	Alachua
Latitude:	29° 46' 11.5897"
Longitude:	-82° 24' 55.0895"
Total Project Area:	3.01
Total Impervious Surface Area:	1.45
Approximate Date of Commencement of Construction:	
Registered Florida Professional:	CLAUDIA VEGA
License No.:	51532
Company:	eda consultants inc.

Date: September 30, 2020

Douglas McGrath certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

(a)The total project area involves less than 10 acres and less than 2 acres of impervious surface;
(b)Activities will not impact wetlands or other surface waters;
(c)Activities are not conducted in, on, or over wetlands or other surface waters;
(d)Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
(e)The project is not part of a larger common plan, development, or sale; and
(f)The project does not:
1.Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
3.Cause a violation of state water quality standards; or
4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards.Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer.This notice can be submitted to:

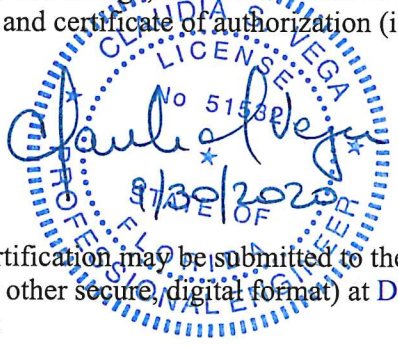
FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

This certification was submitted along with the following electronic documents:

File Description
Drainage Memo
Property Ownership
Survey
Plan Set

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, CLAUDIA VEGA, License No. 51532, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).



This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at DEP_NED@dep.state.fl.us, or as a hardcopy, at the postal address below:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

Mitchell Gulledge Engineering, Inc.
210 SW 4th Avenue
Gainesville, FL 32601
352.745.3991
www.mitchellgulledge.com

Andrew Mitchell, PE, CxA, LEED AP BD+C
Craig Gulledge, PE, CxA, LEED AP BD+C

September 28, 2020

Todd Whitehead, AIA
Tekton Architecture
10 SW 1st Avenue
Gainesville, FL 32601

Re: Site Planning Building Utility Impact
Ray's Metal Works Addition
MG Project Number: 20035

Dear Todd:

As requested, we have prepared a summary of the electrical information for the proposed additional.

LOCATION OF MAIN DISCONNECT AND SERVICE:

1. Existing 225A Service and disconnect to remain.
2. A new panel will be provided from the existing service and is anticipated to be 150A 208Y/120V.

COOLING LOAD CALCULATION FOR THE ADDITION

1. 6 tons

ELECTRICAL LOAD CALCULATION FOR THE ADDITION

1. Air conditioning: 24.5 kVA
2. Interior Lighting: 2,500 sq. ft at 1 W/sq.ft. = 2.5 kVA
3. Receptacles: 22 duplex at 180W each = 4.0 kVA
4. Exterior Building Lighting: 1.0 kVA
5. Laser cutting equipment: 4.0 kVA

Total estimated load for the Addition: 36.0 kW, or 100 A at 208Y/120V, 3-phase service.

Sincerely,

Craig Gulledge, PE, CxA, LEED AP BD+C
Principal

Concurrency Impact Analysis
Ray's Metal Works

The proposed building addition will provide additional office space to support an existing manufacturing company within the City of Alachua. Below is a summary of the concurrency impacts related to the project:

Stormwater:

This project will not increase impervious area on the site, so a stormwater permit is not required.

Potable Water:

The project site is an existing developed site and is currently served by on-site well service. No changes to this system is included in this proposed project. Additionally, City potable water services are not currently available to serve the site. Based on these factors, not impacts to the City's potable water system will occur as a result of this project.

Sanitary Sewer:

The project site is an existing developed site and is currently served by on-site septic tank service. No change to this system is included in this proposed project. Additionally, City sanitary sewer services are not currently available to serve the site. Based on these factors, not impacts to the City's sanitary sewer will occur as a result of this project.

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed facility will generate approximately 30.6 pounds of solid waste will be generated per day 2,550 SF / 1,000 SF x 12 = 30.6 pounds per day). As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand	41,192.00	7,517.54
Reserved Capacity	**8,251.19**	**1,505.84**
New River Solid Waste Facility Capacity[3]	**50 years**	

Traffic:

The proposed building addition will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (US Hwy 441).

PROJECT TRIP GENERATION

TRIP GENERATION							
ITE LAND USE: 715 SINGLE TENANT OFFICE BUILDING							
PROPOSED: 2,550 GFA OFFICE SPACE							
				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	1.78	2.55	4.54	89%	11%	4.04	0.50
PM	1.71	2.55	4.36	15%	85%	0.65	3.71
AVG	11.25	2.55	28.69	50%	50%	14.34	14.34
SOURCE: ITE TRIP GENERATION, 10TH EDITION							

TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
US Hwy 441 (4127, 3)	50%	14
US Hwy 441 (106, 4)	50%	14

No other road segments will be impacted more than 5% of their maximum service volume.

ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

						Projected	
Segment ID:	Segment Limits:		LOS-D	Existing	Res'vd	Trips	Available
US Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	22,740	2,302	14	17,944
		PM Peak Hour	3,870	2,047	194	2	1,627

						Projected	
Segment ID:	Segment Limits:		LOS-D	Existing	Res'vd	Trips	Available
US Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,011	6,161	14	19,514
		PM Peak Hour	4,110	1,901	616	2	1,591

Source: City of Alachua Planning Department as of September 2020

Ray's Metal Works
Comprehensive Plan Consistency

Statement of Proposed Uses

The proposed building addition will provide additional office space to support an existing manufacturing company in the City of Alachua.

Comprehensive Plan Consistency

The proposed Site Plan is consistent with the Comprehensive Plan as a whole, and specifically the following Objective and Policies:

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 office space to support 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 building addition includes office uses to support industrial space (consistent with the Industrial FLU designation) for an existing company to expand, thus expanding the tax base and creating new jobs.

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;*

<u>Consistency:</u> The proposed Site Plan shall utilize the existing site driveway configuration and will in fact improve the connection point for improved accessibility. The proposed office addition is located at the front of the property, oriented away from the loading docks and dumpsters.

2. *Buffering from adjacent existing/potential uses;*

   <u>Consistency:</u> The project area is an existing developed industrial site within in industrial park containing like uses. Additional landscaping and buffering are proposed for the existing site in compliance with LDC section 8.7.2(A).

3. *Open space provisions and balance of proportion between gross floor area and site size;*

   <u>Consistency</u>: The proposed site plan exceeds the 10% required open space, 10% landscaped area and has less than the maximum 0.75 floor area ratio. In addition, the proposed impervious area is approximately 68%, which complies with the maximum impervious site area requirement of 80%.

4. *Adequacy of pervious surface area in terms of drainage requirements;*

   <u>Consistency:</u> This proposed Site Plan will not result in a net increase impervious area on the site (actually a small reduction), so a stormwater permit is not required. In addition, the existing drainage area will remain in its current condition to continue to serve the site.

5. *Placement of signage;*

   <u>Consistency:</u> Any proposed signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria in the land development code.

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;*

   <u>Consistency:</u> 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;*

   <u>Consistency:</u> The proposed site plan does not include any changes to the current site access/driveway configuration. The proposed office addition is located at the front of the property, away from the loading docks and dumpsters.

8. *Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;*

<u>Consistency</u>: The submittal includes a landscape plan that complies with the applicable elements of the Comprehensive Plan and Land Development Regulations.

9. *Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and*

   <u>Consistency:</u> There are no 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.*

    <u>Consistency</u>: 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.*

    <u>Consistency:</u> The existing/proposed building area on the project site is less than the maximum 0.75 floor area ratio.

Ray's Metal Works
Land Development Regulations Consistency

The proposed Site Plan is consistent with the Land Development Regulations as a whole, including the following provisions:

Zoning (Art. 4)

The proposed project includes a 2,550 square foot building addition and associated site improvements for an existing industrial site located within the City of Alachua. The industrial use of the land is considered a permitted use in the underlying IG zoning district, per LDR Article 4, Sec. 4.1.1 (Table of Allowed Uses).

Nonconformities (Art. 8)

Overall

This existing development site qualifies as a nonconforming site, per Sec. 8.1.1(A), which states that 'uses of land and structures that were lawfully established before the LDR's were adopted which do not conform to its terms and requirements.' As this site has been developed since prior to the adoption of the LDR's, the subject property qualifies as a nonconforming site.

Impervious Area

Sec. 8.1.6 states:

If the characteristics of a use (i.e., signage, off-street parking and loading, landscaping, density, intensity or other characteristic pertaining to the use), structure or premises are rendered nonconforming by the Comprehensive Plan, these LDRs, or an amendment thereto, no change shall be made that increases the nonconformity with the standards of these LDRs. However, ***changes that do not increase or that decrease the amount of nonconformity are allowed under these LDRs.***

As indicated on the Site Plan, there will be a net reduction in total impervious surface for the project site and therefore, the Site Plan complies with the above-referenced LDR requirement to not increase the nonconformity with the standards of the LDR, as would be achieved through the reduction of impervious area & reduction of the nonconforming use of the property.

Parking

LDR Section 6.1.3(A)(2) states:

Enlargement in floor area. Development in existence on February 27, 2006, that is enlarged in floor area, ***shall provide the off-street parking*** *and off-street loading facilities required by the standards of this section* ***for the floor area added to the development.***

The provision above applies as the project site was in existence prior to February 27, 2006. Therefore, the proposed Site Plan includes the required parking to serve the floor area to be added to the development at this time, which is a 2,550 square foot building addition, constituting office space to support the existing industrial use. As seen in the table below which is included on the Cover Sheet of the Site Plan, the building addition requires 8 parking spaces.

PARKING CALCULATIONS	
EXISTING: 11 PAVED 21 UNPAVED 32 TOTAL	PROPOSED: 23 PAVED (+12) 12 UNPAVED (−9) 35 TOTAL (+3)

NOTES:
1) PROPOSED PLAN MEETS CODE REQUIREMENT FOR REQUIRED NUMBER OF TOTAL PARKING SPACES FOR EXISTING AND PROPOSED USES (SEE "CODE REQUIREMENT FOR PARKING" TABLE ON THIS SHEET).
2) 100% OF THE CODE REQUIRED PARKING SPACES FOR THE PROPOSED BUILDING ADDITION SHALL BE PAVED.
3) THE PLAN PROPOSES TO INCREASE NUMBER OF PAVED PARKING SPACES BY 12% TO COMPLY WITH SECTION 8.7.2(A) BY PROVIDING 4 ADDITIONAL PAVED PARKING SPACES (27 REQUIRED SPACES FOR EXISTING BUILDING X 12% = 4 SPACES), IN ADDITION TO THE 8 PROPOSED PAVED SPACES FOR THE BUILDING ADDITION.
4) TOTAL INCREASE IN PAVED PARKING SPACES IS 12 (4 SPACES TO MEET 8.7.2(A) AND 8 SPACES FOR BUILDING ADDITION).

The Site Plan includes 12 new paved parking spaces to meet this requirement and the requirements of section 8.7.2(A) below. These 12 spaces are paved and have the adequate access and driveway width (24' min.) to comply with the code. A total of 23 parking spaces will be paved (11 existing, 4 spaces for Section 8.7.2 requirements, and 8 spaces for the proposed building addition).

Section 8.7.2(A) is applicable, which states:

8.7.2 Additions and expansions. Additions to structures on nonconforming sites shall require correction of existing on-site nonconforming off-street parking and landscaping in accordance with this section.

(A) Expansion of 50 percent or less of gross square footage over five years. Expansions in any continuous five-year period, that result in a 50 percent or less increase in the gross square footage of the existing structure (measured at the beginning of the five-year period), or the addition of new or increased areas for outdoor operations/storage/display which would result in a 50 percent or less increase of the gross square footage for such outdoor operations/storage/display, require that a corresponding percentage of the off-street parking and landscaping standards of these LDRs (see Section 6.1, Off-street parking and loading standards, and Section 6.2, Tree protection/landscape/xeriscape standards) be installed on the site, until the site achieves 100 percent compliance.

The proposed building addition is 2,550 SF, which is a 12% increase in building area. Sec. 8.7.2 requires that the parking requirements be brought into compliance by a minimum of 12%. The proposed Site Plan exceeds this requirement and the site plan shows a total of 35 parking spaces. 12 additional paved spaces are proposed (8 for the building addition and 4 to meet the requirements of this Section).

Landscaping

Section 8.7.2(A) is applicable, which states:

8.7.2 Additions and expansions. Additions to structures on nonconforming sites shall require correction of existing on-site nonconforming off-street parking and landscaping in accordance with this section.

(A) Expansion of 50 percent or less of gross square footage over five years. Expansions in any continuous five-year period, that result in a 50 percent or less increase in the gross square footage of the existing structure (measured at the beginning of the five-year period), or the addition of new or increased areas for outdoor operations/storage/display which would result in a 50 percent or less increase of the gross square footage for such outdoor operations/storage/display, require that a corresponding percentage of the off-street parking and landscaping standards of these LDRs (see Section 6.1, Off-street parking and loading standards, and Section 6.2, Tree protection/landscape/xeriscape standards) be installed on the site, until the site achieves 100 percent compliance.

The proposed building addition is 2,550 SF, which is a 12% increase in building area. Sec. 8.7.2 requires that the landscape requirements be brought into compliance by a minimum of 12%. The proposed Landscape Plan included in this submittal package demonstrates compliance with this requirement by proposing the required proportion of landscape plantings per code requirements, at the required percentage amount (12%). See Landscape Plan provided for more details.

TODAY IN HISTORY

Today is Saturday, Aug. 15, the 228th day of 2020. There are 138 days left in the year.

Highlight in History:
On Aug. 15, 1947, India became independent after some 200 years of British rule.

On this date:
In 1483, the Sistine Chapel was consecrated by Pope Sixtus IV.
In 1769, Napoleon Bonaparte was born on the island of Corsica.
In 1935, humorist Will Rogers and aviator Wiley Post were killed when their airplane crashed near Point Barrow in the Alaska Territory.
In 1939, the MGM musical "The Wizard of Oz" opened at the Grauman's Chinese Theater in Hollywood.

TODAY'S BIRTHDAYS

Actor Abby Dalton is 88. Actor Lori Nelson is 87. Civil rights activist Vernon Jordan is 85. Actor Jim Dale is 85. Actor Pat Priest is 84. Supreme Court Justice Stephen Breyer is 82. U.S. Rep. Maxine Waters, D-Calif., is 82. Musician Pete York (Spencer Davis Group) is 78. Author-journalist Linda Ellerbee is 76. Songwriter Jimmy Webb is 74. Rock singer-musician Tom Johnston (The Doobie Brothers) is 72. Actor Phyllis Smith is 71. Britain's Princess Anne is 70. Actor Tess Harper is 70. Actor Larry Mathews is 65. Actor Zeljko Ivanek is 63.

LOTTERY

Today's jackpot: $1.25 million
Aug. 12: 3-13-24-32-42-53
POWERBALL
Today's jackpot: $20 million
Aug. 12: 2-6-18-36-37
Powerball: 21
FANTASY 5
Aug. 13: 1-7-10-13-21
PICK 2
Aug. 14 Midday: 0-8
Aug. 13 Evening: 9-9
PICK 3
Aug. 14 Midday: 0-4-1
Aug. 13 Evening: 2-3-4
PICK 4
Aug. 14 Midday: 4-3-2-0
Aug. 13 Evening: 1-6-2-6
PICK 5
Aug. 13 Midday: 2-1-7-3-6
Aug. 12 Evening: 5-5-4-5-1
JACKPOT TRIPLE PLAY
Friday's jackpot was $625,000
Aug. 11: 11-19-21-27-38-42
MEGA MILLIONS
Friday's jackpot was $31 million
Aug. 11: 8-22-29-43-56
Mega Ball: 9
CASH4LIFE
Aug. 13: 25-31-38-48-49
Cash Ball: 3

Post Office warns states across US about mail voting

By Brian Slodysko
The Associated Press



In this July 31 photo, a letter carrier loads a mail truck for delivery at a U.S. Postal Service facility in McLean, Va. [J. SCOTT APPLEWHITE/ASSOCIATED PRESS FILE PHOTO]

WASHINGTON — The U.S. Postal Service is warning states coast to coast that it cannot guarantee all ballots cast by mail for the November election will arrive in time to be counted, even if mailed by state deadlines, raising the possibility that millions of voters could be disenfranchised.

Voters and lawmakers in several states are also complaining that some curbside mail collection boxes are being removed.

Even as President Donald Trump rails against widescale voting by mail, the post office is bracing for an unprecedented number of mail-in ballots as a result of the coronavirus pandemic.

The warning letters sent to states raise the possibility that many Americans eligible for mail-in ballots this fall will not have them counted. But that is not the intent, Postmaster General Louis DeJoy said in his own letter to Democratic congressional leaders.

The post office is merely "asking elected officials and voters to realistically consider how the mail works, and be mindful of our delivery standards, in order to provide voters ample time to cast ballots through the mail," wrote DeJoy, a prominent Trump political donor who was recently appointed.

The back-and-forth comes amid a vigorous campaign by Trump to sow doubts about mail-in voting as he faces a difficult fight for reelection against Democrat Joe Biden.

Though Trump casts his own ballots by mail, he's repeatedly criticized efforts to allow more people to do so, which he argues without evidence will lead to increased voter fraud that could cost him the election. Meanwhile, members of Congress from both parties have voiced concerns that curbside mail boxes, which is how many will cast their ballots, have abruptly been removed in some states.

At the same time that the need for timely delivery of the mail is peaking, service has been curtailed amid cost-cutting and efficiency measures ordered by the DeJoy, the new postmaster general, who is a former supply-chain CEO and a financial supporter of Trump and other Republicans. He has implemented measures to eliminate overtime pay and hold mail over if distribution centers are running late.

Officials in more than a dozen states, including the presidential election battlegrounds of Michigan and Pennsylvania, all confirmed to The Associated Press on Friday that they had received the warning letters.

"This is a deeply troubling development in what is becoming a clear pattern of attempted voter suppression by the Trump administration," Democratic Virginia Gov. Ralph Northam said in a statement. "I am committed to making sure all Virginians have access to the ballot box, and will continue to work with state and federal lawmakers to ensure safe, secure and accessible elections this fall."

Kim Wyman, the Republican secretary of state in Washington state, where all voting is by mail, said sending fall ballot material to millions of voters there is a "routine operation of the U.S. Postal Service."

"Politicizing these administrative processes is dangerous and undermines public confidence in our elections," she said in a statement. "This volume of work is by no means unusual, and is an operation I am confident the U.S. Postal Service is sufficiently prepared to fulfill."

Meanwhile, the removal of Postal Service collection mail boxes triggered concerns and anger in Oregon and Montana. Boxes were also removed in Indiana.

In Montana, postal officials said the removals were part of a program to eliminate underused drop boxes. But after the outcry, which included upset members of Congress, the officials said they were suspending the program in Montana. It was unclear if the program was also suspended in other states.

At least 25 mail boxes were removed in mid-July in Montana with another 30 scheduled to be taken away soon, said Julie Quilliam, president of the Montana Letter Carriers Association. She rejected the claim that the boxes were removed because of low usage.

"Some of the boxes scheduled to be removed from downtown Billings are nearly overflowing daily," Quilliam wrote in a Facebook message.

All three members of Montana's congressional delegation — two of whom are Republican — raised concerns about the removal of mail boxes in letters sent to Postmaster DeJoy.

"These actions set my hair on fire and they have real life implications for folks in rural America and their ability to access critical postal services like paying their bills and voting in upcoming elections," said Sen. Jon Tester, a Democrat.

Republican Sen. Steve Daines and Rep. Greg Gianforte, also a Republican, raised similar concerns in letters to DeJoy about the effect the removal of the mail boxes might have on delivery times. All three asked for information on how the agency decided which boxes to remove and whether any more removals were planned.

"During the current public health crisis it is more important than ever the USPS continue to provide prompt, dependable delivery service," said Gianforte.

Postal Service spokesperson Ernie Swanson said the Oregon removals were due to declining mail volume and that duplicate mail boxes were taken from places that had more than one. The Postal Service said four mail boxes were removed in Portland this week.

"First-class mail volume has declined significantly in the U.S., especially since the pandemic," Swanson said. "That translates to less mail in collection boxes."

Separately, the National Association of Letter Carriers, which represents 300,000 current and retired workers, endorsed Biden.

The union said Trump has been hostile to the post office and has undermined it and its workers while Biden "is – was – and will continue to be – a fierce ally and defender of the United States Postal Service," said union president Fredric Rolando.

Lawmakers: Postal changes delay mail-order medicine for vets

By Hope Yen
The Associated Press

WASHINGTON — Policy changes that slow delivery at the U.S. Postal Service are taking a toll on military veterans, who are reporting much longer wait times to receive mail-order prescription drugs, according to Democratic senators.

In a letter Friday, the 31 senators take aim at new Postmaster General Louis DeJoy, a GOP fundraiser who took the post in June and has since imposed several operational changes that have led to mail backlogs across the United States. His cost-cutting measures have come as President Donald Trump rails against increases in mail-in voting and says he may hold up postal funding to impede the balloting in November.

The senators say they've heard from hundreds of veterans, as well as Department of Veterans Affairs staff, who cited weekslong mail delays, "causing veterans to miss doses of vital medications."

The VA website offers assurances that prescriptions typically arrive within three to five days.

The lawmakers called on DeJoy to reassess the impact of the postal changes on veterans and urged him to work with VA Secretary Robert Wilkie to reduce delays. Veterans are an important constituency for Trump, broadly supporting him in 2016 and during his presidency.

"Access to prescription medications is especially integral during the COVID-19 pandemic when routine health care appointments may be delayed or cancelled," according to the letter, which was led by Montana Sen. Jon Tester, the top Democrat on the Senate Veterans Affairs Committee.

"No veteran should have to wonder when their antidepressant or blood pressure medication may arrive — and the effects can be devastating if doses are missed."

In a statement, VA disputed the notion that mail-order prescriptions were arriving weeks late and pointed to guidance on its website encouraging veterans to request refills at least 10 days before they need it.

"VA always encourages veterans to order routine prescriptions in advance," said VA spokeswoman Christina Noel. "When it comes to emergent prescriptions, VA either fills them onsite or uses commercial carriers to ensure timely delivery."

She said prescriptions delivered by the Postal Service are averaging less than three days for delivery, while 95% of those sent by UPS next-day service have been on time.

VA fills about 80% of veteran prescriptions by mail. That translates to almost 120 million prescriptions a year, with deliveries arriving daily to about 330,000 veterans across the country.

Michigan Sen. Gary Peters, the top Democrat on the Senate Homeland Security Committee, has been investigating the postal delays after he said DeJoy failed to provide answers about why they were happening. Peters is asking a dozen veterans organizations to provide him with information about wait times for mail-order prescriptions or other problems.

He says some veterans have reported to him financial harm caused by late fees after their bills and payments took much longer to arrive in July and August.



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GF GH057132

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a site plan for a proposed building addition and associated site improvements located on tax parcel number 05893-010-009 at 6409 NW 123rd Place. 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 Saturday August 29 at 10 am. The teleconference can be accessed by the following information:

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 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, by e- mail, or over the phone by contacting the number below.

Contact: Clay Sweger, AICP, LEED AP
eda consultants, inc.
E-mail: csweger@edafl.com
Phone: (352) 373-3541

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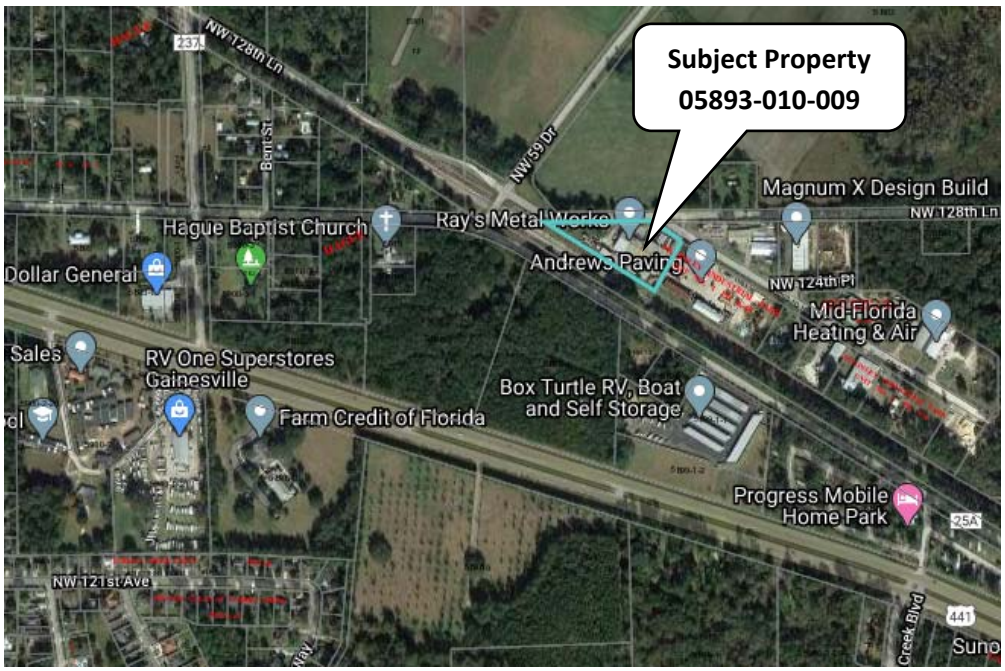
NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a site plan for a proposed building addition and associated site improvements located on tax parcel number 05893-010-009 at 6409 NW 123rd Place. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date:	August 29, 2020
Time:	10:00 am
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: Clay Sweger, AICP, LEED AP, **eda** consultants, inc.
csweger@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
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Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

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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

U S SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653-1069

RRW OF GAINESVILLE LLC
CPC HOLDINGS LLC
GAINESVILLE, FL 32606-5247

STATE OF FLA IIF EDUC - U OF
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TALLAHASSEE, FL 32399

CSX TRANSPORTATION INC
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JACKSONVILLE, FL 32202-4422

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

RAYS METAL WORKS INC
PO BOX 700
ALACHUA, FL 32616-0700

MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

RRW OF GAINESVILLE LLC
CPC HOLDINGS LLC
GAINESVILLE, FL 32606-5247

ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

BTTOE LLC
1155 WEST L STREET
BENICIA, CA 94510

BTTOE LLC
1155 WEST L STREET
BENICIA, CA 94510

NORDHAUSEN & WILLCOX H/W
6822 NW 126TH AVE
GAINESVILLE, FL 32653-1079

HARRIS STONEY V
PO BOX 1707
ALACHUA, FL 32616-1707

BTTOE LLC
1155 WEST L ST
BENICIA, CA 94510

720 SW 2nd Ave.
South Tower, Suite 300
Gainesville, FL 32601

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FL 320
14 AUG '20
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UNITED STATES POSTAGE
PITNEY BOWES
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0000255201 AUG 14 2020
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BTTOE LLC
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BENICIA, CA 94510

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[illegible]
UNABLE TO FORWARD
BC: 32601121275 *1638-04362-14-44

94510-244885
32601>1212

Neighborhood Meeting Minutes

Project: Proposed Development Plan

Meeting Date & Time: August 29, 2020 at 10:00 AM

Community Participants: 0

Project Representatives: Sergio Reyes, eda
Ashley Scannella, eda

Meeting Minutes:

No participants joined the virtual meeting, so no presentation was given.

LEGAL DESCRIPTION

For: 05893-010-009
6409 NW 123RD PL
GAINESVILLE, FL 32653

LOT 9 OF "UNIT NO. 1 MCGINLEY INDUSTRIAL PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "K" PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Stamps 1052.50
9.00
1062.50

return to: ↓

This instrument was prepared by: William B. Watson, III, Esquire
WATSON, FOLDS, STEADHAM,
SPROULL, CHRISTMANN & BRASHEAR
527 East University Avenue
Gainesville, Florida 32601

WARRANTY DEED

THIS INDENTURE, made this 6th day of December, A.D. 1984, between BETA OF ALACHUA, INC. of the County of Alachua State of Florida, hereinafter referred to as "Grantor," and KAY'S METAL WORKS, INC., whose post office address is P.O. Box 906 Alachua FL 32615, Alachua, of the County of Alachua, State of Florida, hereinafter referred to as "Grantee,"

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua, County, Florida to-wit:

Lot Nine (9), Unit No. 1, McGinley Industrial Park, a Planned Unit Development, as per plat thereof recorded in Plat Book "K", page 48, public records of Alachua County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 1983, easements, restrictions, conditions and limitations of record, if any now exist.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

William B. Watson

Gail G. Allnatt

BETA OF ALACHUA, INC.

BY: Charles Bowen

TITLE: President

FILED AND RECORDED
ALACHUA COUNTY, FL
CIRCUIT COURT
85 DEC 20 AM 9 59

STATE OF FLORIDA)
COUNTY OF ALACHUA)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Charles Bowen, as President of Beta of Alachua, Inc. to me known to be the person described in and who executed the foregoing Warranty Deed and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of December, A.D. 1984.

William B. Watson

Notary Public, State at Large
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAY 5 1988
BONDED THRU GENERAL INS. UNDERWRITERS

WILLIAM B. WATSON, III NOTARY PUBLIC SEAL STATE OF FLORIDA AT LARGE

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Alachua County - by Janet Collins

760502

OFFICIAL RECORDS BOOK 1612 PAGE 699

W6

ALACHUA COUNTY
PROPERTY APPRAISER
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Parcel Summary

Parcel ID	05893-010-009
Prop ID	28243
Location Address	6409 NW 123RD PL GAINESVILLE, FL 32653
Neighborhood/Area	MCGINLEY IND (233328.60)
Subdivision	MCGINLEY INDUSTRIAL PARK UNIT 1
Brief Tax Description*	MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 9 OR 1612/699 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	LIGHT MFG (04100)
Sec/Twp/Rng	28-08-19
Tax District	ALACHUA (District 1006)
MillageRate	22.8734
Acreage	2.120
Homestead	N

View Map

Owner Information

RAYS METAL WORKS INC
PO BOX 700
ALACHUA, FL 32616-0700

Valuation

	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values	2015 Certified Values
Improvement Value	$385,862	$385,500	$387,600	$389,800	$406,500
Land Value	$150,366	$74,000	$74,000	$74,000	$74,000
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$536,228**	**$459,500**	**$461,600**	**$463,800**	**$480,500**
Assessed Value	$505,450	$459,500	$461,600	$463,800	$480,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$505,450	$459,500	$461,600	$463,800	$480,500
Maximum Save Our Homes Portability	$30,778	$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
4100	LIGHT MANUFACTURING	2.12	92533	0	0

Building Information

Type	MFG LIGHT	**Heat**	01-NONE
Total Area	24,154	**HC&V**	01-NONE
Heated Area	19,200	**HVAC**	01-NONE
Exterior Walls	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**	1.0
Frame	05-STEEL	**Actual Year Built**	1984
Floor Cover	03-FIN CONCRETE	**Effective Year Built**	1984

Type	MFG LIGHT	**Heat**	01-NONE
Total Area	4,800	**HC&V**	01-NONE
Heated Area	4,800	**HVAC**	01-NONE
Exterior Walls	27-PRE-FINSH METL; 29-NONE	**Bathrooms**	
Interior Walls	01-MINIMUM/MASON; 07-NONE	**Bedrooms**	
Roofing	12-MODULAR METAL	**Total Rooms**	1-Rooms
Roof Type	10-STEEL FR/TRUSS	**Stories**	1.0
Frame	05-STEEL	**Actual Year Built**	1900
Floor Cover	03-FIN CONCRETE	**Effective Year Built**	1995

Type	SOH MISC	**Heat**	
Total Area	37,763	**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**	1984

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr
AOF	AVERAGE OFFICE	2,000	1984	3	8000	MFG LIGHT
AOF	AVERAGE OFFICE	1,200	1984	3	8000	MFG LIGHT
BAS	BASE AREA	16,000	1984	3	8000	MFG LIGHT
CAN	CANOPY (NO SIDES)	2,204	1984	3	8000	MFG LIGHT
CAN	CANOPY (NO SIDES)	2,750	1984	3	8000	MFG LIGHT

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	4,800	1995	3	8000	MFG LIGHT

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr
3883	FENCE CL	4,860	1984		C1	COMM
4240	GUTTER	275	1984		C1	COMM
4680	PAVING 1	32,400	1984		C1	COMM
5021	SHED 1	88	1985		C2	COMM
5021	SHED 1	140	1985		C2	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee
12/1/1984	$211,500	WD	1612	699	Q - QUALIFIED	Improved		RAYS METAL WORKS INC
7/1/1984	$28,000	WD	1568	1946	U - UNQUALIFIED	Vacant		UNASSIGNED

Sketches

Detail by Entity Name

Florida Profit Corporation
RAY'S METAL WORKS, INC.

Filing Information

Document Number	430291
FEI/EIN Number	59-1465579
Date Filed	07/11/1973
State	FL
Status	ACTIVE

Principal Address

6410 NW 123RD PLACE
GAINESVILLE, FL 32653

Changed: 03/28/2007

Mailing Address

P O BOX 700
ALACHUA, FL 32616

Changed: 02/07/2002

Registered Agent Name & Address

burnsed, Ray, Jr.
6410 NW 123RD PLACE
GAINESVILLE, FL 32653

Name Changed: 03/07/2019

Address Changed: 03/07/2019

Officer/Director Detail

Name & Address

Title PRES

BURNSED JR. RAY
18607 N COUNTY ROAD 225
GAINESVILLE, FL 32609

Title CEO

B RAY BURNSED SR

18605 N COUNTY RD 225
GAINESVILLE, FL 32609

Title V PR

LOUIE E BOZEMAN
6018 NW 57TH WAY
GAINESVILLE, FL 32653

Title VPR

GLENDA D THIGPEN
11601 NW 72ND TERRACE
ALACHUA, FL 32616

Annual Reports

Report Year	Filed Date
2018	03/05/2018
2019	03/07/2019
2020	01/21/2020

Document Images

01/21/2020 -- ANNUAL REPORT	View image in PDF format
03/07/2019 -- ANNUAL REPORT	View image in PDF format
03/05/2018 -- ANNUAL REPORT	View image in PDF format
05/26/2017 -- ANNUAL REPORT	View image in PDF format
01/26/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
02/14/2012 -- ANNUAL REPORT	View image in PDF format
01/17/2011 -- ANNUAL REPORT	View image in PDF format
02/02/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
03/28/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
01/05/2005 -- ANNUAL REPORT	View image in PDF format
03/26/2004 -- ANNUAL REPORT	View image in PDF format
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04/01/1999 -- ANNUAL REPORT	View image in PDF format
03/24/1998 -- ANNUAL REPORT	View image in PDF format
04/18/1997 -- ANNUAL REPORT	View image in PDF format
05/28/1996 -- ANNUAL REPORT	View image in PDF format
03/01/1995 -- ANNUAL REPORT	View image in PDF format

John Power TAX COLLECTOR Serving Alachua County

2018 Roll Details — Real Estate Account At 6409 NW 123RD PL

Print this page

Real Estate Account #05893 010 009 | Parcel details | **Latest bill** | **View/Print full bill history**

2019	2018	2017	2016	...	2002
PAID	**PAID**	**PAID**	**PAID**		**PAID**

Get Bills by Email

PAID 2019-02-04 $11,141.70
Effective 2019-01-31
Receipt #18-0099012

Owner: RAYS METAL WORKS INC
PO BOX 700
ALACHUA, FL 32616-0700
Situs: 6409 NW 123RD PL

Account number: **05893 010 009**
Alternate Key: 1026975
Millage code: 1700
Millage rate: 22.5620

Assessed value: 459,500
School assessed value: 459,500
Unimproved land value: 74,000



Location is not guaranteed to be accurate.

Property Appraiser
View

2018 Annual bill

Ad valorem: $10,367.24
Non-ad valorem: $1,001.84
Total Discountable: 11369.08
No Discount NAVA: 0.00
Total tax: $11,369.08

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 9 OR 1612/699

Location

Book, page, item: 1612-699-
Geo number: 28-08-19-05893010009
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04100
Total acres: 2.124

VISA MasterCard American Express Cards DISCOVER NETWORK e-check

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consultants inc.

Worksheet for Needed Fire Flow

Project Name :	Ray's Metal Works
Customer / Builder Name :	Ray's Metal Works, Inc.
Property Address :	6409 NW 123rd Pl, Alachua, FL 32653

NFPA Calculation

Fire Flow Area (SF)	=	1,275
Sprinkler System	=	None
Occupancy Class	=	F-2
Construction Type	=	IIIB
Required Needed Fire Flow Per NFPA	=	1,500 gpm
Flow Duration (hours)	=	2

(Resulting Fire Flow shall not be less than 1,000 gpm)

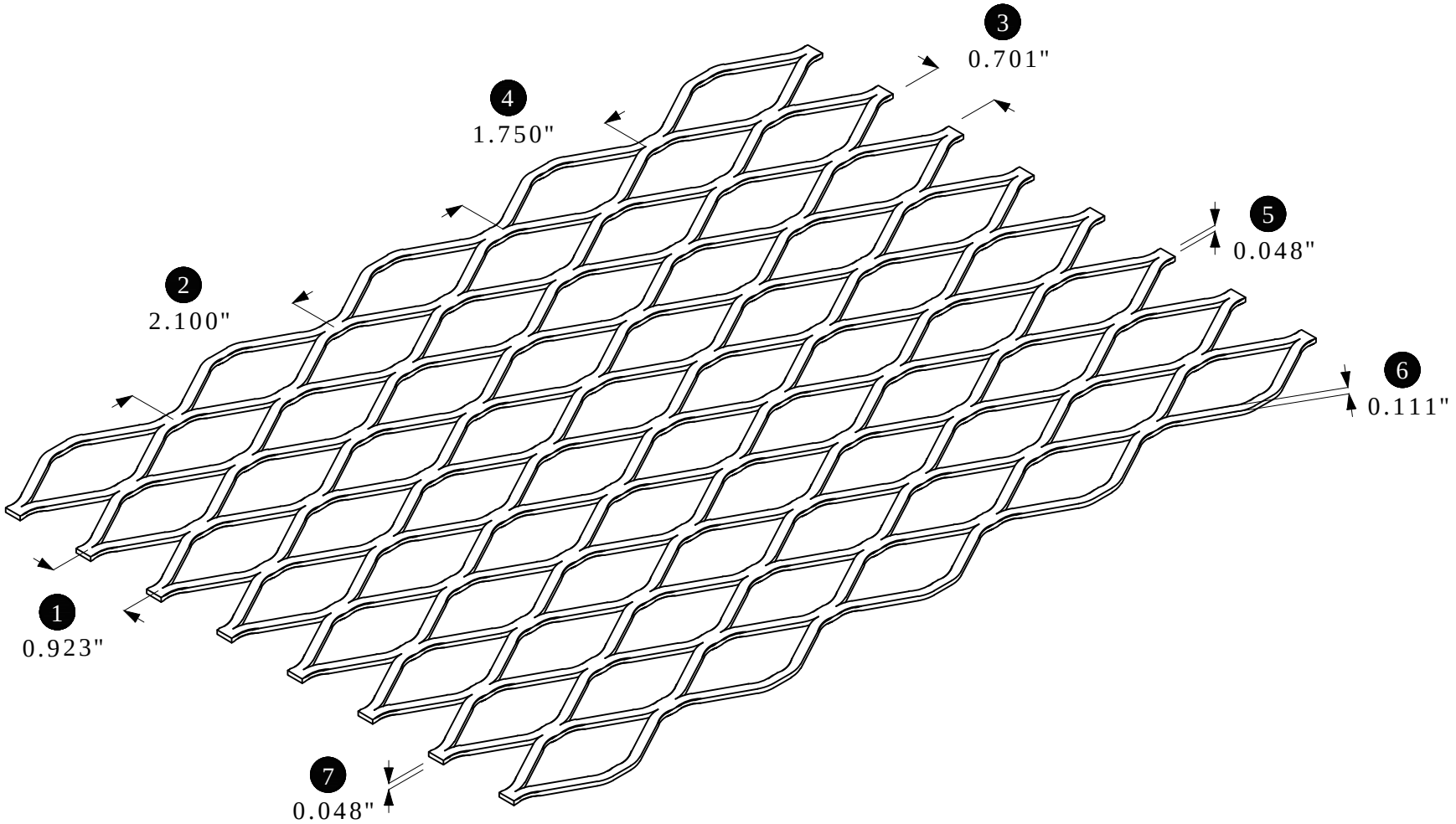
REQUIRED Needed Fire Flow	**1,500**	**gpm**

Note: The minimum size for the proposed fire tank shall be no less than 30,000 gallons per NFPA requirements.

Minimum Water supply		
Office building (60x20.5) - 2 stories		
Volume	29520 cf	
Occupancy Hazrd Classification Number	6	
Construction Classification Number	1	
Minimum Water supply Volume	**6000 gal**	**per table A.5.2**

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McNICHOLS® EXPANDED METAL

EXPANDED TYPE:	Flattened
PRIMARY MATERIAL:	Galvanized Steel
STYLE & TYPE:	3/4" No. 16 Flattened
PERCENT OPEN AREA:	76%
1 SHORT WAY OF DESIGN (SWD):	0.923"
2 LONG WAY OF DESIGN (LWD):	2.100"
3 SHORT WAY OF OPENING (SWO):	0.701"
4 LONG WAY OF OPENING (LWO):	1.750"
5 STRAND THICKNESS:	0.048"
6 STRAND WIDTH:	0.111"
7 OVERALL THICKNESS:	0.048"

APPROVAL

JOB NAME:
DATE:
COMPANY:
NAME:
TITLE:
SIGNATURE:

EXPANDED METAL SPECIFICATIONS MAY VARY SLIGHTLY WITHIN MILL TOLERANCES.

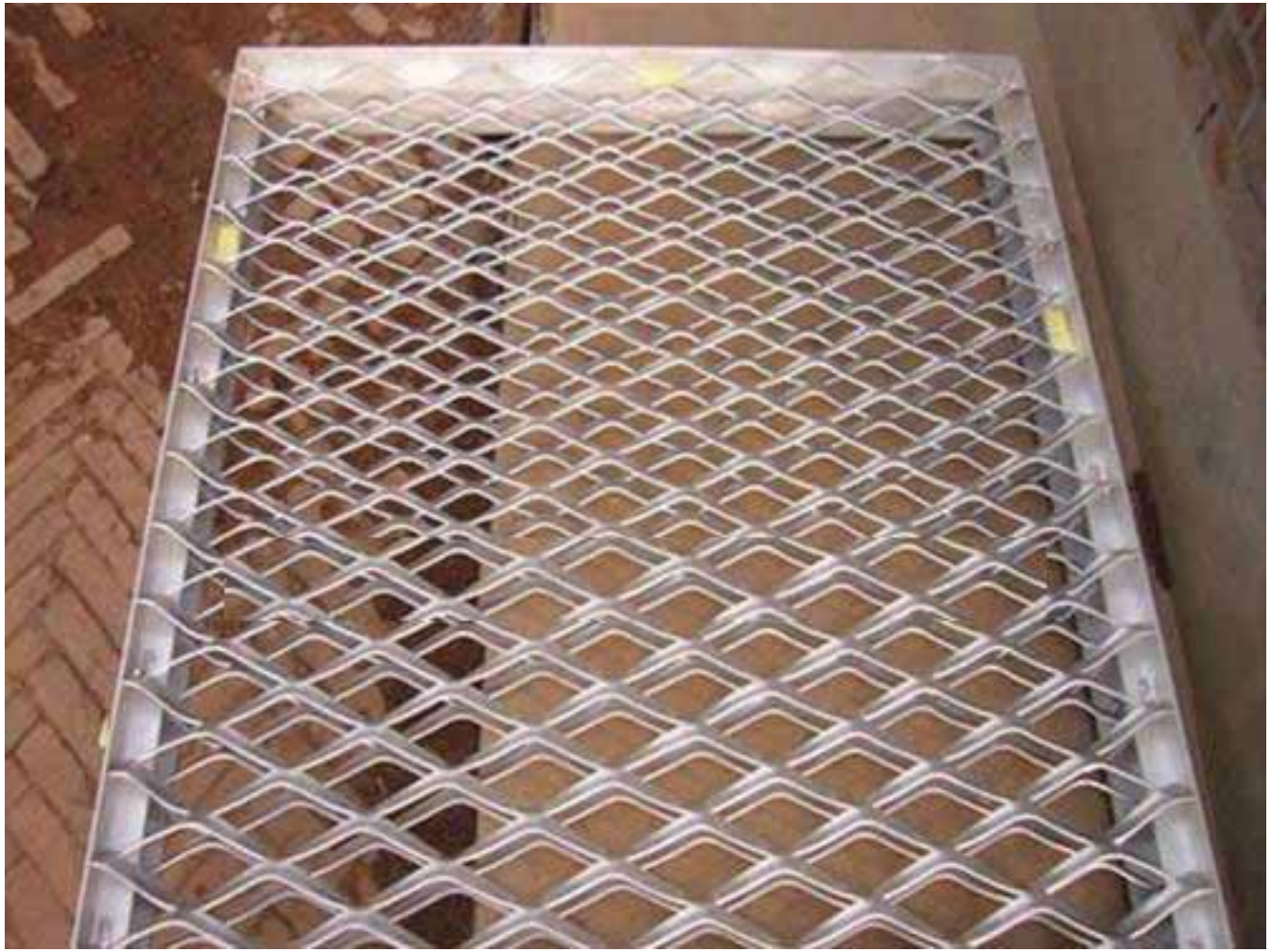
DRAWING INFORMATION

NOT TO SCALE

DWG NUMBER	REVISION
530N3416	**A**

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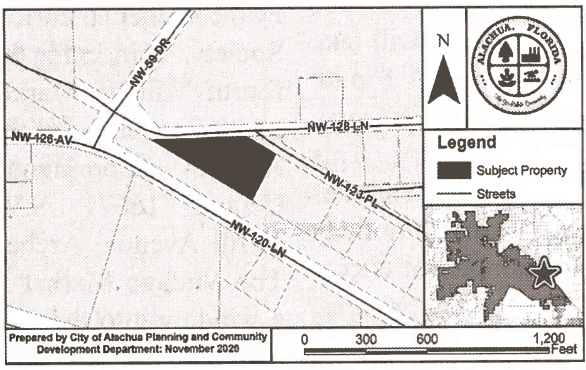
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City of ALACHUA

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 December 8, 2020, 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 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, located in McGinley Industrial Park, at 6409 NW 123rd Place; Tax Parcel No. 05893-010-009; 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 - November 26, 2020)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson (name), POSTED THE LAND USE SIGN ON 11-23-2020 (date) FOR THE Ray's Metal Works Site Plan (state type of action and project name) LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(signature)

Three (3)
(number of signs)

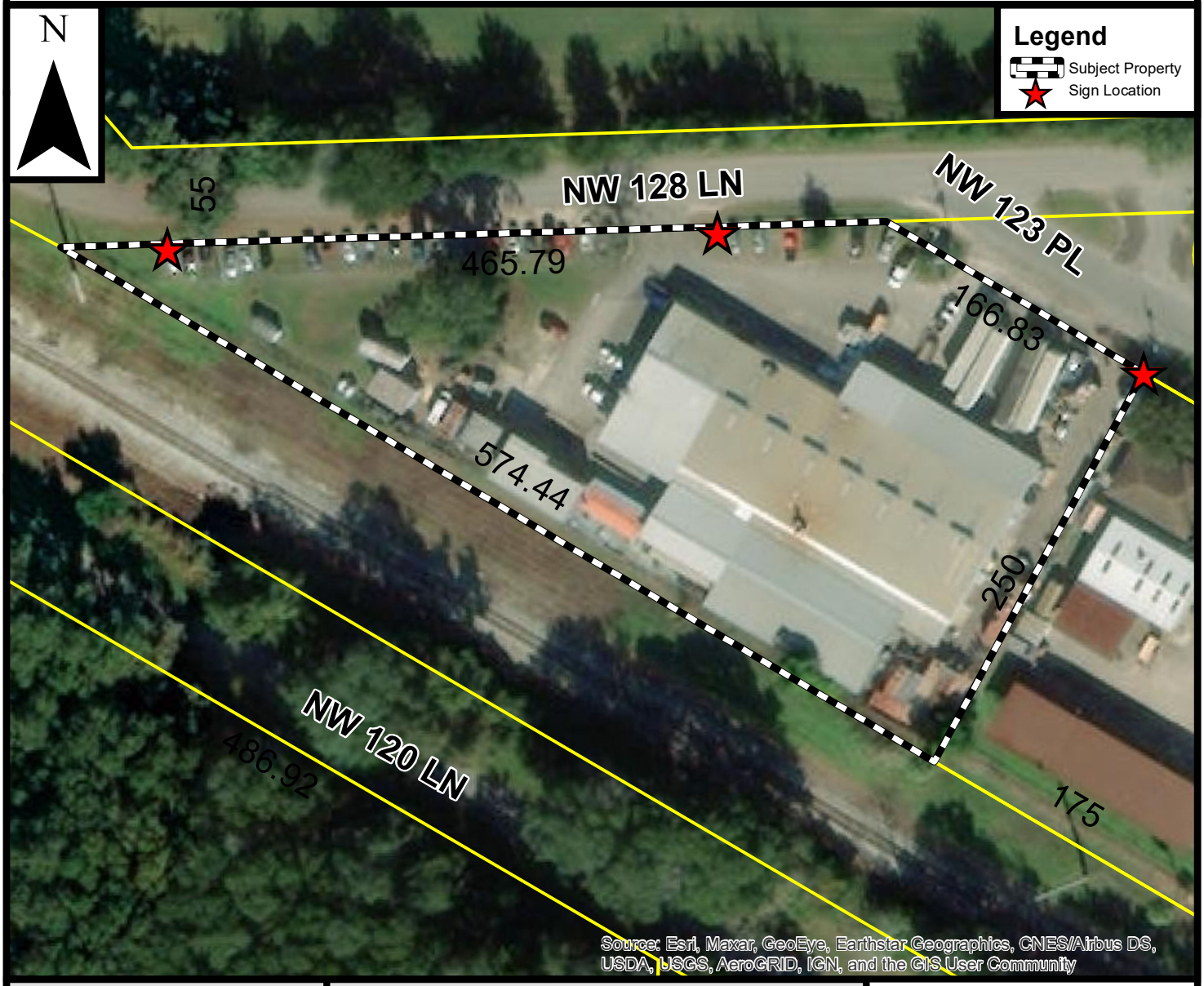
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Ray's Metal Works
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared November 2020

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

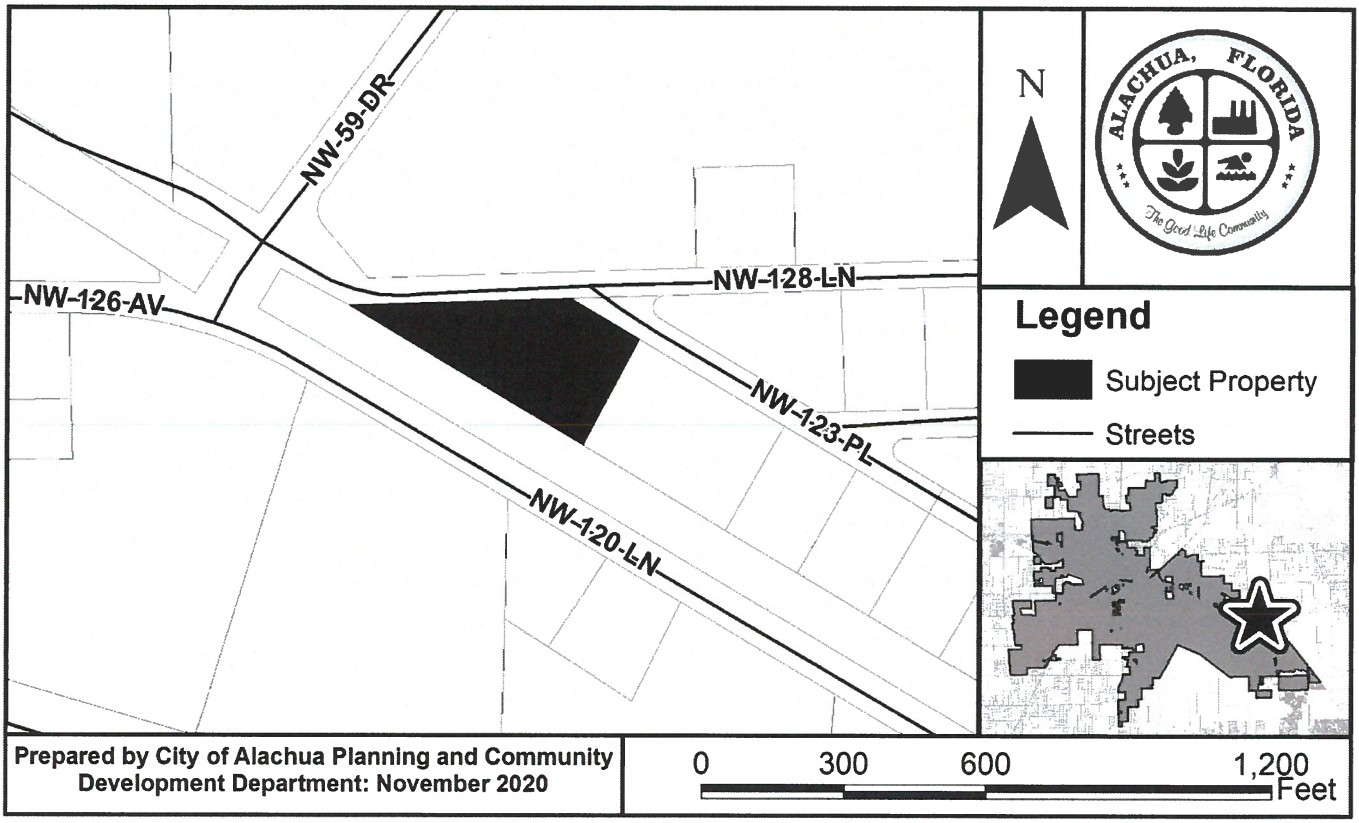
0 30 60 120 Feet

Mailed 11/23/20
KC

City of ALACHUA
THE GOOD LIFE COMMUNITY

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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GAINESVILLE, FL 32653-1069

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TilTF UNIVERSITY OF FL
TALLAHASSEE, FL 32399

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

BTTOE LLC
1155 WEST L STREET
BENICIA, CA 94510

NORDHAUSEN & WILLCOX H/W
6822 NW 126TH AVE
GAINESVILLE, FL 32653-1079

HARRIS STONEY V
PO BOX 1707
ALACHUA, FL 32616-1707

ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070

RAYS METAL WORKS INC
PO BOX 700
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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

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Gainesville, FL 32611

Craig Parenteau
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Gainesville, FL 32641

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Alachua, FL 32616

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Alachua, FL 32615

Lynda Coon
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Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
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12 SE 1st Street
Gainesville, FL 32601

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16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
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C/O MS MICHELLE SHEALY
8200 NW 15TH PL
GAINESVILLE, FL 32606-5247

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City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 12/8/2020
SUBJECT: 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).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find 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 transmit such finding to the City Commission with a recommendation to approve upon making the following motion:

Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed 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.

Summary

This proposed Comprehensive Plan Text Amendment is 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 – Policy 1.3.h of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE).
The applicant has also submitted two related petitions. These petitions include:
1 . ***A proposed Large Scale Comprehensive Plan Amendment (LSCPA)*** to amend the Future Land Use Map (FLUM) Designation 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; and,
2. ***A proposed Site-Specific Amendment to the Official Zoning Atlas (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.
The proposed Comprehensive Plan Text Amendment would provide additional regulations for Tax Parcel 03020-000-000 which is located northwest of the US-441/I-75 interchange.
Policy 1.3.h of the FLUE would require the owner/developer of Tax Parcel 03020-000-000 or any subset thereof to provide on-site stormwater quality treatment for a portion of existing stormwater runoff from Interstate 75 which presently traverses the subject property. The current owner of the subject property has proposed this amendment in order to address pre-existing conditions on-site and to provide for an enhancement of the existing stormwater treatment conditions.
Areas of the subject property and the adjacent lands in common ownership are within Flood Zone A (areas subject to the 100 year flood). In addition to the stormwater quality treatment proposed by Policy 1.3.d, the applicant has acknowledged that the owner/developer may seek to provide flood plain compensation for existing flood plain areas on the adjacent lands. Flood plain compensation would likely occur within some or all of the area where the proposed stormwater quality enhancements would also occur. See Illustration 1 below which identifies the area which could potentially be removed from a flood plain and the potential flood plain compensation area.
Policy 1.3.h would establish a minimum treatment volume of 0.50 inches of a portion of the runoff from the Interstate-75

drainage adjacent to Tax Parcel 03020-000-000. The portion of the drainage runoff which would be required to be treated is defined within the policy by referencing FDOT drainage maps. See Illustration 2 below, which depicts the drainage areas that would be required to be treated. Illustration 3 below depicts the FDOT drainage map referenced within Policy 1.3.h.

Policy 1.3.h of the FLUE would also require any portion of Tax Parcel 03020-000-000 or subset of the parcel which is designated as Commercial on the FLUM by the related LSCPA to the FLUM to be zoned Community Commercial (CC) or a less intensive zoning district. The purpose of this provision of the policy is to provide further protection to sensitive environmental features, including adjacent and on-site wetlands, Mill Creek, and Mill Creek Sink (located proximate to the subject property). This provision would ensure that more intensive commercial uses, such as gas stations and auto repair shops, could not locate on the portion of the subject property subject to the related LSCPA petition.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Draft Ordinance
- Application & Supporting Materials
- Public Notice Materials for the 12/8/20 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: December 8, 2020
Legislative Hearing

SUBJECT:	A request to amend the City of Alachua Comprehensive Plan by creating a new policy – Policy 1.3.h of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE)
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, EDA Consultants, Inc.
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find 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 transmit such finding to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed 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.*

SUMMARY

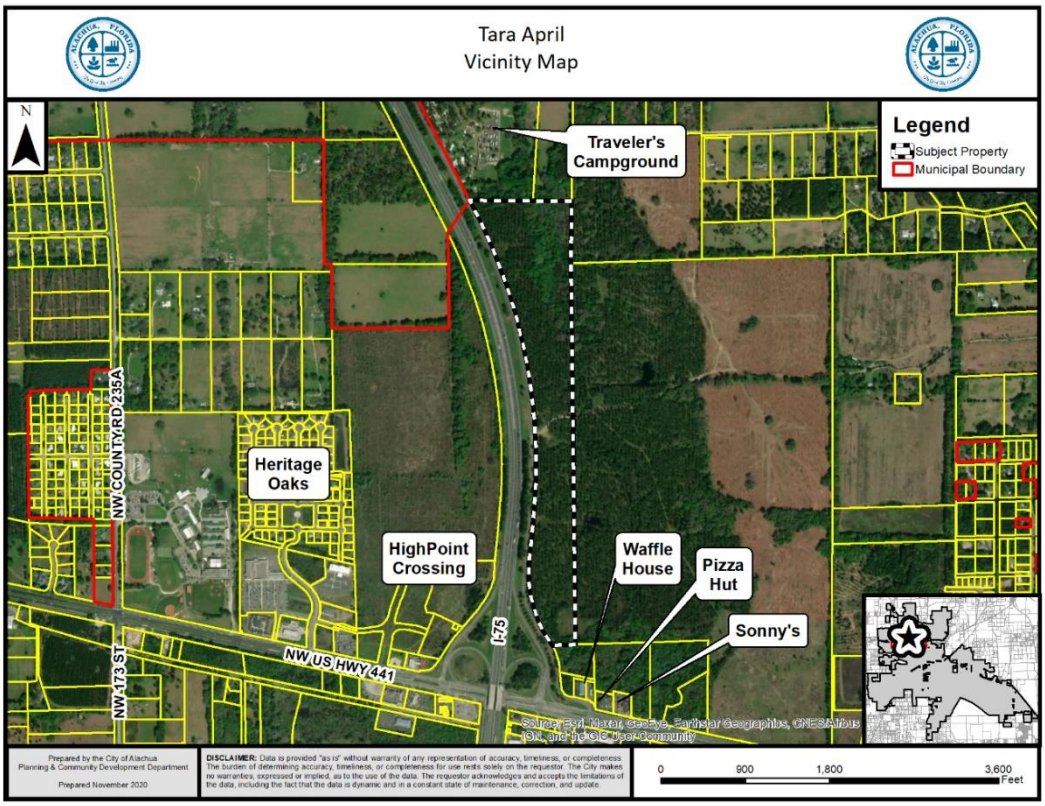
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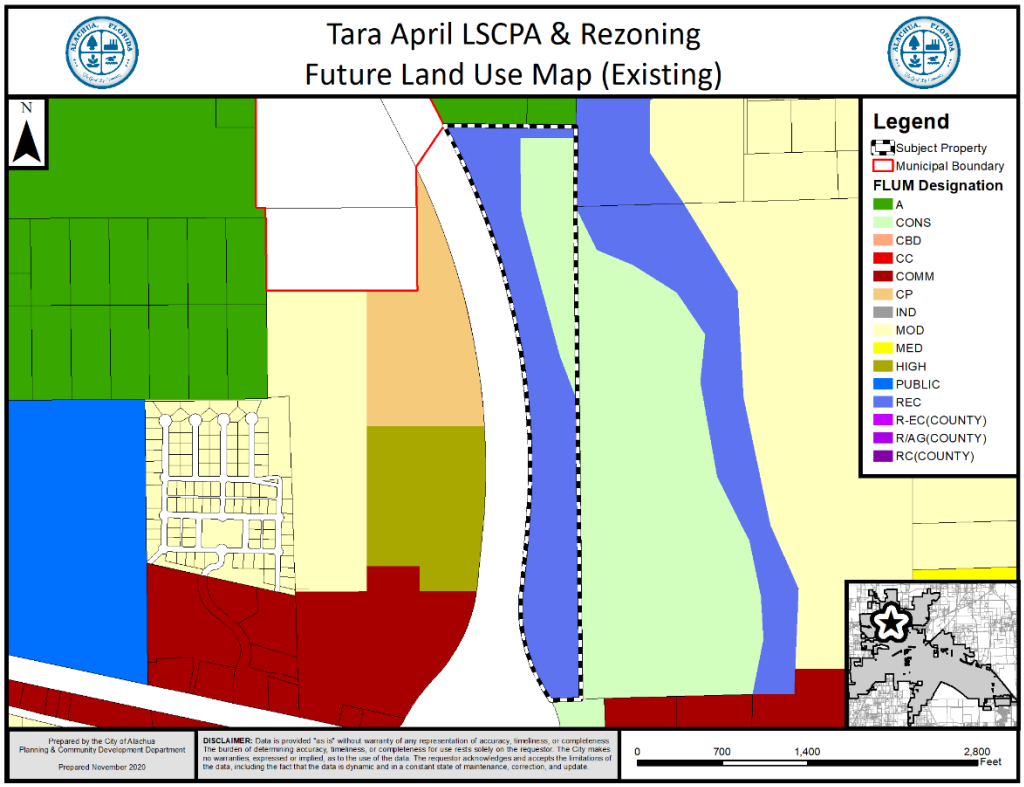
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The current owner of the subject property has proposed this amendment in order to address pre-existing conditions on-site and to provide for an enhancement of the existing stormwater treatment conditions. The proposed Comprehensive Plan Text Amendment would provide additional regulations for Tax Parcel 03020-000-000 which is located northwest of the US-441/I-75 interchange. See Map 1 below for the location of the subject property. Maps 2 – 5 depict the existing and proposed FLUM Designations and the existing and proposed zoning designations of the subject property.

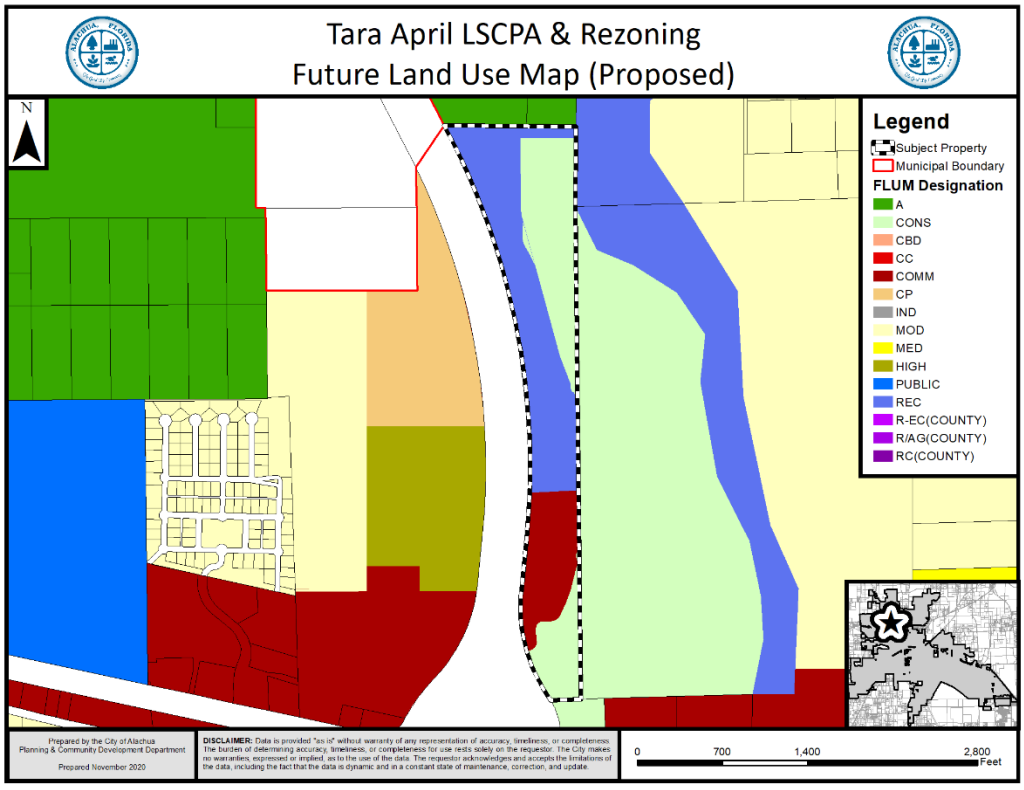
Map 1. Vicinity Map



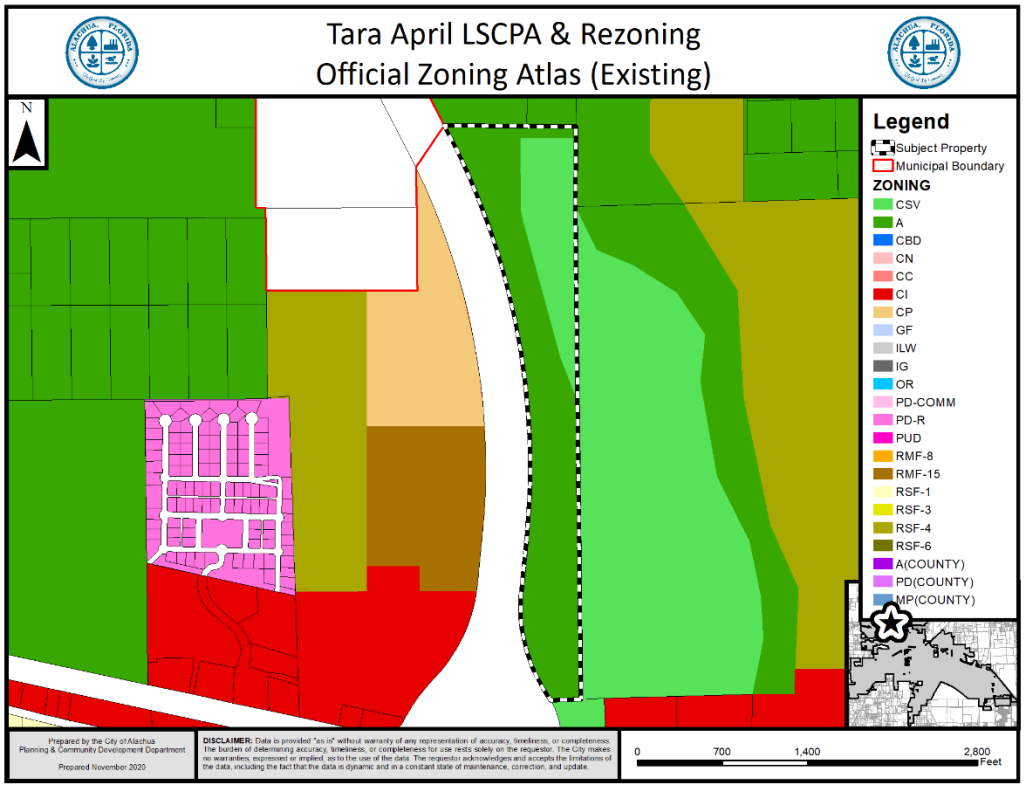
Map 2. Existing Future Land Use Map (FLUM) Designations



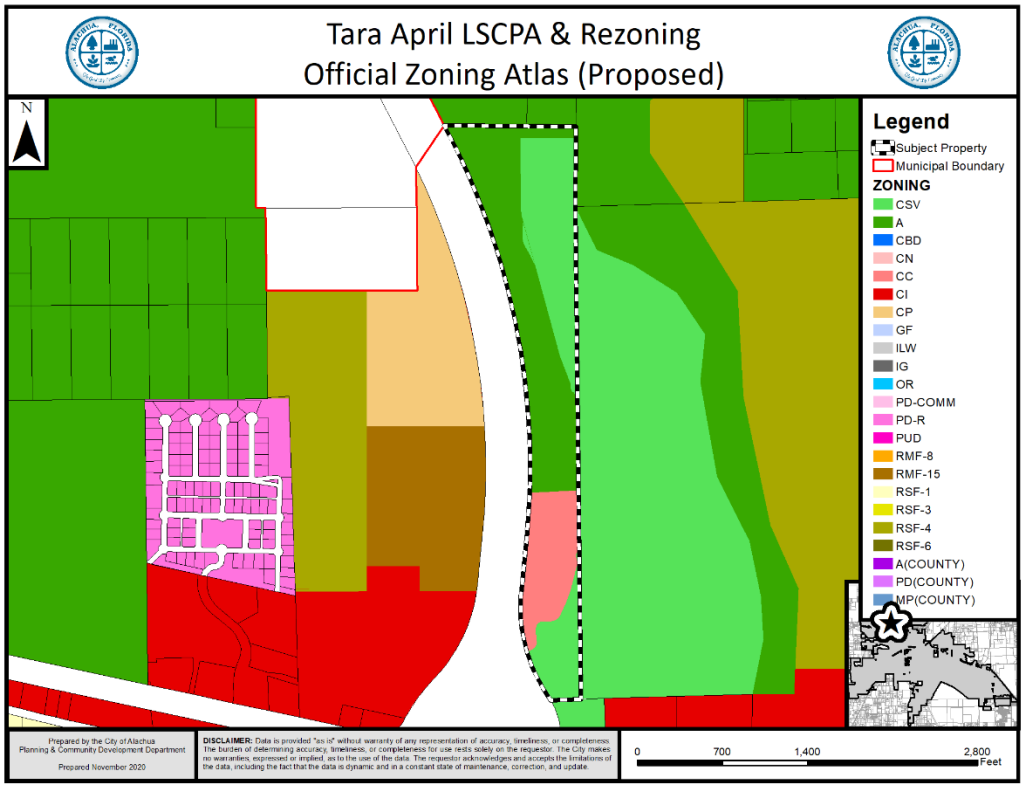
Map 3. Proposed Future Land Use Map (FLUM) Designations



Map 4. Existing Zoning



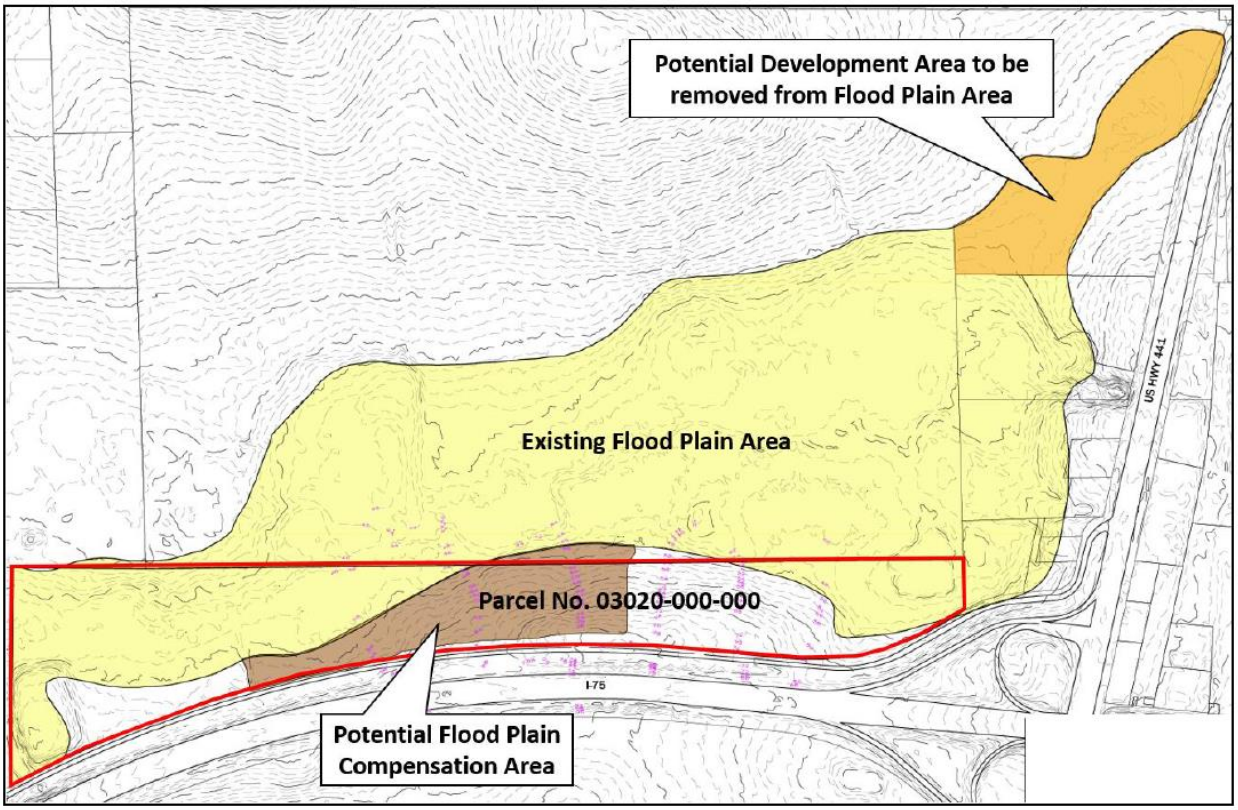
Map 5. Proposed Zoning



Policy 1.3.h of the FLUE would require the owner/developer of Tax Parcel 03020-000-000 or any subset thereof to provide on-site stormwater quality treatment for a portion of existing stormwater runoff from Interstate 75 which presently traverses the subject property. The current owner of the subject property has proposed this amendment in order to address pre-existing conditions on-site and to provide for an enhancement of the existing stormwater treatment conditions.

Areas of the subject property and the adjacent lands in common ownership are within Flood Zone A (areas subject to the 100 year flood). In addition to the stormwater quality treatment proposed by Policy 1.3.d, the applicant has acknowledged that the owner/developer may seek to provide flood plain compensation for existing flood plain areas on the adjacent lands. Flood plain compensation would likely occur within some or all of the area where the proposed stormwater quality enhancements would also occur. In addition to review and approval by the City, any proposal to provide floodplain compensation will require the applicant to receive approval from the Federal Emergency Management Agency (FEMA) and Suwannee River Water Management District (SRWMD). See Illustration 1 below which identifies the area which could potentially be removed from a flood plain and the potential flood plain compensation area.

Illustration 1. Potential Flood Plain Compensation



Policy 1.3.h would establish a minimum treatment volume of 0.50 inches of a portion of the runoff from the Interstate-75 drainage adjacent to Tax Parcel 03020-000-000. The portion of the drainage runoff which would be required to be treated is defined within the policy by referencing FDOT drainage maps. See Illustration 2 below, which depicts the drainage areas that would be required to be treated. Illustration 3 below depicts the FDOT drainage map referenced within Policy 1.3.h.

Illustration 2. Drainage Areas Requiring Treatment by FLUE Policy 1.3.h

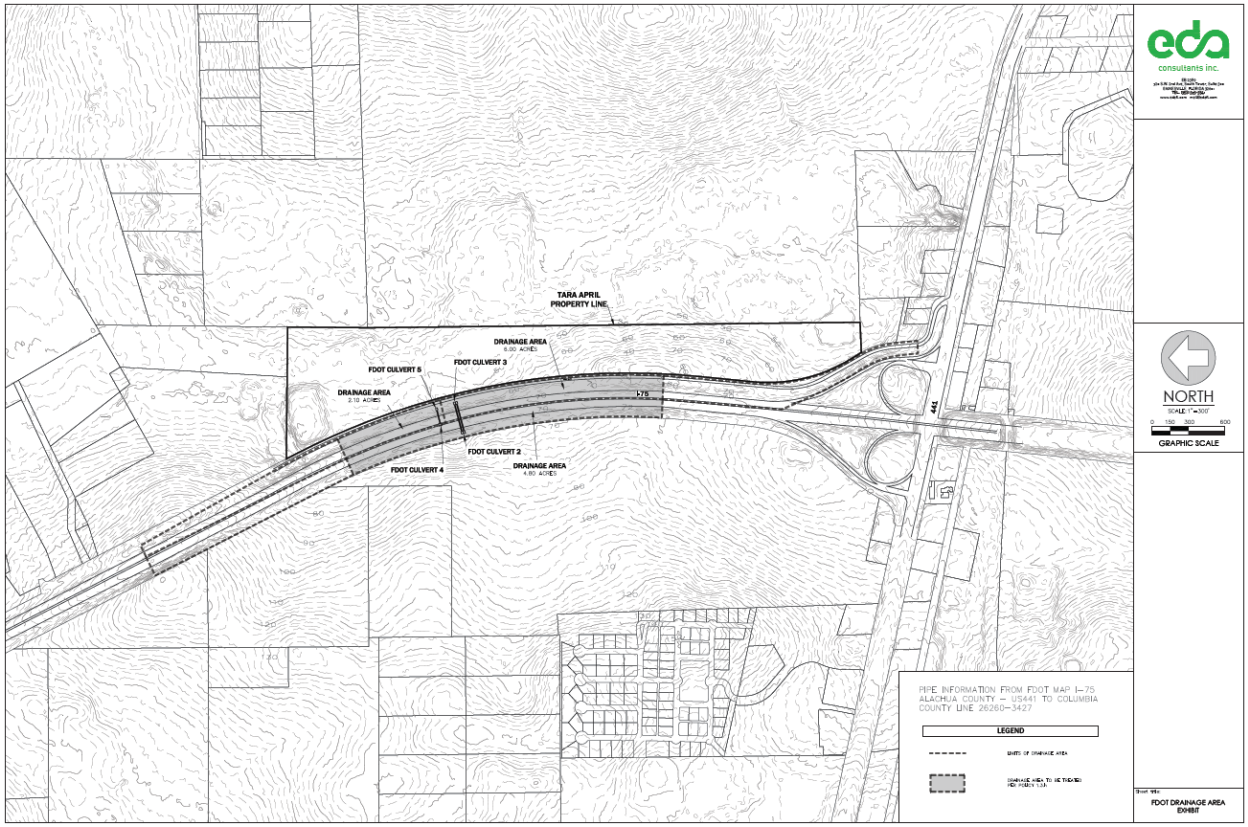
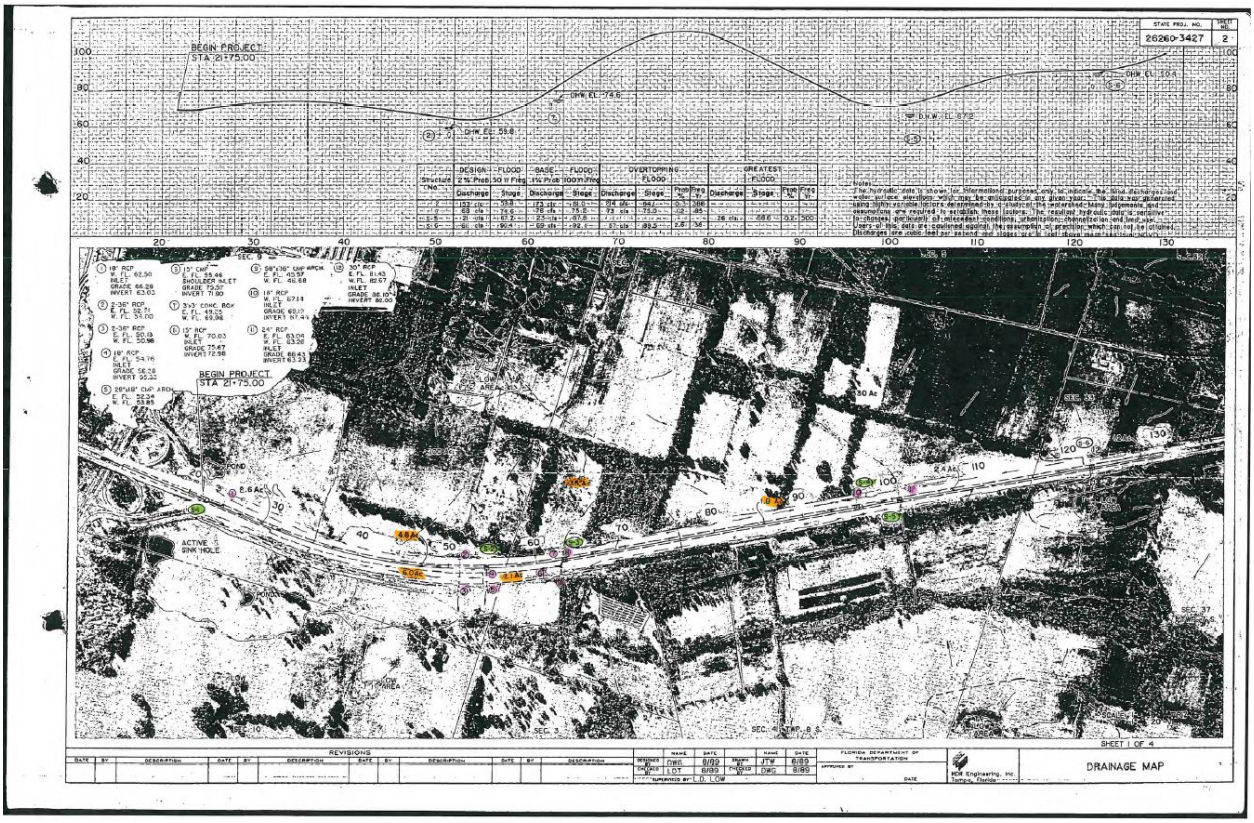


Illustration 3. FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427



Policy 1.3.h of the FLUE would also require any portion of Tax Parcel 03020-000-000 or subset of the parcel which is designated as Commercial on the FLUM by the related LSCPA to the FLUM to be zoned Community Commercial (CC) or a less intensive zoning district. The purpose of this provision of the policy is to provide further protection to sensitive environmental features, including adjacent and on-site wetlands, Mill Creek, and Mill Creek Sink (located proximate to the subject property). This provision would ensure that more intensive commercial uses, such as gas stations and auto repair shops, could not locate on the portion of the subject property subject to the related LSCPA petition.

PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENTS

CREATING A NEW FUTURE LAND USE ELEMENT (FLUE) POLICY 1.3.h

Policy 1.3.h The following sub-policies shall be applicable to Tax Parcel 03020-000-000 or any subset of the parcel.

1. In order to enhance stormwater treatment conditions and to provide stormwater water quality improvements, the owner/developer of Tax Parcel 03020-000-000 will provide on-site stormwater water quality treatment for the Florida Department of Transportation (FDOT) stormwater runoff as set forth below:
   a. Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.5 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.
   b. The owner/developer shall coordinate the stormwater water quality improvements with the FDOT and the City of Alachua. Improvements will be in the form of a stormwater basin(s) providing volume treatment to infiltrate through the natural ground. The stormwater basin(s) shall be privately owned and maintained.
   c. Construction of the stormwater water quality improvements may include partnership on the project with, but not limited to, FDOT, Suwannee River Water Management District, or another governmental agency.
   d. Consistent with the Recreation future land use category on the property, the stormwater water quality treatment area shall be designed to encourage passive recreation use in the form of pervious pathways or nature trails. This passive recreation area shall be privately owned and maintained.
2. The portion of Tax Parcel 03020-000-000 (or subset of the parcel) designated as Commercial on the Future Land Use Map by Ordinance 21-XX shall be zoned Community Commercial (CC) or a less intensive zoning district.

URBAN SPRAWL ANALYSIS

Chapter 163.3177(6)(a)9., Florida Statutes, requires any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Chapter 163.3177(6)(a)9.b., Florida Statutes, states that a plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following strategies. An evaluation of the applicability of each strategy to the proposed text amendment to the Future Land Use Element has been provided below.

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment relates to potential future commercial development on Tax Parcel 03020-000-000. The subject property is located proximate to the US 441/I-75 interchange. The amendment would require the enhancement of stormwater treatment conditions concurrent with or prior to any commercial development of the subject property. In addition, in order to reduce the potential for adverse impacts to nearby environmental features, including wetlands, Mill Creek, and Mill Creek Sink, the amendment would require that the portion of Tax Parcel 03020-000-000 subject to the related LSCPA petition be zoned Community Commercial (CC) or a less intensive zoning district. This would ensure that more intensive commercial uses, such as gas stations and auto repair shops, could not locate on the portion of the subject property subject to the related LSCPA and Rezoning petitions.

(II) Promotes the efficient and cost effective provision or extension of public infrastructure and services.

Evaluation & Findings: The subject property is located approximately ¼ mile from existing commercial development. Extensions and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense. The proposed Comprehensive Plan Text Amendment would require, prior to any commercial development of the portion of the subject property associated with the related LSCPA petition, the creation of a stormwater quality treatment area which would enhance stormwater treatment conditions from those presently in existence.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment would have no direct impact upon development patterns.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment would require, prior to any commercial development of the portion of the subject property

associated with the related LSCPA petition, the creation of a stormwater quality treatment area which would enhance stormwater treatment conditions from those presently in existence. These enhancements would provide an improvement to water discharging to Mill Creek Sink.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment would have no direct impact to the preservation of agricultural areas and activities.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment would require the stormwater quality treatment area to be designed to encourage passive recreation use in the form of pervious pathways or nature trails. Thus, the amendment would provide open space and recreation areas.

(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment would have no direct impact upon land uses demanded by the residential population for nonresidential needs of the area.

(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment would not result in any affect upon existing or planned sprawl development patterns or innovative development patterns such as transit oriented developments or new towns.

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 1.7: *Recreation*
The City shall designate a Recreation land use category for all publicly or privately owned recreational lands. In order to provide the opportunity for recreation activities, and recreational uses may be allowed in any land use category provided such uses are compatible with adjacent land uses and are consistent with this Comprehensive Plan.

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment would further support the establishment of recreational uses and facilities on the subject property. Policy 1.3.h would require the stormwater water quality treatment area to be designed to encourage passive recreation use in the form of pervious pathways or nature trails. This passive recreation area would be privately owned and maintained.

COMMUNITY FACILITIES ELEMENT

Goal 3: *Stormwater*
The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves, and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment would require the owner/developer of Tax Parcel 03020-000-000 or any subset thereof to provide on-site stormwater quality treatment for existing stormwater runoff from Interstate 75 which presently traverses the subject property. The current owner of the subject property has proposed this amendment in order to address pre-existing conditions on-site and to provide for an enhancement of the existing stormwater treatment conditions.

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.

Objective 1.12: *Water Resources*
The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices

Policy 1.12.a: The City shall recognize the interconnectivity of surface and ground water systems and shall work to minimize degradation of water resources, which extend beyond the City limits.

Evaluation & Findings: The proposed Comprehensive Plan Text Amendment would require the owner/developer of Tax Parcel 03020-000-000 or any subset thereof to provide on-site stormwater quality treatment for existing stormwater runoff from Interstate 75 which presently traverses the subject property. The existing stormwater runoff from Interstate 75 which traverses the subject property ultimately drains to Mill Creek and Mill Creek Sink. The current owner of the subject property has proposed this amendment in order to address pre-existing conditions on-site and to provide for an enhancement of the existing stormwater treatment conditions.

EXHIBIT "A"

TO

TARA APRIL – FLUE POLICY 1.3.h
COMPREHENSIVE PLAN TEXT AMENDMENT
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

August 5, 2020

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Completeness Review of:
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h
Tara April Large Scale Comprehensive Plan Amendment (LSCPA) Application
Tara April Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

On July 30, 2020, the City of Alachua received the following related applications:

1. ***A proposed Comprehensive Plan Text Amendment*** to create a new Future Land Use Element (FLUE) Policy 1.3.h, which would establish certain requirements for development on Tax Parcel 03020-000-000;
2. ***A proposed Large Scale Comprehensive Plan Amendment (LSCPA)*** to amend the Future Land Use Map (FLUM) Designation of a ±17.8 acre subject property from Recreation to Conservation (±7.33 acres) and to Commercial (±10.5 acres) on a portion of Tax Parcel 03020-000-000; and,
3. ***A proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*** to amend the zoning of a ±17.8 acre subject property from Agricultural (A) to Conservation (CSV) (±7.33 acres) and to Community Commercial (CC) (±10.5 acres) on a portion of Tax Parcel 03020-000-000.

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 applications for completeness and finds that the applications are complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Wednesday, August 12, 2020**. Digital submission of the materials to the project planner is acceptable.

The comments below are based solely on a preliminary review of your applications for completeness. An in-depth review of the content of each application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

In order to provide a complete application, you must address the following:

Comprehensive Plan Text Amendment Application

1. ***Agent Authorization:*** Authorized Agent Affidavit does not indicate authorization to file a Comprehensive Plan Text Amendment application. Provide an executed Authorized Agent Affidavit which authorizes EDA to act as the agent on behalf of the property owner for the proposed Comprehensive Plan Text Amendment application affecting development of Tax Parcel 03020-000-000.

LSCPA Application

1. There are inconsistencies within the application materials of the acreage proposed to be changed to a Conservation FLUM Designation (±7.33 acres, ±8.1 acres, ±8.11 acres) and the total acreage subject to the amendment (±17.8 acres, ±18.6 acres). Please resolve inconsistencies and update application materials accordingly.

2. Please provide legal descriptions of each proposed land use area in Word format.

Rezoning Application

1. There are inconsistencies within the application materials of the acreage proposed to be changed to Conservation (CSV) zoning (±7.33 acres, ±8.1 acres, ±8.11 acres) and the total acreage subject to the amendment (±17.8 acres, ±18.6 acres). Please resolve inconsistencies and update application materials accordingly.

2. Please provide legal descriptions of each proposed zoning district in Word format.

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 18, 2020

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Development Review Team (DRT) Summary:
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h
Tara April Large Scale Comprehensive Plan Amendment (LSCPA) Application
Tara April Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

On July 30, 2020, the City of Alachua received the following related applications:

1. ***A proposed Comprehensive Plan Text Amendment*** to create a new Future Land Use Element (FLUE) Policy 1.3.h, which would establish certain requirements for development on Tax Parcel 03020-000-000;
2. ***A proposed Large Scale Comprehensive Plan Amendment (LSCPA)*** to amend the Future Land Use Map (FLUM) Designation of a ±17.8 acre subject property from Recreation to Conservation (±7.33 acres) and to Commercial (±10.5 acres) on a portion of Tax Parcel 03020-000-000; and,
3. ***A proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*** to amend the zoning of a ±17.8 acre subject property from Agricultural (A) to Conservation (CSV) (±7.33 acres) and to Community Commercial (CC) (±10.5 acres) on a portion of Tax Parcel 03020-000-000.

A completeness review was performed on August 5, 2020 and the application were determined to be complete on the same date.

The applications have been reviewed by the City's Development Review Team (DRT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting is scheduled for **11:30 AM** on **Thursday, August 20, 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 **Thursday, September 3, 2020**. A total of four (4) copies of each 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.

Please address the following:

All Applications

1. NOTE: The City will engage the services of an environmental professional to review the applications. Comments received following this review shall be provided to the applicant at a later date.

Comprehensive Plan Text Amendment

1. The applicant has portrayed that the intent of the amendment is to improve existing conditions and to enhance water quality. Water quality treatment proposed for stormwater runoff from I-75 must be quantifiable. Also note that the subject property is already subject to a more stringent standard for water quality treatment. See Section 6.9.3(C)(3): *In addition, steps to control erosion and sedimentation must be taken for all development, including exempt development as cited above, that is adjacent to or drains into a surface water, canal, or stream, or that empties into a sinkhole, by first allowing the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three-year, one-hour design storm within 72 hours after a storm event.*

2. The proposed policy would require the stormwater quality treatment area to be "designed to encourage passive recreation use in the form of pathways or nature trails".
    a. Who will own the stormwater quality treatment area?
    b. Who will maintain the stormwater quality treatment area and any recreational features?

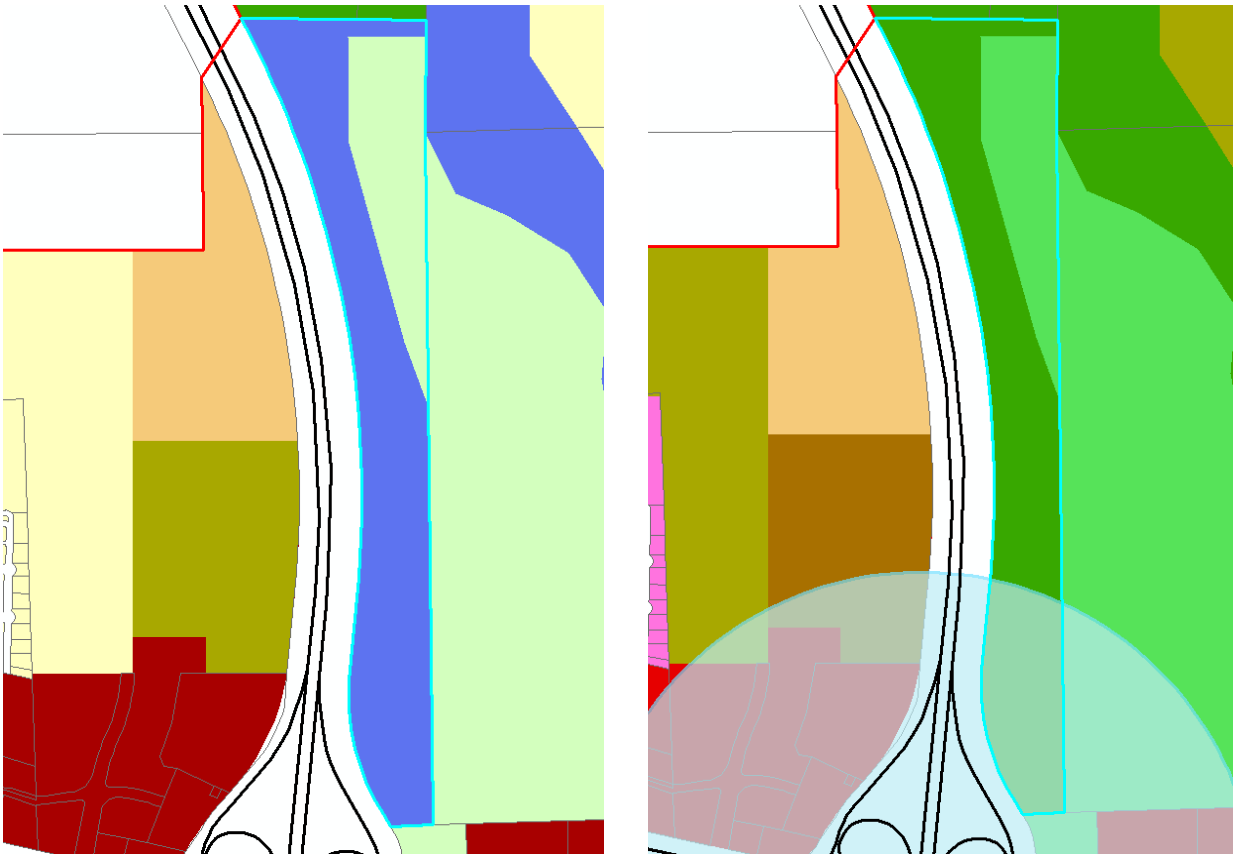
3. *Comments on Proposed Text:*
    a. The first two paragraphs as drafted are informational and should not be included within as part of any language to be adopted into the Comprehensive Plan. Policy should start with "In order to provide…"
    b. The use of the terms "existing" and "future" must be rephrased. When written into a Comprehensive Plan policy could lead to confusion.
    c. The language needs to be reviewed to provide further specificity to what will occur to fulfill the water quality treatment improvements proposed by the policy. Words and phrases such as "some", "to the extent feasible", and "a portion of the FDOT stormwater runoff" are open-ended and do not provide a measurable/quantifiable standard to attain.
    d. Provide a map or illustration of the drainage watershed area which is referenced in subsection 2. of the proposed policy.
    e. Provide further information about the intended purpose of floodplain compensation, including a map or illustration which identifies existing flood hazard areas which would be affected by such floodplain compensation.

Comprehensive Plan Map Amendment & Rezoning

4. *FLUM/Zoning Inconsistencies*
    a. It appears the applicant has used the boundary of FLUM/zoning as shown on Alachua County Map Genius to depict existing FLUM/zoning designations. This boundary is inconsistent with the boundary as depicted in the 2009 FLUM amendment and 2010 Rezoning and as adopted on the City FLUM and Official Zoning Atlas. See maps below. Ordinances 09-14 and 10-23, which included legal descriptions of the Conservation and Recreation FLUM and the Conservation and Agricultural zoning districts, respectively, are

attached. The applicant must resolve these inconsistencies and revise the Comprehensive Plan Map Amendment and Rezoning applications accordingly.

FLUM **Zoning**



b. The land proposed to be amended to Conservation FLUM/zoning as shown on Figures 3 and 4 in the Justification Reports are inconsistent with the legal description and sketch of such areas as provided by the applicant. In addition, the boundary of the land proposed to be amended to Commercial FLUM/CC zoning appears to also be inconsistent with the legal description and sketch. Please address.

5. *Public Facilities Impacts*
   a. The Public Facilities Analysis indicates that the proposed FLUM amendment and rezoning have the potential to generate 8,633 AADT and 871 PM peak hour trips. April Boulevard is a dead-end street, therefore all trips will be directed to the intersection of NW US Highway 441 and April Boulevard. This intersection is located less than 500 feet from the northbound Interstate-75 on/off ramps. A traffic impact analysis, prepared by a licensed professional engineer, evaluating the potential impacts which could be generated by the proposed commercial development must be provided. The analysis must support that project impacts are acceptable from an operational perspective. If improvements are needed to address project impacts, the analysis must identify any modifications needed to address the impacts of future commercial development.

6. *Environmental / Suitability Analysis*
   a. An excerpt of the conclusions and considerations from the Environmental Study performed by Verde Environmental in July 2020 is provided on Page 7 of each Justification Report. Portions of the conclusions and considerations which discuss and

recommend buffering of wetland areas and stormwater management system design were excluded. Please address.

b. Provide a map which overlays the proposed FLUM designations/zoning districts and the land cover and natural communities as mapped by Verde Environmental in the July 2020 Environmental Assessment & Listed Species Survey.

7. *Comprehensive Plan Consistency*
   a. In response to Objective 5.2 and Policy 5.2.1 of the FLUE, please elaborate upon the availability of utilities.

8. *Concurrency Impact Analysis*
   a. Concurrency Impact Analysis: sanitary sewer and potable water impacts indicate a net change, however, the impacts are based upon the proposed Commercial FLUM Designation / CC zoning only (e.g., gross impacts, not not).
   b. Concurrency Impact Analysis: Correct the potable water impacts (shown as 1,900 gpm) in the table on page 24 (CPA) and page 17 (rezoning) of the Justification Report.

9. *Minor Revisions*
   a. The second paragraph on Page 6 of each Justification Report states, "[t]here are multiple areas (see the attached legal description sketch that illustrates these areas as Parcels A through C) on Tax Parcel 03020-000-000…" There are four (4) areas (Parcels A – D) Shown on the sketch. Please correct.

Comprehensive Plan Map Amendment

10. *Compatibility Analysis*
    a. The final paragraph states "…[i]n addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also ensure compatibility at the time of development review." Section 6.8 of the LDRs primarily relates to building design and appearance, which minimally affects compatibility. Please address.

11. *Urban Sprawl Analysis*
    a. In response to urban sprawl indicator #2, the applicant states, "…[e]xisting utilities, including potable water, wastewater, and electric are available to serve the property." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that utilities are "available".
    b. In response to urban sprawl indicator #3, the applicant states, "[o]nly a small portion of the subject property (10.5 acres – approximately 18%) is proposed for a change from the existing silviculture use to future commercial development. The silviculture use will be preserved on the portion of the property that has Agricultural zoning." However, the applicant has proposed a companion Comprehensive Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM. Please address.
    c. In response to urban sprawl indicator #4, the applicant primarily addresses the needs of the travelling public (addressing the needs associated with highway travel and tourism), however, the urban sprawl indicator relates to the ***demands of the residential population*** *for nonresidential needs* ***of the area***. Please address.
    d. In response to primary indicator #1, please elaborate upon the availability of utilities.
    e. In response to primary indicator #5, please address the allusion to agricultural uses on the remainder of the parcel, as the applicant has proposed a companion Comprehensive

Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM.

f. In response to primary indicator #6, please elaborate upon the availability of utilities.
g. In response to primary indicator #7, please elaborate upon the availability of utilities.
h. In response to primary indicator #8, please elaborate upon the availability of utilities.
i. In response to primary indicator #9, please elaborate upon the availability of utilities.

12. *Comprehensive Plan Consistency*
    a. In response to Objective 1.12 of the COSE, the applicant states that, "[f]uture development on the subject property shall be connected to centralized water and sewer facilities, *if available*…" Elsewhere throughout the report, the applicant states these utilities are "available". Please address.

13. *Minor Revisions*
    a. The first paragraph on Page 7 of the Justification Report states, "[a]s described in the policies listed above, the proposed future land use designations of Commercial and Conservation are appropriate for the portions of the subject property that are illustrated in Figure 4." Figure 4 depicts the proposed zoning categories. Please address.
    b. The third paragraph on Page 11 of the Justification Report refers to Objective 1.5 of the FLUE, which pertains to the Industrial FLUM Designation. This Objective and sub-policies are not applicable to the proposed FLUM Designations, nor does it pertain to soil conditions. Please address.
    c. Concurrency Impact Analysis: Correct reference to CC zoning under the drainage section, page 18 of the Justification Report.

Rezoning

14. *Response to Section 2.4.2(E), Standards for Site-Specific Amendments to the Official Zoning Atlas*
    a. Response to 2.4.2(E)(1)(e): The final paragraph states "…[i]n addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also ensure compatibility at the time of development review." Section 6.8 of the LDRs primarily relates to building design and appearance, which minimally affects compatibility. Please address.
    b. Response to 2.4.2(E)(1)(g):
        i. In response to urban sprawl indicator #2, the applicant states, "…[e]xisting utilities, including potable water, wastewater, and electric are available to serve the property." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that utilities are "available".
        ii. In response to urban sprawl indicator #3, the applicant states, "[o[nly a small portion of the subject property (10.5 acres – approximately 18%) is proposed for a change from the existing silviculture use to future commercial development. The silviculture use will be preserved on the portion of the property that has Agricultural zoning." However, the applicant has proposed a companion Comprehensive Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM. Please address.
    c. Response to 2.4.2(E)(1)(j): The response states, "[t]he site is served by electric, potable water, and wastewater services." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that the site is "served" by these services.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., dated August 18, 2020

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 18, 2020**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 8/18/2020

RE: **Tara April Rezoning**

Public Services has reviewed the Tara April Rezoning (July 30th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**July 30th Submittal Comment(s)** FYI: In subsequent submittals, please provide more detail of the water and wastewater connections and routing. As per previous communications, • Wastewater gravity piping will be routed to existing Lift Station 9, whose capacity will need to be increased. The City expects that the applicant shall pay for the required improvements of Lift Station 9. • Mills Creek runs within the subject parcel. This portion of the parcel will remain a conservation area. Thus, it is not permissible to route water and wastewater piping underneath Mills Creek.

September 3, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Development Review Team (DRT) Summary
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on August 18, 2020 are below:

All Applications

1. NOTE: The City will engage the services of an environmental professional to review the applications. Comments received following this review shall be provided to the applicant at a later date.

RESPONSE: Noted. Responses will be provided after receipt of the comments from the environmental professional.

Comprehensive Plan Text Amendment

1. The applicant has portrayed that the intent of the amendment is to improve existing conditions and to enhance water quality. Water quality treatment proposed for stormwater runoff from I-75 must be quantifiable. Also note that the subject property is already subject to a more stringent standard for water quality treatment. See Section 6.9.3(C)(3): *In addition, steps to control erosion and sedimentation must be taken for all development, including exempt development as cited above, that is adjacent to or drains into a surface water, canal, or stream, or that empties into a sinkhole, by first allowing the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three-year, one-hour design storm within 72 hours after a storm event.*

RESPONSE: Please see revised policy language in the updated Justification Report that includes a quantifiable water quality treatment standard.

2. The proposed policy would require the stormwater quality treatment area to be "designed to encourage passive recreation use in the form of pathways or nature trails".

   a. Who will own the stormwater quality treatment area?

RESPONSE: The ownership of the stormwater water quality treatment area will be private. This has been added in the explanation in the Justification Report for the text

change and has been added to the proposed policy. This may be in the form of an Owner's Association at some point in the future.

b. Who will maintain the stormwater quality treatment area and any recreational features?

RESPONSE: Maintenance of the stormwater water quality treatment area will be private by the owner/developer. This has been added in the explanation in the Justification Report for the text change and has been added to the proposed policy. This may be in the form of an Owner's Association at some point in the future for ongoing maintenance.

3. *Comments on Proposed Text:*
   a. The first two paragraphs as drafted are informational and should not be included within as part of any language to be adopted into the Comprehensive Plan. Policy should start with "In order to provide…"

RESPONSE: Please see revised policy language in the updated Justification Report for the text change.

b. The use of the terms "existing" and "future" must be rephrased. When written into a Comprehensive Plan policy could lead to confusion.

RESPONSE: Please see the revised policy language in the updated Justification Report for the text change.

c. The language needs to be reviewed to provide further specificity to what will occur to fulfill the water quality treatment improvements proposed by the policy. Words and phrases such as "some", "to the extent feasible", and "a portion of the FDOT stormwater runoff" are open-ended and do not provide a measurable/quantifiable standard to attain.

RESPONSE: Please see the revised policy language in the updated Justification Report for the text change.

d. Provide a map or illustration of the drainage watershed area which is referenced in subsection 2. of the proposed policy.

RESPONSE: Please see the attached map that illustrates the drainage watershed area.

e. Provide further information about the intended purpose of floodplain compensation, including a map or illustration which identifies existing flood hazard areas which would be affected by such floodplain compensation.

RESPONSE: Please see the attached map that illustrates existing flood hazard areas on the site.

Sincerely,

Clay Sweger, AICP LEED AP

September 29, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO BOX 9
Alachua, FL 32616

RE: Tara April Comprehensive Plan Amendments and Rezoning – Environmental Review

Justin:

Thank you very much for providing review comments from the City's environmental review consultant, Wood Environment & Infrastructure Solutions (Wood). Upon review of their comments, please see the attached addendum letter to accompany the original July 2020 Tara April Environmental Assessment and Listed Species Survey Report which was included in the original application submittals.

This addendum, provided by the applicant's environmental consultant (Verde Environmental), includes augmented information intended to address the Wood Environment & Infrastructure Solutions Technical Review Report comments provided in September 2020.

In addition to the report addendum provided by the applicant's environmental consultant, we ask that the City also take into account the following additional comments:

1. When evaluating the overall impacts of the proposed Comprehensive Plan amendments and rezoning, please take note that the comments from Wood did not recognize the future water quality improvements that will occur based on the treatment requirements included in the proposed new Comprehensive Plan text amendment that will apply to the parcel. The proposed new Policy includes requirements for the treatment of stormwater runoff from Interstate 75, thereby helping address and improve an existing condition not caused by the landowner.

2. The observations provided by the Wood report did not acknowledge the reduction in agricultural chemicals (fertilizers, pesticides) and their impacts on water quality that will occur as a result of land being taken out of agricultural use and put in the Conservation and Commercial land use and zoning categories.

We believe that the environmental report addendum and the comments above provide appropriate responses to adequately address the review comments provided by the City's consultant at this initial planning application stage (Comprehensive Plan amendments & rezoning). Of course, at the time of any future proposed development of the site, additional analysis will be provided to the City, as required.

Please let us know if you require any additional information. Thank you very much.

Sincerely,

Clay Sweger, AICP LEED AP
Principal / Director of Planning

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 29, 2020

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Development Review Team (DRT) Comments – Review of September 3, 2020 Submittal:
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h
Tara April Large Scale Comprehensive Plan Amendment (LSCPA) Application
Tara April Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

On September 3, 2020, the City of Alachua received your revised applications submitted on behalf of Tara Forest, LLC. These applications include:

1. ***A proposed Comprehensive Plan Text Amendment*** to create a new Future Land Use Element (FLUE) Policy 1.3.h, which would establish certain requirements for development on Tax Parcels 03020-000-000 and 03067-001-000;
2. ***A proposed Large Scale Comprehensive Plan Amendment (LSCPA)*** to amend the Future Land Use Map (FLUM) Designation of a ±17.29 acre subject property from Recreation to Conservation (±6.79 acres) and to Commercial (±10.5 acres) on a portion of Tax Parcel 03020-000-000; and,
3. ***A proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*** to amend the zoning of a ±17.29 acre subject property from Agricultural (A) to Conservation (CSV) (±6.79 acres) and to Community Commercial (CC) (±10.5 acres) on a portion of Tax Parcel 03020-000-000.

The revised applications received on September 3, 2020 were submitted to address the Development Review Team (DRT) comments issued to you in a letter dated August 18, 2020 and as discussed at a DRT Meeting held on August 20, 2020.

Upon review of the revised applications and materials, additional revisions must be made to the applications before the applications may be scheduled for a hearing before the Planning & Zoning Board (PZB).

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, October 13, 2020**. A total of four (4) copies of each 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.

Please address the following:

NEW COMMENTS FROM REVIEW OF 9/3/20 SUBMITTAL

Comprehensive Plan Text Amendment

1. The proposed Comprehensive Plan FLUE Policy 1.3.h has been amended subsequent to the August 20, 2020 DRT Meeting (*without discussion with or consultation of City Staff*) to state that stormwater quality treatment of I-75 runoff will occur concurrent with any floodplain compensation for Tax Parcel 03067-001-000. Previously, the applicant proposed stormwater quality treatment of I-75 runoff to occur "*…concurrent with the first commercial development on Tax Parcel 03020-000-000…*" This is a fundamental shift in the proposed language and in the timing at which the stormwater quality treatment improvements would occur. Staff is not supportive of this change. The time at which the stormwater quality improvements would be required must remain as previously proposed – concurrent with the first commercial development on Tax Parcel 03020-000-000, or subset of that parcel.

2. The language of proposed FLUE Policy 1.3.h.2. appears to in effect guarantee a right to provide floodplain compensation for existing food hazard areas located on Tax Parcel 03067-001-000. Staff is not supportive of the proposal to effectively 'lock in' such rights through a Comprehensive Plan policy that would apply only to a single, specific property. Floodplain management regulations are subject to updates and revisions over time and are largely promulgated by the Federal Emergency Management Agency (FEMA). Further, in order to remain compliant with the National Flood Insurance Program (NFIP), the City must adopt floodplain management regulations that comply with FEMA requirements. The applicant has acknowledged that floodplain compensation is subject to the regulations established by FEMA, the Suwannee River Water Management District (SRWMD), and the City. As this is the case, any future floodplain compensation proposals should be evaluated and considered for approval at the time such proposals are presented for consideration and not be subject to a Comprehensive Plan policy that applies to a single, specific property.

PREVIOUS COMMENTS

Comprehensive Plan Text Amendment

3. The applicant has portrayed that the intent of the amendment is to improve existing conditions and to enhance water quality. Water quality treatment proposed for stormwater runoff from I-75 must be quantifiable. Also note that the subject property is already subject to a more stringent standard for water quality treatment. See Section 6.9.3(C)(3): *In addition, steps to control erosion and sedimentation must be taken for all development, including exempt development as cited above, that is adjacent to or drains into a surface water, canal, or stream, or that empties into a sinkhole, by first allowing the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three-year, one-hour design storm within 72 hours after a storm event.*

   Remaining Issues:

   a. The applicant proposes to provide, "*…on-site stormwater quality treatment volume of 0.25 inches of runoff of the drainage area (adjacent I-75 watershed)…*" The City will engage the services of a professional engineer to review and comment on the proposal. Comments received following this review shall be provided to the applicant at a later date.

b. The application has not revised to respond to or acknowledge the provisions of Section 6.9.3(C)(3) which requires additional pretreatment for development adjacent to surface waters/streams.

4. *Comments on Proposed Text:*
   a. The first two paragraphs as drafted are informational and should not be included within as part of any language to be adopted into the Comprehensive Plan. Policy should start with "In order to provide…"

   Remaining Issues: Some of the language from the first draft that was requested to be removed remains in the proposed policy.

   b. The use of the terms "existing" and "future" must be rephrased. When written into a Comprehensive Plan policy could lead to confusion.

   Remaining Issues: Terms such as "existing" and "2020 conditions" remain in the proposed policy.

   c. Provide further information about the intended purpose of floodplain compensation, including a map or illustration which identifies existing flood hazard areas which would be affected by such floodplain compensation.

   Remaining Issues: A map/illustration provided but no further analysis has been included within the application.

Comprehensive Plan Map Amendment & Rezoning

5. *Public Facilities Impacts*
   a. The Public Facilities Analysis indicates that the proposed FLUM amendment and rezoning have the potential to generate 8,633 AADT and 871 PM peak hour trips. April Boulevard is a dead-end street, therefore all trips will be directed to the intersection of NW US Highway 441 and April Boulevard. This intersection is located less than 500 feet from the northbound Interstate-75 on/off ramps. A traffic impact analysis, prepared by a licensed professional engineer, evaluating the potential impacts which could be generated by the proposed commercial development must be provided. The analysis must support that project impacts are acceptable from an operational perspective. If improvements are needed to address project impacts, the analysis must identify any modifications needed to address the impacts of future commercial development.

   Remaining Issues: A methodology letter has been prepared and agreed upon by all parties. A traffic study is currently being prepared. It is Staff's understanding that the study will be completed by October 5, 2020. Upon receipt by the City, the traffic study will require review by the professional consultant engaged for review of the study. Comments received from the consultant following this review shall be provided to the applicant.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

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

October 13, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

RE: Development Review Team (DRT) Comments – Review of September 29, 2020
Tara April Comprehensive Plan Map & Text Amendments and Rezoning Application

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on September 29, 2020 are below:

NEW COMMENTS FROM REVIEW OF 9/3/20 SUBMITTAL

Comprehensive Plan Text Amendment

1. The proposed Comprehensive Plan FLUE Policy 1.3.h has been amended subsequent to the August 20, 2020 DRT Meeting (*without discussion with or consultation of City Staff*) to state that stormwater quality treatment of I-75 runoff will occur concurrent with any floodplain compensation for Tax Parcel 03067-001-000. Previously, the applicant proposed stormwater quality treatment of I-75 runoff to occur "*...concurrent with the first commercial development on Tax Parcel 03020-000-000...*" This is a fundamental shift in the proposed language and in the timing at which the stormwater quality treatment improvements would occur. Staff is not supportive of this change. The time at which the stormwater quality improvements would be required must remain as previously proposed – concurrent with the first commercial development on Tax Parcel 03020-000-000, or subset of that parcel.

RESPONSE: The resubmitted Justification Report for the Comprehensive Plan text amendment shows the policy has been amended to state that the stormwater water quality improvements will occur concurrent with or prior to the first commercial development on Parcel 03020-000-000, consistent with the direction provided by staff comment above.

2. The language of proposed FLUE Policy 1.3.h.2. appears to in effect guarantee a right to provide floodplain compensation for existing food hazard areas located on Tax Parcel 03067-001-000. Staff is not supportive of the proposal to effectively 'lock in' such rights through a Comprehensive Plan policy that would apply only to a single, specific property. Floodplain management regulations are subject to updates and revisions over time and

are largely promulgated by the Federal Emergency Management Agency (FEMA). Further, in order to remain compliant with the National Flood Insurance Program (NFIP), the City must adopt floodplain management regulations that comply with FEMA requirements. The applicant has acknowledged that floodplain compensation is subject to the regulations established by FEMA, the Suwannee River Water Management District (SRWMD), and the City. As this is the case, any future floodplain compensation proposals should be evaluated and considered for approval at the time such proposals are presented for consideration and not be subject to a Comprehensive Plan policy that applies to a single, specific property

RESPONSE: Text about floodplain compensation in Policy 1.3.h.2. has been deleted from the policy, consistent with the direction provided by staff comment above.

PREVIOUS COMMENTS

Comprehensive Plan Text Amendment

3. The applicant has portrayed that the intent of the amendment is to improve existing conditions and to enhance water quality. Water quality treatment proposed for stormwater runoff from I-75 must be quantifiable. Also note that the subject property is already subject to a more stringent standard for water quality treatment. See Section 6.9.3(C)(3): *In addition, steps to control erosion and sedimentation must be taken for all development, including exempt development as cited above, that is adjacent to or drains into a surface water, canal, or stream, or that empties into a sinkhole, by first allowing the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three-year, one-hour design storm within 72 hours after a storm event.*

Remaining Issues:

a. The applicant proposes to provide, "*...on-site stormwater quality treatment volume of 0.25 inches of runoff of the drainage area (adjacent I-75 watershed)...*" The City will engage the services of a professional engineer to review and comment on the proposal. Comments received following this review shall be provided to the applicant at a later date.

RESPONSE: Understood. We will wait to receive any comments from the professional engineer engaged to review the applicant proposed language.

b. The application has not revised to respond to or acknowledge the provisions of Section 6.9.3(C)(3) which requires additional pretreatment for development adjacent to surface waters/streams.

RESPONSE: The applicant acknowledges that the provisions of Section 6.9.3(c)(3) will apply to commercial development on the portion of the property that is proposed for a change to the Commercial future land use category.

4. *Comments on Proposed Text:*
   a. The first two paragraphs as drafted are informational and should not be included within as part of any language to be adopted into the Comprehensive Plan. Policy should start with "In order to provide…"

Remaining Issues:
Some of the language from the first draft that was requested to be removed remains in the proposed policy.

RESPONSE: The resubmitted Justification Report for the Comprehensive Plan text amendment shows the policy has been amended to remove informational language, consistent with the direction provided by staff comment above.

   b. The use of the terms "existing" and "future" must be rephrased. When written into a Comprehensive Plan policy could lead to confusion.

Remaining Issues:
Terms such as "existing" and "2020 conditions" remain in the proposed policy.

RESPONSE: The terms "existing" and "2020 conditions" have been removed from the revised Policy language included in this resubmittal.

   c. Provide further information about the intended purpose of floodplain compensation, including a map or illustration which identifies existing flood hazard areas which would be affected by such floodplain compensation.

Remaining Issues: A map/illustration provided but no further analysis has been included within the application.

RESPONSE: Additional information has been added to the Justification Report for the proposed Comprehensive Plan Policy along with the map that was previously provided.

Comprehensive Plan Map Amendment & Rezoning

5. *Public Facilities Impacts*
   a. The Public Facilities Analysis indicates that the proposed FLUM amendment and rezoning have the potential to generate 8,633 AADT and 871 PM peak hour trips. April Boulevard is a dead-end street, therefore all trips will be directed to the intersection of NW US Highway 441 and April Boulevard. This intersection is located less than 500 feet from the northbound Interstate-75 on/off ramps. A traffic impact analysis, prepared by a licensed professional engineer, evaluating the potential impacts which could be generated by the proposed commercial development must be provided. The analysis must support that project impacts are acceptable from an operational perspective. If improvements are needed to address project impacts, the analysis must identify any modifications needed to address the impacts of future commercial development.

Remaining Issues: A methodology letter has been prepared and agreed upon by all parties. A traffic study is currently being prepared. It is Staff's understanding that the study will be completed by October 5, 2020. Upon receipt by the City, the traffic study will require review by the professional consultant engaged for review of the study. Comments received from the consultant following this review shall be provided to the applicant.

RESPONSE: The traffic study was prepared consistent with the approved methodology agreement and was submitted on October 5, 2020. Comments concerning the traffic study have been received. Based on a meeting with the City of Alachua on October 13, 2020, revisions to the traffic study are being made that are consistent with an approved distribution for the hotel trips. Comments concerning FDOT and the median modification process are also being added per the comments. The traffic analyses in the Justification Reports for the land use change and rezoning have been modified to reflect the trip distribution and trip generation for the maximum development scenario (Shopping Center) used in the October 5, 2020 traffic study for consistency.

Please let us know if you need any additional information.

Sincerely,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning

MEMORANDUM

City of Alachua

19-0256.04

To: Justin Tabor, AICP

From: Daniel Young, PE

Date: October 19, 2020

RE: Tara April – Review

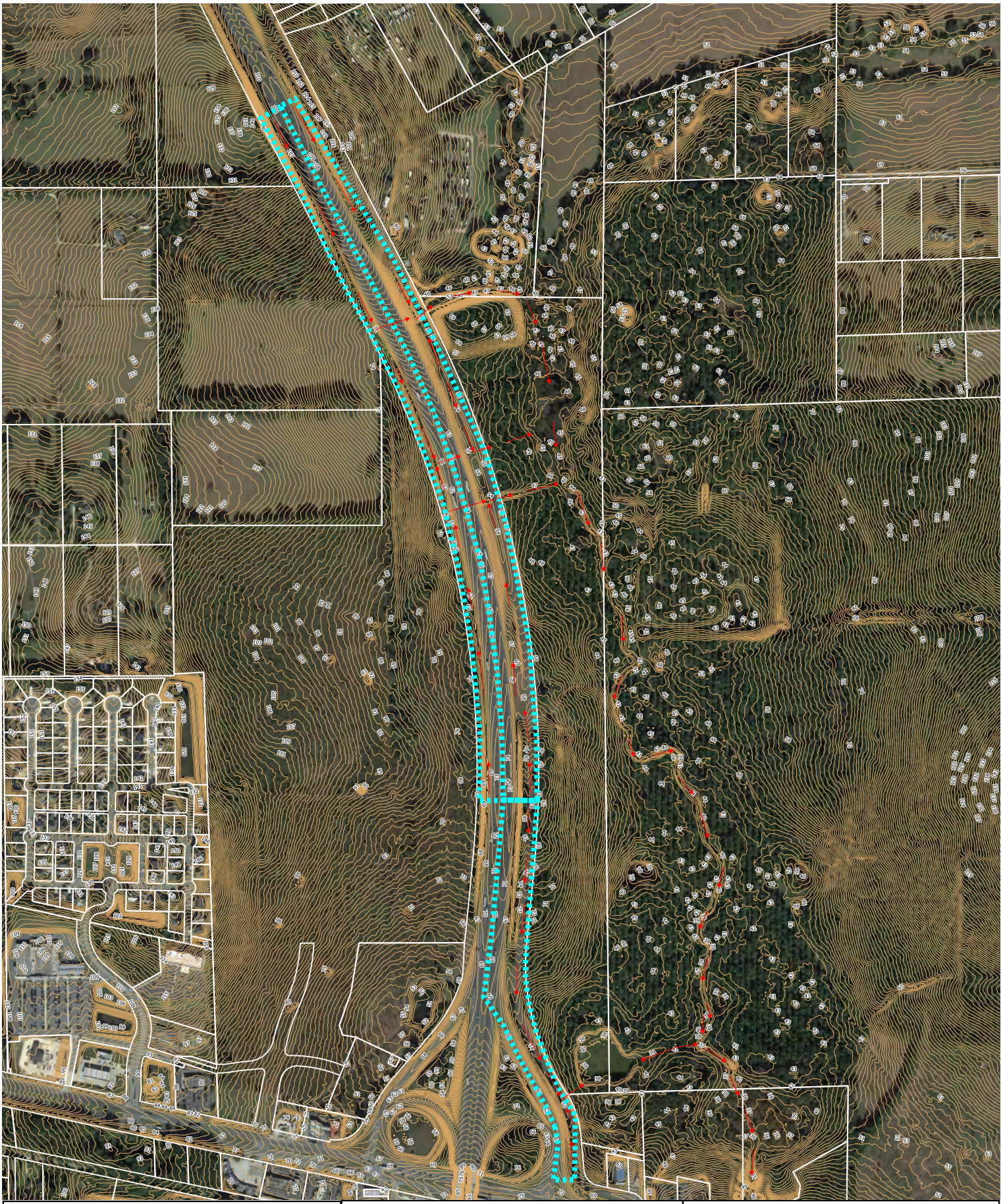
The City of Alachua has requested that CHW review the submitted documents for the below scope on the Tara April Application.

1. Confirm the I-75 Drainage areas identified by EDA as draining across Tax Parcel 03020-000-000 are in fact draining across the property.

    - CHW has reviewed the submitted FDOT Drainage Area Exhibit. In review of the document, it appears the information provided is not exactly correct. In review of the Alachua County's Map Genius GIS mapping topography, it appears there is more of the I-75 watershed that does contribute and drain through the Tara April property. Attached is GIS map showing the I-75 contributing area that drains through the Tara April property.

2. Provide a professional opinion of the benefit to the City and the general public that could be realized by the stormwater treatment proposed by Comprehensive Plan Text Amendment, more specifically the proposal that would require the developer to treat 0.25 inches of the runoff from the I-75 drainage areas concurrent with any commercial development.

    - Providing additional water quality treatment for the I-75 stormwater runoff will only benefit the City and the general public. Currently, the I-75 stormwater runoff discharges through the property and continues to a ground water sink with little to no treatment provided. The sink is a direct connection to the drinking water source for residents of the City and the general public. Additional treatment will only filter the stormwater runoff, via infiltration, prior to entering the drinking water source. Therefore, providing a benefit to the City and general public. Note this will not alleviate any proposed improvements from providing the required water quality treatment volume discharging to a groundwater sink, as required by the Suwannee River Water Management District. Meaning stormwater treatment runoff from I-75 will be in addition to proposed improvements treatment volume.



CHW
Professional Consultants

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 FLORIDA
CA-5075

Tara April

Topography Map

0 500 1,000 ft

Zimbra **ju_tabor@cityofalachua.org**

Discussion Materials for today's Tara April meeting

From : Onelia Lazzari <olazzari@edafl.com> Wed, Oct 21, 2020 09:57 AM

Subject : Discussion Materials for today's Tara April meeting 2 attachments

To : Justin Tabor <jtabor@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.org>, Daniel Young <daniely@chw-inc.com>

Cc : Clay Sweger <csweger@edafl.com>, Sergio Reyes <sreyes@edafl.com>

Good morning, Justin & Kathy,

In response to the Tara April review comments received from the City of Alachua (CHW memo dated October 19, 2020), we would like to discuss those comments and provide some clarification. To aid in our 1:15 p.m. discussion today, we have provided an FDOT Drainage map (attached) and would like to propose some revisions to the text change policy language. Below is that information for discussion today.

Current Proposed Language:

1. Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.25 inches of runoff of the drainage area (adjacent I-75 watershed) within the portion of Parcel 03020-000-000 with a Recreation land use designation.

Revised Language Option 1:

1. Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.25 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with two FDOT culverts that are located approximately 1,000 and 1,300 feet from the northwest property corner. The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.

Revised Language Option 2:

1.
    a.
        i.
            1. Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.25 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3

& 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.

*FDOT map referenced above is attached to this email.

Thank you,
Onelia

Onelia Lazzari, AICP
Principal Planner
olazzari@edafl.com
edafl.com

720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

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.

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2020-07-27 FDOT Drainage Map.pdf
3 MB

October 23, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: CHW Comments – Review of Tara April Text Change Policy: I-75 Drainage Area & Benefit from stormwater treatment

Dear Mr. Tabor:

The applicant's responses to the review comments from CHW issued on October 19, 2020 are below.

COMMENTS FROM REVIEW OF TEXT CHANGE POLICY CONCERNING THE I-75 DRAINAGE AREAS AND BENEFIT TO THE GENERAL PUBLIC FROM STORMWATER TREATMENT PROPOSED IN THE TEXT AMENDMENT

Comprehensive Plan Text Amendment

1. Confirm the I-75 Drainage areas identified by eda as draining across Tax Parcel 03020-000-000 are in fact draining across the property.
    - CHW has reviewed the submitted FDOT Drainage Area Exhibit. In review of the document, it appears the information provided is not exactly correct. In review of the Alachua County's Map Genius GIS mapping topography, it appears there is more of the I-75 watershed that does contribute and drain through the Tara April property. Attached is a GIS map showing the I-75 contributing area that drains through the Tara April property.

RESPONSE: eda agrees with the CHW I-75 drainage area as shown on the provided Tara April Topography Map in the memo dated October 19, 2020 from Daniel Young. To clarify, the map that eda provided in our September 3, 2020 submittal illustrated the FDOT drainage area that feasibly could be treated per the proposed Comprehensive Plan policy requirements. Specifically, the proposed policy would result in water quality treatment of the area of FDOT stormwater runoff that is associated with two FDOT culverts that drain onto Parcel 03020-000-000 (as was originally illustrated on the exhibit submitted by eda on 9/3/20). Those culverts are identified as Culverts 2/3 and 4/5 on the attached FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 to Columbia County Line 26260-3427."

In order to provide a clearer view of the drainage situation, eda has revised its exhibit to illustrate the entire drainage area (as shown in the CHW exhibit) and the area of FDOT

stormwater drainage that will be treated on Parcel 03020-000-000 highlighted. The revised exhibit is attached.

To further clarify the situation, eda proposes that the proposed Comprehensive Plan FLUE Policy 1.3.h.1. be amended as shown below. This revised language can be used to specify the specific drainage area proposed for treatment on the site and includes a reference to a specific FDOT map that is on record/file with FDOT and is available to the public.

Revised Language:

1. **Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.25 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.**

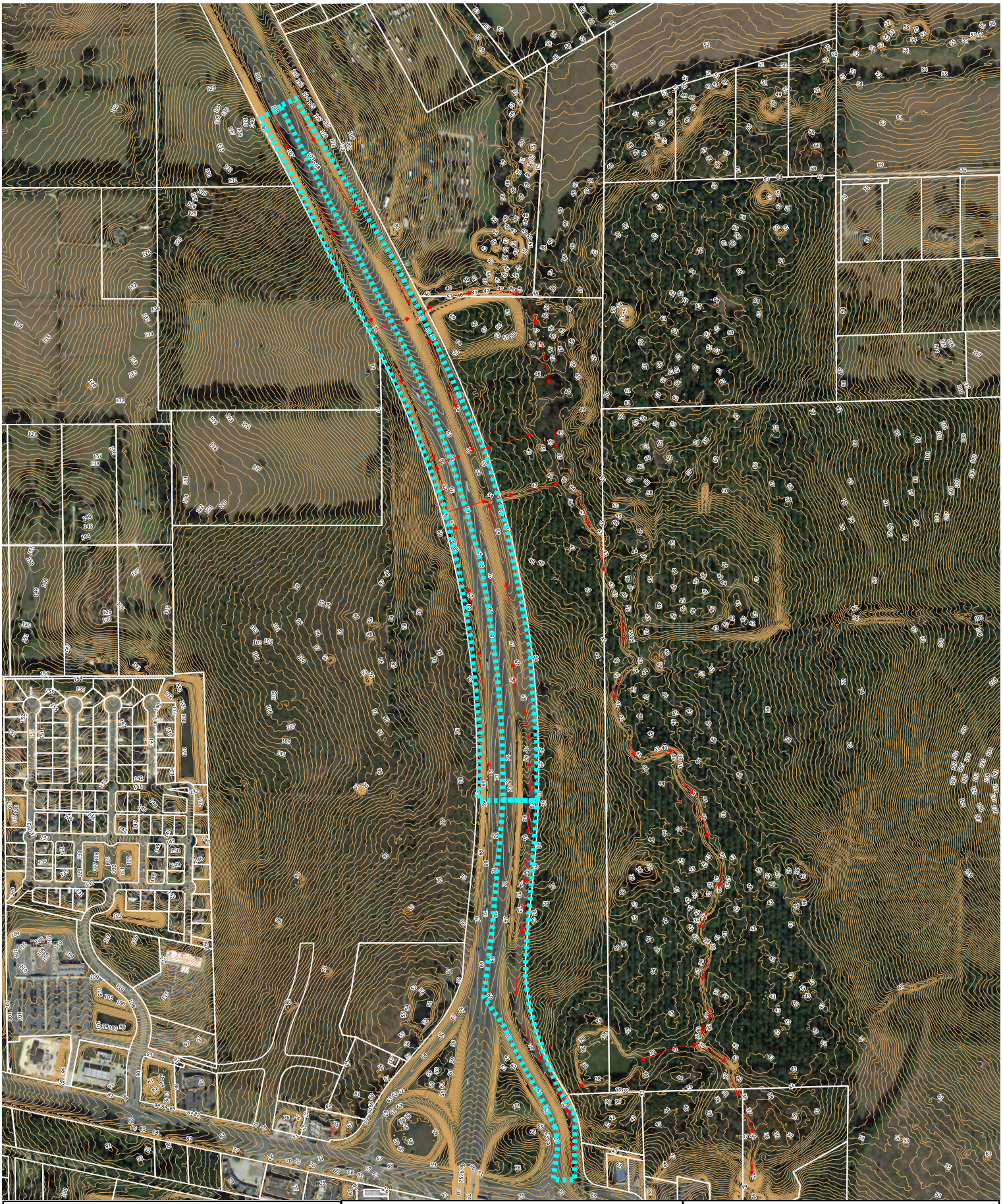
2. Provide a professional opinion of the benefit to the City and the general public that could be realized by the stormwater treatment proposed by Comprehensive Plan Text Amendment, more specifically the proposal that would require the developer to treat 0.25 inches of the runoff from the I-75 drainage areas concurrent with any commercial development.
    - Providing additional water quality treatment for the I-75 stormwater runoff will only benefit the City and the general public. Currently, the I-75 stormwater runoff discharges through the property and continues to a ground water sink with little to no treatment provided. The sink is a direct connection to the drinking water source for residents of the City and the general public. Additional treatment will only filter the stormwater runoff, via infiltration, prior to entering the drinking water source. Therefore, providing a benefit to the City and general public. Note this will note alleviate any proposed improvements from providing the required water quality treatment volume discharging to a groundwater sink, as required by the Suwannee River Water Management District. Meaning stormwater treatment runoff from I-75 will be in addition to proposed improvement treatment volume.

RESPONSE: eda concurs with the above comment and that has been the rationale for providing the proposed Comprehensive Plan text amendment with the rezoning and land use application.

Please let us know if you need any additional information.

Sincerely,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning



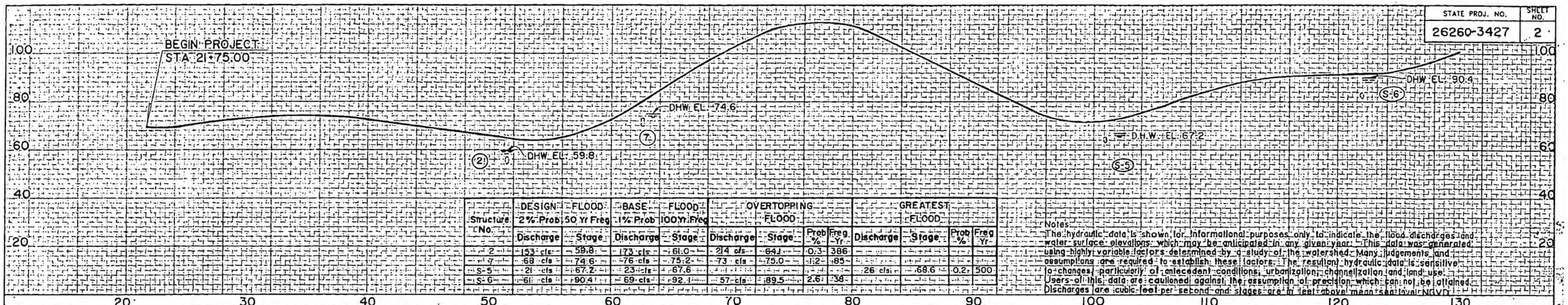
CHW
Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

Tara April

Topography Map

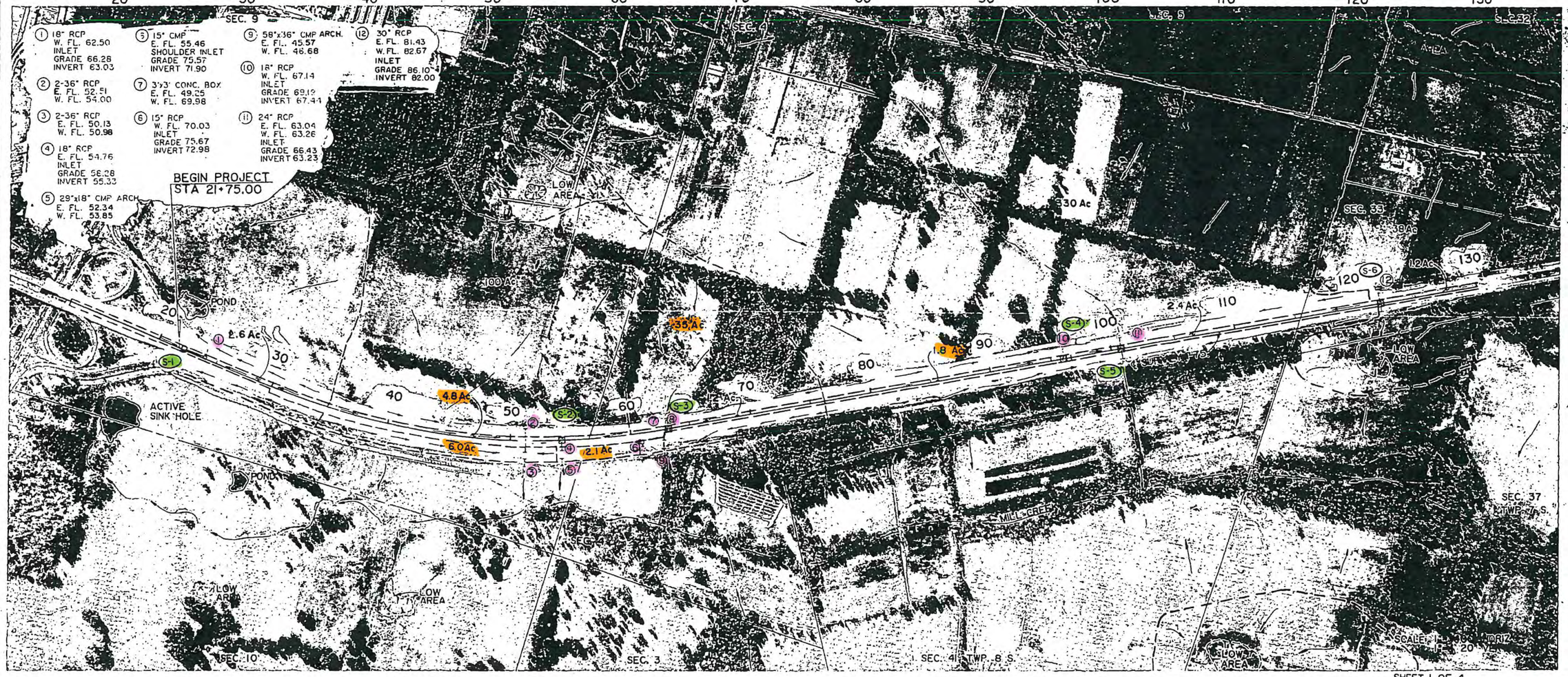
0 500 1,000 ft

STATE PROJ. NO.	SHEET NO.
26260-3427	2



Structure No.	DESIGN FLOOD 2% Prob		BASE FLOOD 1% Prob		OVERTOPPING FLOOD				GREATEST FLOOD			
	Discharge	Stage	Discharge	Stage	Discharge	Stage	Prob %	Freq Yr	Discharge	Stage	Prob %	Freq Yr
2	153 cfs	59.8	173 cfs	61.0	214 cfs	64.1	0.3	386				
7	68 cfs	74.6	76 cfs	75.2	73 cfs	75.0	1.2	85				
S-5	21 cfs	67.2	23 cfs	67.6					26 cfs	68.6	0.2	500
S-6	61 cfs	90.4	69 cfs	92.1	57 cfs	89.5	2.6	38				

Notes
The hydraulic data is shown for informational purposes only to indicate the flood discharges and water surface elevations which may be anticipated in any given year. This data was generated using highly variable factors determined by a study of the watershed. Many judgements and assumptions are required to establish these factors. The resultant hydraulic data is sensitive to changes, particularly of antecedent conditions, urbanization, channelization and land use. Users of this data are cautioned against the assumption of precision which can not be attained. Discharges are cubic feet per second and stages are in feet above mean sea level NGVD.



SHEET 1 OF 4

REVISIONS											
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

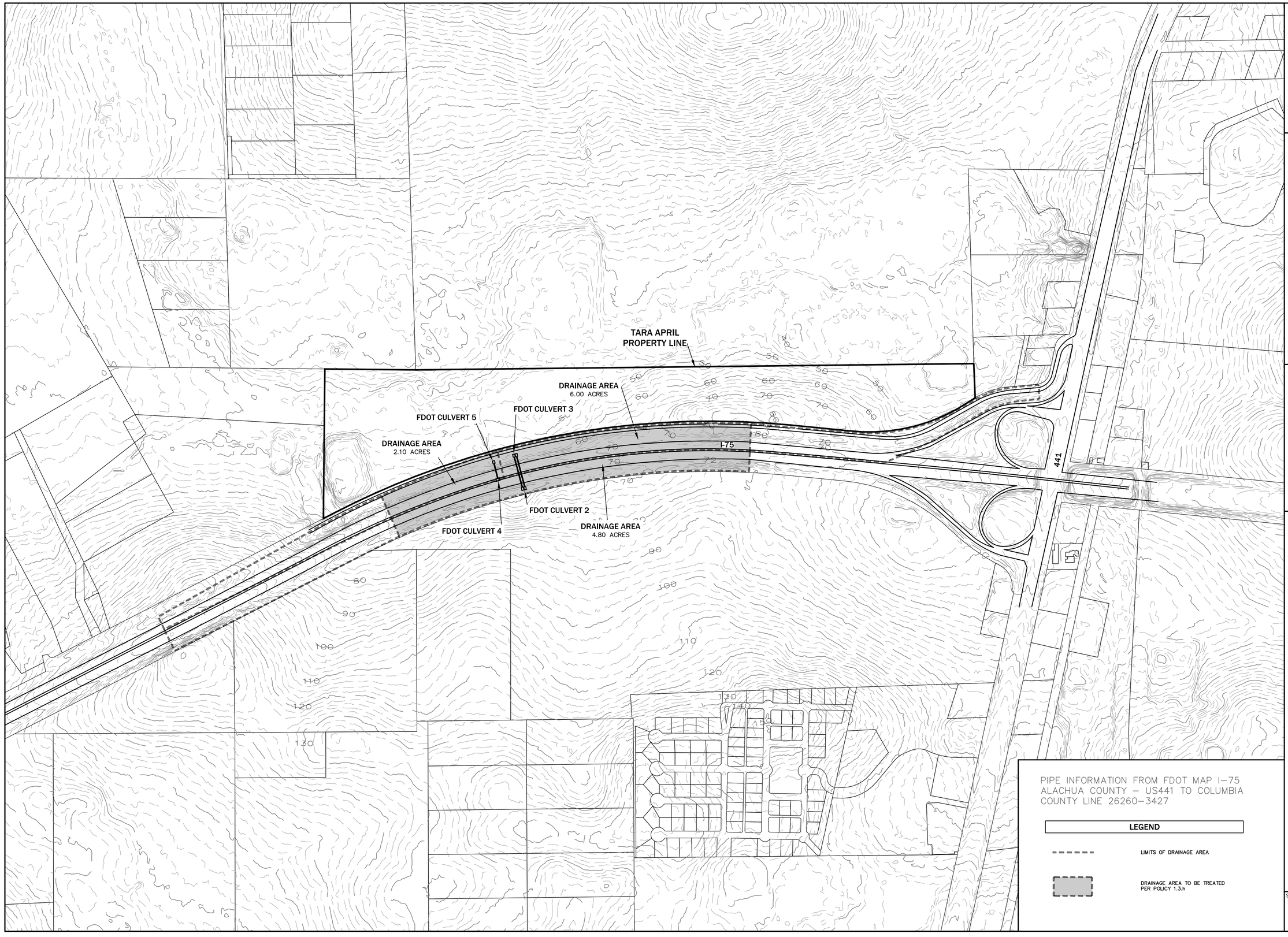
	NAME	DATE		NAME	DATE
DESIGNED BY	DWG	8/89	DRAWN BY	JTW	8/89
CHECKED BY	LDT	8/89	CHECKED BY	DWG	8/89

SUPERVISED BY L.D. LOW

FLORIDA DEPARTMENT OF TRANSPORTATION
APPROVED BY
DATE

HDR Engineering, Inc.
Tampa, Florida

DRAINAGE MAP



PIPE INFORMATION FROM FDOT MAP I-75 ALACHUA COUNTY - US441 TO COLUMBIA COUNTY LINE 26260-3427

LEGEND

LIMITS OF DRAINAGE AREA

DRAINAGE AREA TO BE TREATED PER POLICY 1.3.h

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1"=300'

0 150 300 600

GRAPHIC SCALE

Sheet title:

FDOT DRAINAGE AREA EXHIBIT

\\server3\engprojects\Tara Forest\Plans\Current DWG\Concepts\FDOT Culverts Exhibit\S20003E1-FDOT-CULVERTS.dwg, DA, 10/22/2020 3:39:17 PM, TAR, DWG to PDF.pc3

Zimbra **ju_tabor@cityofalachua.org**

RE: Tara April Updated Comprehensive Plan Language

From : Clay Sweger <csweger@edafl.com> Wed, Nov 11, 2020 05:10 PM
Subject : RE: Tara April Updated Comprehensive Plan Language 1 attachment
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : kwinburn <kwinburn@cityofalachua.org>, Sergio Reyes <sreyes@edafl.com>, Onelia Lazzari <olazzari@edafl.com>

Justin:

I cannot remember if I replied to you already, but we are in agreement with your suggested language. We will resubmit the information tomorrow if your office is open.

Thank you-

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, November 10, 2020 5:07 PM
To: Clay Sweger <csweger@edafl.com>
Cc: kwinburn <kwinburn@cityofalachua.org>; Sergio Reyes <sreyes@edafl.com>; Onelia Lazzari <olazzari@edafl.com>
Subject: Re: Tara April Updated Comprehensive Plan Language

Clay,

Thank you for sending the revised language for our review. Our concern about the potential of a future request to rezone the property to CI, presuming for a moment the current land use and rezoning petitions are approved, is not necessarily exclusive to auto oriented uses. In our discussion last week, I gave this as an example of the types of uses that are permitted in CI but not in CC, however, there are other uses which might not be appropriate for the subject property that would be permitted in CI.

That said, we would propose the following:

FLUE Policy 1.3.h.

The following sub-policies shall be applicable to Tax Parcel 03020-000-000 or any subset of the parcel.

1. *In order to enhance stormwater treatment conditions and to provide stormwater water quality improvements, the owner/developer of Tax Parcel 03020-000-000 will provide on-site stormwater water quality treatment for the Florida Department of Transportation (FDOT) stormwater runoff as set forth ~~in the sub-policies~~ below:*

a. *Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.5 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.*

b. *The owner/developer shall coordinate the stormwater water quality improvements with the FDOT and the City of Alachua. Improvements will be in the form of a stormwater basin(s) providing volume treatment to infiltrate through the natural ground. The stormwater basin(s) shall be privately owned and maintained.*

c. *Construction of the stormwater water quality improvements may include partnership on the project with, but not limited to, FDOT, Suwannee River Water Management District, or another governmental agency.*

d. *Consistent with the Recreation future land use category on the property, the stormwater water quality treatment area shall be designed to encourage passive recreation use in the form of pervious pathways or nature trails. This passive recreation area shall be privately owned and maintained.*

2. ~~Auto-oriented uses, as defined in Section 4.2.5(L) of the Land Development Regulations, are prohibited on Parcel 03020-000-000 (or subset of the parcel).~~ The portion of Tax Parcel 03020-000-000 (or subset of the parcel) designated as Commercial on the Future Land Use Map by Ordinance 21-XX shall be zoned Community Commercial (CC) or a less intensive zoning district.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Clay Sweger" <csweger@edafl.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "kwinburn" <kwinburn@cityofalachua.org>, "Sergio Reyes" <sreyes@edafl.com>,

"olazzari" <olazzari@edafl.com>
Sent: Monday, November 9, 2020 10:32:37 AM
Subject: RE: Tara April Updated Comprehensive Plan Language

Thank you, Justin. Please let us know.

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, November 9, 2020 10:02 AM
To: Clay Sweger <csweger@edafl.com>
Cc: Kathy Winburn <kwinburn@cityofalachua.org>; Sergio Reyes <sreyes@edafl.com>; Onelia Lazzari <olazzari@edafl.com>
Subject: Re: Tara April Updated Comprehensive Plan Language

Clay,

Confirming receipt. Please let us review the proposed revisions addressing Commercial FLUM and CI zoning before formally resubmitting materials. I'll follow up with you once we've had a chance to review your draft edits.

Thanks.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
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From: "Clay Sweger" <csweger@edafl.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Sergio Reyes" <sreyes@edafl.com>, "olazzari" <olazzari@edafl.com>
Sent: Friday, November 6, 2020 8:26:35 AM
Subject: Tara April Updated Comprehensive Plan Language

Good Morning, Justin:

The applicant has agreed to make the following revisions to the proposed text amendment, per our recent conversation. The changes in yellow highlight should address both issues that we discussed. Please let us know what you need from us in order to proceed. I will assume that you want a PDF copy of the Comp Plan text amendment application package with he changes below and we'll be able to provide that to you on Monday. Please advise if you need anything further.

Thank you very much -

FLUE Policy 1.3.h.

1. *In order to enhance stormwater treatment conditions and to provide stormwater water quality improvements, the owner/developer of Tax Parcel 03020-000-000 will provide on-site stormwater water quality treatment for the Florida Department of Transportation (FDOT) stormwater runoff as set forth in the sub-policies below:*

    a. *Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of ~~0.25~~ 0.5 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.*

    b. *The owner/developer shall coordinate the stormwater water quality improvements with the FDOT and the City of Alachua. Improvements will be in the form of a stormwater basin(s) providing volume treatment to infiltrate through the natural ground. The stormwater basin(s) shall be privately owned and maintained.*

    c. *Construction of the stormwater water quality improvements may include partnership on the project with, but not limited to, FDOT, Suwannee River Water Management District, or another governmental agency.*

    d. *Consistent with the Recreation future land use category on the property, the stormwater water quality treatment area shall be designed to encourage passive recreation use in the form of pervious pathways or nature trails. This passive recreation area shall be privately owned and maintained.*

2. *Auto-oriented uses, as defined in Section 4.2.5(L) of the Land Development Regulations, are prohibited on Parcel 03020-000-000 (or subset of the parcel).*

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

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"MailScanner - Signature COA> </body> </html>

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 17, 2020

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearings:
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h
Tara April Large Scale Comprehensive Plan Amendment (LSCPA) Application
Tara April Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

The City of Alachua has reviewed the revised applications and materials submitted on behalf of Tara Forest LLC. These applications include:

1. ***A proposed Comprehensive Plan Text Amendment*** to create a new Future Land Use Element (FLUE) Policy 1.3.h;
2. ***A proposed Large Scale Comprehensive Plan Amendment (LSCPA)*** to amend the Future Land Use Map (FLUM) Designation of a ±17.29 acre subject property from Recreation to Conservation (±6.79 acres) and to Commercial (±10.5 acres) on a portion of Tax Parcel 03020-000-000; and,
3. ***A proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*** to amend the zoning of a ±17.29 acre subject property from Agricultural (A) to Conservation (CSV) (±6.79 acres) and to Community Commercial (CC) (±10.5 acres) on a portion of Tax Parcel 03020-000-000.

Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of EACH **complete** application package 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 **December 8, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Monday, November 23, 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 ***Monday, November 23, 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, December 7, 2020***). 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
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File

ORDINANCE 21-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT BY CREATING A NEW POLICY 1.3.h; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Community Planning Act (Section 163.3161 et seq.), Florida Statutes, requires each local government to maintain a comprehensive plan; and

WHEREAS, the City Commission of the City of Alachua adopted its Comprehensive Plan on January 22, 1992, by Ordinance No. O-91-23 and last updated its Comprehensive Plan on July 31, 2020; and

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on December 8, 2020, by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation to the City Commission; and

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on _____, 2021, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies; and

WHEREAS, the DEO has reviewed the proposed amendment and issued its comments letter on _____, 2021; and

WHEREAS, the City Commission considered the comments received from the DEO and reviewing agencies; and

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on _____, 2021 with no changes since the transmittal hearing; and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated herein as findings of fact, that the City Commission finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, prosperity, or general welfare.

DRAFT

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Incorporation of Recitals

The above recitals are true and correct and hereby incorporated in this ordinance.

Section 2. Comprehensive Plan Amendment to the Future Land Use Element

The Future Land Use Element of the Comprehensive Plan is hereby amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

Policy 1.3.h The following sub-policies shall be applicable to Tax Parcel 03020-000-000 or any subset of the parcel.

1. In order to enhance stormwater treatment conditions and to provide stormwater water quality improvements, the owner/developer of Tax Parcel 03020-000-000 will provide on-site stormwater water quality treatment for the Florida Department of Transportation (FDOT) stormwater runoff as set forth below:
    a. Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.5 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.
    b. The owner/developer shall coordinate the stormwater water quality improvements with the FDOT and the City of Alachua. Improvements will be in the form of a stormwater basin(s) providing volume treatment to infiltrate through the natural ground. The stormwater basin(s) shall be privately owned and maintained.
    c. Construction of the stormwater water quality improvements may include partnership on the project with, but not limited to, FDOT, Suwannee River Water Management District, or another governmental agency.
    d. Consistent with the Recreation future land use category on the property, the stormwater water quality treatment area shall be designed to encourage passive recreation use in the form of pervious pathways or nature trails. This passive recreation area shall be privately owned and maintained.
2. The portion of Tax Parcel 03020-000-000 (or subset of the parcel) designated as Commercial on the Future Land Use Map by Ordinance 21-XX shall be zoned Community Commercial (CC) or a less intensive zoning district.

DRAFT

Section 3. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, may authorize the correction of typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 4. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of the City of Alachua, Florida.

Section 5. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 6. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 7. Effective Date

The effective date of this plan amendment, unless timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184, Florida Statutes. If timely challenged, this amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statues. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

DRAFT

PASSED on first reading the _____ day of _____, 2021.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2021.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Adam Boukari, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

DRAFT

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

City of Alachua
Text Amendment Application

☒ **COMPREHENSIVE PLAN** ☐ **LAND DEVELOPMENT REGULATIONS**

A. APPLICANT

1. Applicant's Status ☐ Applicant ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   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: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tara Forest, LLC
   Mailing Address: 7717 NW 20TH LN
   City: Gainesville State: FL ZIP: 32601
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROPOSAL

1. Description/Location of Section/Goal, Objective, or Policy Requesting to Add: a new Future Land Use Element Policy 1.3.h.
2. Proposed text language and/or explanation of reason for request: See the Justification Report
3. List any and all new Section/Goal, Objective, or Policy Requested: New Future Land Use Element Policy 1.3.h.

C. ATTACHMENTS

1. Proposed text in strikethrough/underscore format. See Justification Report
2. Explanation of need and justification. See Justification Report
3. For a text amendment to the Land Development Regulations, reference Section 2.4.1(E)(1). N/A
4. For a Large Scale Comprehensive Plan Amendment to the Comprehensive Plan, demonstrate consistency with the Comprehensive Plan. See Justification Report

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Clay Sweger, Dir. of Planning
Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28th day of July, 2020 by Clay Sweger, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Audra Burrell
Signature of Notary Public, State of Florida

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 17129 APRIL BLVD

Parcel ID Number(s): 03020-000-000

Acreage: 58.32 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Sayed Moukhtara Title:

Company (if applicable): Tara Forest LLC

Mailing Address: 7717 NW 20TH LN

City: GAINESVILLE State: FL ZIP: 32605

Telephone: +1(352) 278 5317 FAX: e-mail: sayed@moukhtara.com

C. AUTHORIZED AGENT

Name: Clay Sweger Title: Director of Planning

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: csweger@edafl.com

D. REQUESTED ACTION:

Large Scale Comprehensive Plan Amendment

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning)

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

SAYED MOUKHTARA - TARA FOREST LLC

Typed or printed name and title of applicant CEO

Typed or printed name of co-applicant

State of Florida County of Alachua

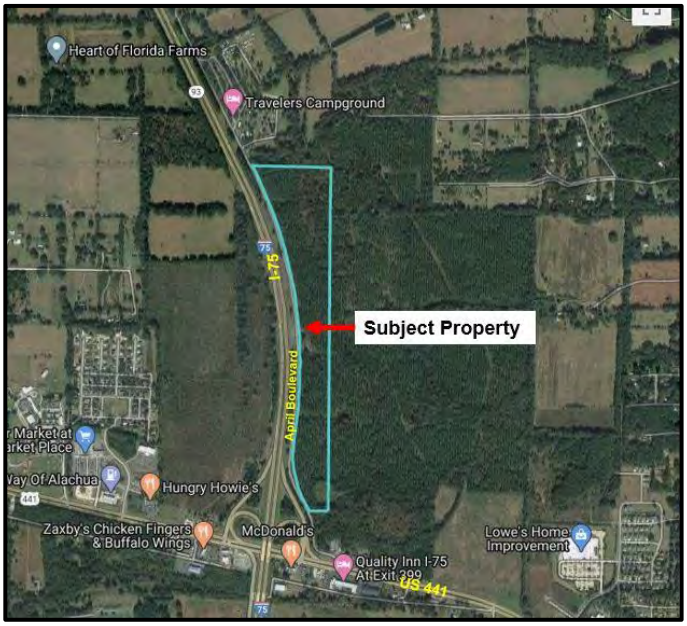
The foregoing application is acknowledged before me this 11 day of July, 2020 by SAYED MOUKHTARA, who is/are personally known to me, or who has/have produced License as identification.

Brittanie R. Earnhart

Signature of Notary Public, State of Florida

Brittanie R. Earnhart
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG335095
Expires 5/15/2023

Proposed Comprehensive Plan Text Amendment to Add a New Future Land Use Element Policy 1.3.h. Related to Tax Parcel 03020-000-000



Prepared by:

eda consultants inc.

Submitted:

August 5, 2020

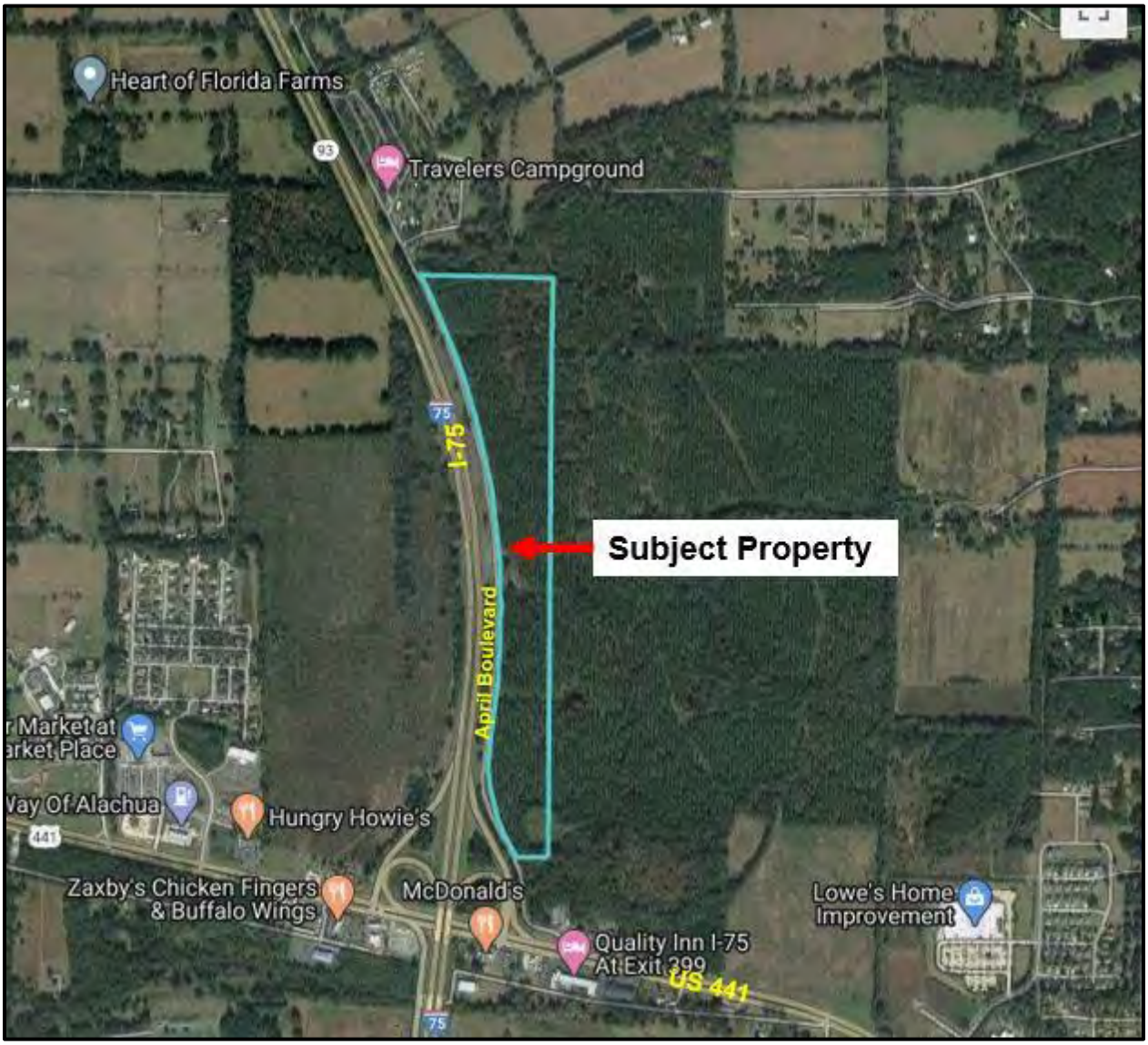
Revised:

September 2, 2020
October 8, 2020
November 11, 2020

720 SW 2nd Ave, Suite 300, Gainesville, FL 32601 • Phone: (352) 373-3541 • www.edafl.com

Statement of Proposed Change

This application is for a text amendment to the City of Alachua Comprehensive Plan. Specifically, this is a large-scale amendment to add a new Policy 1.3.h. to the Future Land Use Element to provide additional regulations for Tax Parcel 03020-000-000 (located at 17129 April Boulevard). The map below indicates the location of Tax Parcel 03020-000-000 east of I-75 and north of US 441.



This application is related to two other applications being submitted simultaneously concerning this tax parcel:

1. An application for a large-scale future land use map amendment to change a portion of the property from Recreation to Commercial (10.50 (+/-) acres of the parcel) and Conservation (6.79 (+/-) acres).

2. A corresponding application to rezone portions of the property from Agricultural to Community Commercial (10.50 (+/-) acres) and Conservation (6.79 (+/-) acres).

Similar to other policies adopted in the Future Land Use Element, this proposed text amendment provides site specific regulatory language concerning the property. The change is being proposed due to the recognition that FDOT stormwater runoff from I-75, which is immediately west of April Boulevard, flows untreated for water quality standards across the property. That untreated stormwater flow ultimately reaches Mill Creek and Alachua Sink (off site).

The applicant is not responsible for this untreated flow (it is the responsibility of the Florida Department of Transportation (FDOT)). In addition, the untreated stormwater runoff is not related to any future commercial development on the parcel. However, the applicant is volunteering to improve the existing 2020 situation by treating the stormwater water runoff on the property at a volume of 0.50 inches of runoff of the drainage area (which is the adjacent I-75 watershed). The timing trigger for this to occur is prior to or concurrent with any commercial development on the Commercial land use area on Tax Parcel 03020-000-000 (or subset of the parcel). This is memorialized in the new policy being proposed. The proposed text amendment to the Comprehensive Plan Future Land Use Element is indicated below.

In addition, the applicant has added a sub-policy to the new policy that requires the Commercial-designated portion of Tax Parcel 03020-000-000 (or subset of that parcel) to be zoned Community Commercial (CC) or a less intensive zoning district. This provision ensures that the uses on the property are appropriate for the environmental conditions in the vicinity of the site.

Proposed Text Amendment to the Future Land Use Element

FLUE Policy 1.3.h.

The following sub-policies shall be applicable to Tax Parcel 03020-000-000 or any subset of the parcel.

1. *In order to enhance stormwater treatment conditions and to provide stormwater water quality improvements, the owner/developer of Tax Parcel 03020-000-000 will provide on-site stormwater water quality treatment for the Florida Department of Transportation (FDOT) stormwater runoff as set forth below:*

    a. *Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.50 inches of runoff of the drainage area (adjacent I-75 watershed) within the portion of Parcel 03020-000-000 with a Recreation land use designation.*
    b. *The owner/developer shall coordinate the stormwater water quality improvements with the FDOT and the City of Alachua. Improvements will be in the form of a stormwater basin(s) providing volume treatment to infiltrate through the natural ground. The stormwater basin(s) shall be privately owned and maintained.*

c. *Construction of the stormwater water quality improvements may include partnership on the project with, but not limited to, FDOT, Suwannee River Water Management District, or another governmental agency.*
d. *Consistent with the Recreation future land use category on the property, the stormwater water quality treatment area shall be designed to encourage passive recreation use in the form of pervious pathways or nature trails. This passive recreation area shall be privately owned and maintained.*

2. *The portion of Tax Parcel 03020-000-000 (or subset of the parcel) designated as Commercial on the Future Land Use Map by Ordinance 21-XX shall be zoned Community Commercial (CC) or a less intensive zoning district.*

Justification & Need for the Proposed Comprehensive Plan Text Amendment

As indicated in the proposed policy, existing (2020) untreated stormwater runoff from I-75 traverses Tax Parcel 03020-000-000. This is as a result of two FDOT ditches that direct untreated stormwater from I-75 into Mill Creek, which eventually enters Alachua Sink just north of US 441. This untreated stormwater creates water quality issues for Mill Creek and Alachua Sink. Currently, FDOT is not proposing any stormwater runoff water quality improvements that would make the situation better.

The applicant has volunteered to make stormwater water quality improvements consistent with the requirements in proposed Future Land Use Element (FLUE) Policy 1.3.h. with a trigger to occur concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel). It should be noted that this proposed text, requiring water quality improvements on the subject property, is not required because of any proposed commercial development on the subject property but rather is a voluntary proposal to aid in addressing existing potential water quality problems created by others in the Mill Creek and Alachua Sink areas.

The proposed policy also requires that the stormwater water quality treatment area will be designed for passive recreation opportunities such as pervious nature trails or pathways to be consistent with the Comprehensive Plan Recreation future land use designation on the property. This will enhance recreational opportunities while reducing the environmental problems associated with untreated stormwater runoff. The stormwater water quality treatment area and any associated passive recreation features will be privately owned and maintained. In the future, an Owner's Association may be formed to own and maintain these areas.

Consistency with the Comprehensive Plan

The proposed text amendment (new FLUE Policy 1.3.h.) to the City of Alachua Comprehensive Plan is consistent with the City's Comprehensive Plan. Specifically, the following policies support these changes.

Future Land Use Element Objective 1.7: Recreation

The City of Alachua shall designate a Recreation land use category for all publicly or privately owned recreational lands. However, in order to provide the opportunity for recreation activities, recreational uses may be allowed outside of the Recreation land use category.

Consistency: Proposed Policy 1.3.h.1.d. requires that the stormwater water quality treatment area be designed to encourage passive recreation such as pervious pathways or nature trails, which is consistent with the Recreation future land use designation of the portion of the property where the water quality treatment will occur.

Future Land Use Element Goal 5

Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Consistency: The proposed text change will add a development standard for Tax Parcel 03020-000-000 that addresses the issue of existing untreated stormwater runoff from I-75 that may degrade overall water quality. Further, as an additional environmental protection, the proposed policy includes a sub-policy that requires the Commercial-designated portion of Tax Parcel 03020-000-000 (or subset of that parcel) to be zoned Community Commercial (CC) or a less intensive zoning district. This provision ensures that the uses on the property are appropriate for the environmental conditions in the vicinity of the site. These two policy provisions address the natural features of Mill Creek and Alachua Sink, which will allow for an innovative solution when commercial development occurs on the parcel.

Conservation and Open Space Element Goal 1

To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

Consistency: The proposed text change recognizes the importance of improving water quality on the site from existing untreated I-75 stormwater runoff as it relates to Mill Creek and the eventual off-site flow to Alachua Sink. The proposed policy will assist with the management/restoration of water quality on the site to improve the existing situation. Since this is a voluntary act to improve the situation for a problem that was not caused by the owner/developer, this shows stewardship of the land by the owner/developer.

Conservation and Open Space Element Objective 1.12: Water Resources

The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridan Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: The proposed new policy offers a unique opportunity to improve water quality related to the existing FDOT stormwater runoff from I-75 as it relates to Tax Parcel 03020-000-000. The currently untreated stormwater runoff flows into Mill Creek and eventually offsite into Alachua Sink. Proposed FLUE Policy 1.3.h. will require stormwater water quality treatment volume of 0.25 inches of runoff of the drainage area (adjacent I-75 watershed) to improve water quality at a specified trigger point. This will further protect valuable water resources.

Recreation Element Policy 1.4.e

The City shall seek out and promote public/private partnerships that benefit the City's parks and recreation system. Local organizations and associations shall be encouraged to adopt and maintain pocket and neighborhood parks.

Consistency: Proposed FLUE Policy 1.3.h.1.d. offers an opportunity for a privately created recreational pervious pathway or trail system associated with the stormwater runoff water quality treatment area. The treatment area must be designed such that it provides passive recreational opportunities. As indicated in the proposed policy, the passive recreation features will be privately owned and maintained.

Community Facilities and Natural Groundwater Aquifer Recharge Element Goal 3: Stormwater

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Consistency: The proposed policy offers a unique opportunity for a private entity to enhance water quality conditions related to untreated stormwater runoff from I-75 (existing conditions not caused by the owner/applicant) that traverses Tax Parcel 03020-000-000. As noted in the policy, the stormwater water quality treatment area will be privately owned and maintained.

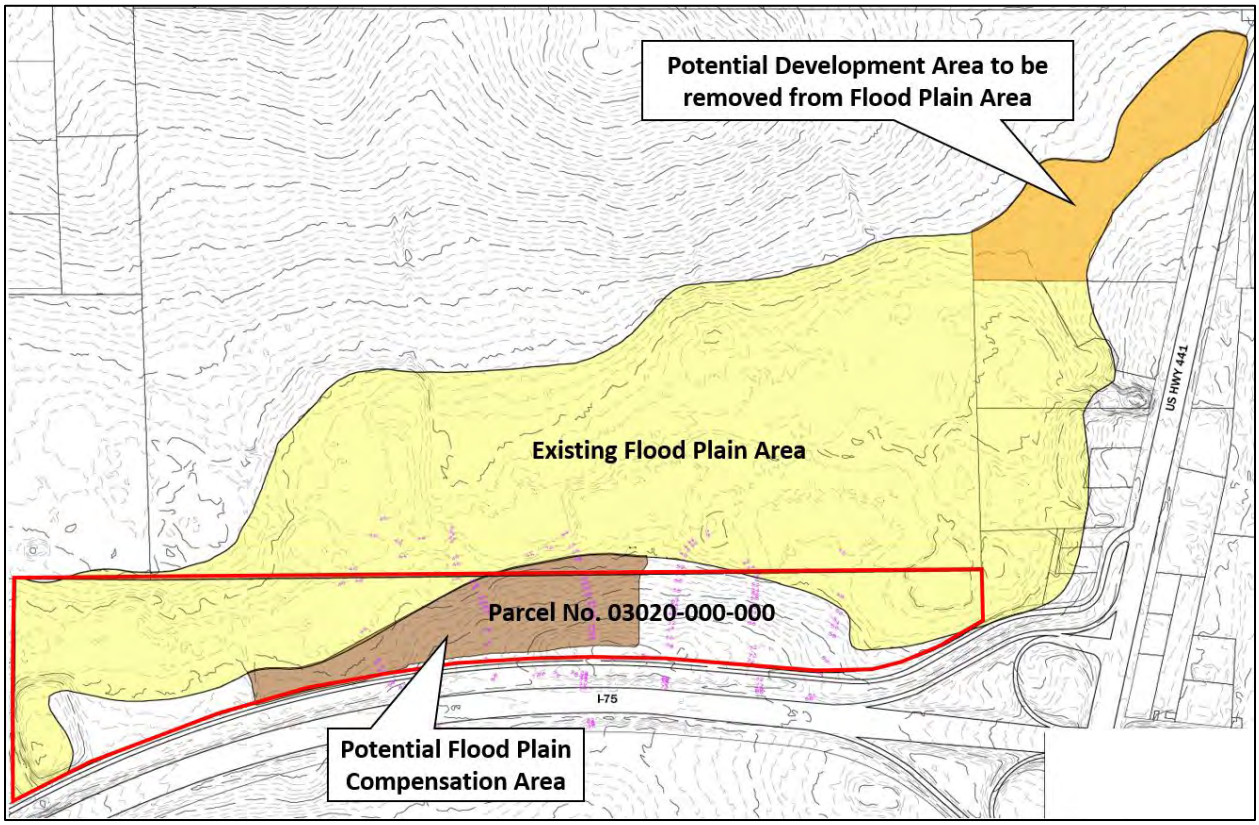
Potential for Flood Plain Compensation

A portion of the property with Recreation FLUM designation may be used in the future for flood plain compensation that is consistent with all applicable FEMA, SRWMD, and City regulatory and policies and permitting requirements.

The potential flood plain compensation would be proposed to allow for development of other nearby property within the same drainage and flood plain area, resulting in development opportunities for properties better suited for development because of location and future land use designations that allow construction of commercial projects.

In summary, flood plain compensation as typically proposed would provide fill and area in portions of a flood plain to provide area above the established base flood elevation (BFE). In turn, engineering calculations are made to compensate (lower the elevation) an equivalent amount of volume of land immediately abutting (but outside of) the existing flood plain area. This 'compensation' will result in the same amount of volume and area within the flood plain area, but simply adjusts the limits of the flood plain area without impacts on the BFE.

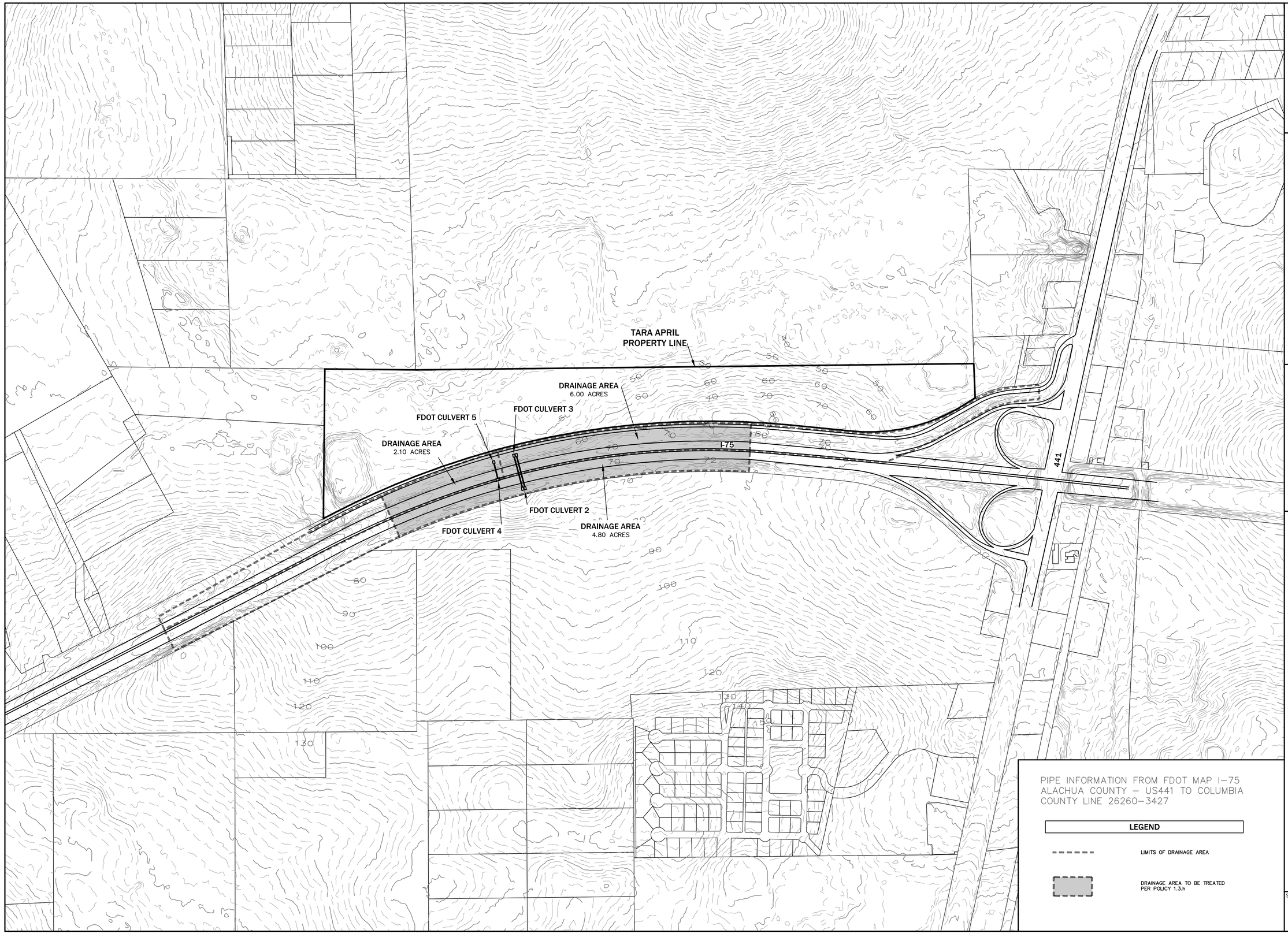
Specific to this area (in and around parcel 03020-000-000 and the overall flood plain), the following exhibit illustrates the flood plain area as a whole, the potential development area to be removed from the flood plain and the potential flood plain compensation area:



This is relevant to the proposed text amendment because the flood plain compensation would occur within some or all of the same areas in which the proposed stormwater water quality enhancements will occur (via the proposed Comprehensive Plan text amendment). In addition, the site modifications associated with the stormwater quality enhancements and flood plain compensation may be done in concert with each other, meaning the necessary earthwork would occur simultaneously and in a complementary fashion.

Summary

As indicated in this Justification Report, the proposed text change to the City of Alachua Comprehensive Plan Future Land Use Element would provide an opportunity to improve the existing water quality from stormwater runoff from I-75 (not caused by the property owner/applicant) with timing triggers to complete by the owner/developer concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of that parcel). The policy also would enhance passive recreational opportunities by requiring the design to encourage recreational pervious pathways and trails. Finally, as an additional environmental protection, the proposed policy includes a provision that requires the Commercial-designated portion of Tax Parcel 03020-000-000 (or subset of that parcel) to be zoned Community Commercial (CC) or a less intensive zoning district. This provision ensures that the uses on the property are appropriate for the environmental conditions in the vicinity of the site.



PIPE INFORMATION FROM FDOT MAP I-75 ALACHUA COUNTY - US441 TO COLUMBIA COUNTY LINE 26260-3427

LEGEND

LIMITS OF DRAINAGE AREA

DRAINAGE AREA TO BE TREATED PER POLICY 1.3.h

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1"=300'

0 150 300 600

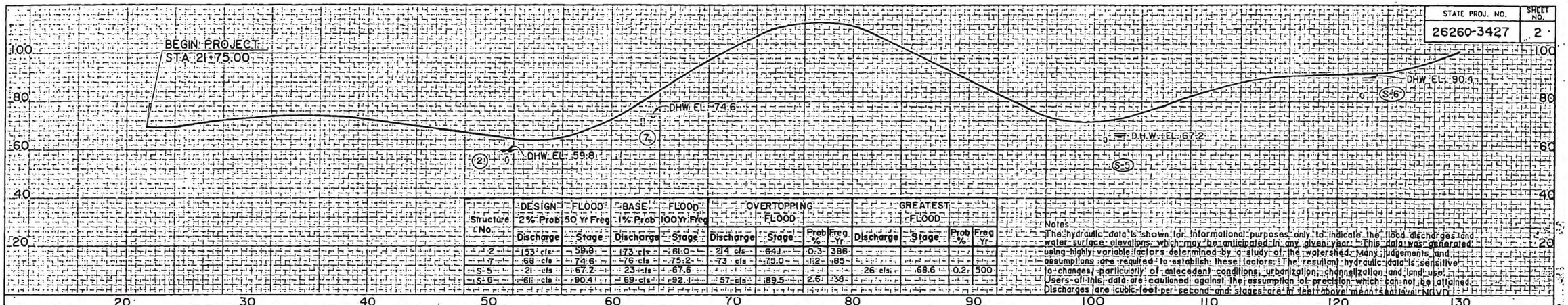
GRAPHIC SCALE

Sheet title:

FDOT DRAINAGE AREA EXHIBIT

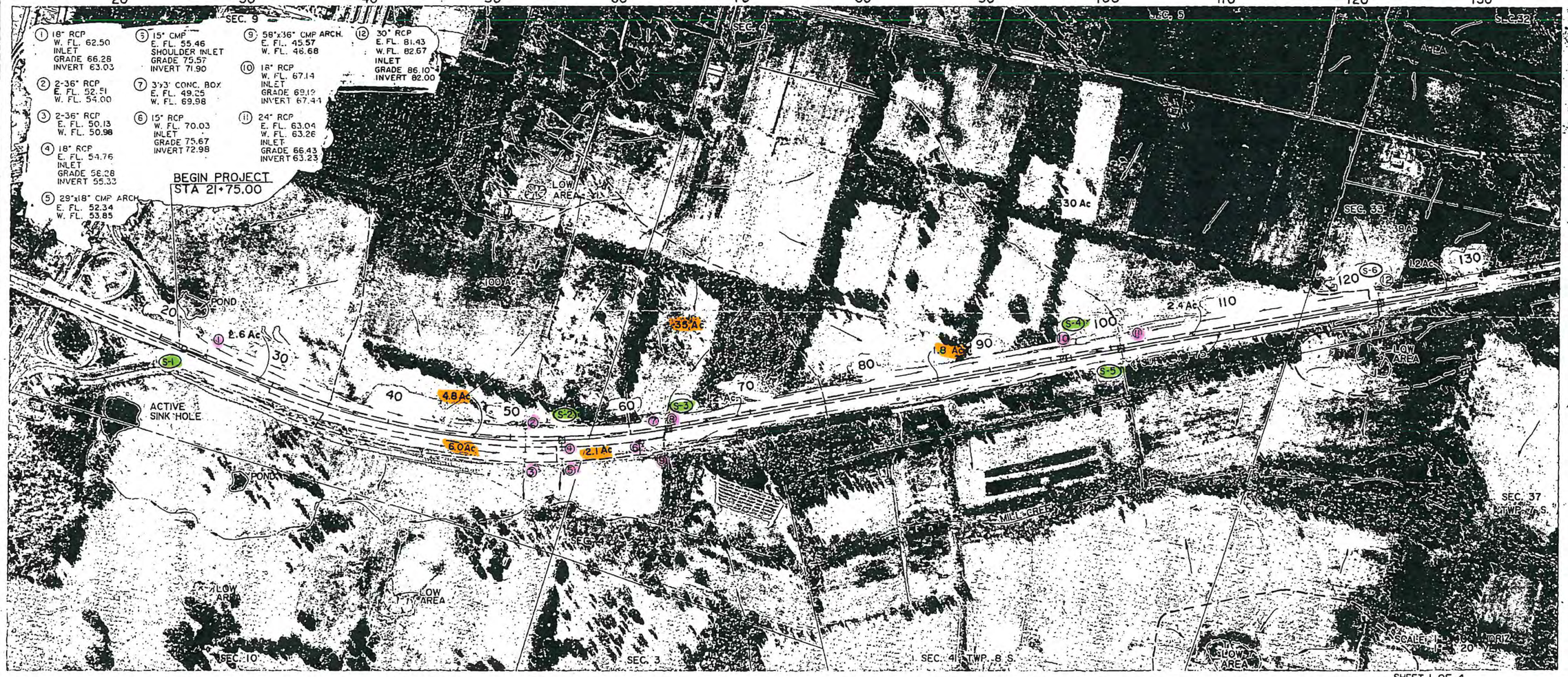
\\server3\engprojects\Tara Forest\Plans\Current DWG\Concepts\FDOT Culverts Exhibit\S20003E1-FDOT-CULVERTS.dwg, DA, 10/22/2020 3:39:17 PM, TAR, DWG to PDF.pc3

STATE PROJ. NO.	SHEET NO.
26260-3427	2



Structure No.	DESIGN FLOOD 2% Prob		BASE FLOOD 1% Prob		OVERTOPPING FLOOD				GREATEST FLOOD			
	Discharge	Stage	Discharge	Stage	Discharge	Stage	Prob %	Freq Yr	Discharge	Stage	Prob %	Freq Yr
2	153 cfs	59.8	173 cfs	61.0	214 cfs	64.1	0.3	386				
7	68 cfs	74.6	76 cfs	75.2	73 cfs	75.0	1.2	85				
S-5	21 cfs	67.2	23 cfs	67.6					26 cfs	68.6	0.2	500
S-6	61 cfs	90.4	69 cfs	92.1	57 cfs	89.5	2.6	38				

Notes
The hydraulic data is shown for informational purposes only to indicate the flood discharges and water surface elevations which may be anticipated in any given year. This data was generated using highly variable factors determined by a study of the watershed. Many judgements and assumptions are required to establish these factors. The resultant hydraulic data is sensitive to changes, particularly of antecedent conditions, urbanization, channelization and land use. Users of this data are cautioned against the assumption of precision which can not be attained. Discharges are cubic feet per second and stages are in feet above mean sea level NGVD.



SHEET 1 OF 4

REVISIONS											
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

	NAME	DATE		NAME	DATE
DESIGNED BY	DWG	8/89	DRAWN BY	JTW	8/89
CHECKED BY	LDT	8/89	CHECKED BY	DWG	8/89

SUPERVISED BY L.D. LOW

FLORIDA DEPARTMENT OF TRANSPORTATION
APPROVED BY
DATE

HDR Engineering, Inc.
Tampa, Florida

DRAINAGE MAP

US HWY 441

I-75

LEGEND

- EXISTING FLOOD PLAIN AREA
- EXISTING FLOOD PLAIN AREA IDENTIFIED FOR POTENTIAL REMOVAL
- POTENTIAL PROPOSED FLOOD PLAIN COMPENSATION AREA

NORTH

SCALE: 1"=200'

0 100 200 400

GRAPHIC SCALE

FLOOD PLAIN AREA EXHIBIT

eda consultants inc.
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720 S.W. 2nd Ave, South Tower, Suite 300
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TARA FOREST / MEGAHEE PROPERTY

Environmental Assessment and Listed Species Survey

Alachua County Parcel Number: 03020-000-000

July 2020

Prepared for:
Sayed Moukhtara

Prepared by:

CONTENTS

PROJECT OVERVIEW **1**

PROJECT LOCATION **1**

METHODOLOGY **1**

REVIEW OF GEOGRAPHIC INFORMATION SYSTEMS DATA 1
REVIEW OF AERIAL PHOTOGRAPHS 2
SITE RECONNAISSANCE FIELD VISIT 2

RESULTS AND DISCUSSION **2**

LANDSCAPE AND HYDROLOGY 2
PAST USES OF THE PROPERTY 3
SOILS 3
WETLANDS AND OTHER SURFACE WATERS 4
LAND COVER AND NATURAL COMMUNITIES 5
WILDLIFE UTILIZATION 8
LISTED PLANT SPECIES AND THEIR HABITATS 8
LISTED WILDLIFE SPECIES AND THEIR HABITATS 11

CONCLUSION AND CONSIDERATIONS **13**

FIGURES

Figure 1: Site Location
Figure 2: USGS 24k Topoquad
Figure 3: Topography (LiDAR)
Figure 4: NRCS Soils
Figure 5: Wetlands Overview
Figure 5A: Wetlands Detail-North
Figure 5B: Wetlands Detail-Central
Figure 5C: Wetlands Detail-South
Figure 6: Land Cover and Land Use

APPENDICES

Appendix A: FNAI Biodiversity Matrix Query

PROJECT OVERVIEW

Verde Environmental Co. (Verde) was retained by Sayed Moukhtara to complete an environmental assessment and listed species survey of a 58.26-acre property located along April Boulevard in Alachua, Florida. The parcel (Alachua County Parcel No. 03020-000-000) is currently managed for timber production and is referred to as the Tara Forest/MeGahee property. This assessment documents the natural communities, the quality of the habitats onsite, and the presence of, or potential for, listed wildlife or plant species within the Tara Forest/MeGahee Property. This report is being prepared in partial fulfillment of the City of Alachua's Land Development Ordinances, Specifically Sub Part B, Sections 2.4.3, 3.6.2, 3.6.3, and 6.9. Listed species include wildlife and plant species listed as Endangered, Threatened, or Species of Special Concern listed in rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C., and in 50 Code of Federal Regulations 17.12. The condition of onsite habitat and potential wildlife use was evaluated by conducting a field site visit and reviewing pertinent databases maintained by the Florida Natural Areas Inventory (FNAI), Alachua County, the Suwannee River Water Management District (SRWMD), and the Florida Fish and Wildlife Conservation Commission (FWC) for land cover, listed species habitat, anticipated wildlife utilization and documented occurrences of rare species or community types on or adjacent to the property.

PROJECT LOCATION

The Tara Forest/MeGahee Property is situated along and east of April Blvd., between Travelers Campground and the Waffle House in Alachua, Florida (Figure 1). The central entrance to the property is located approximately 0.5 miles north of the intersection of April Blvd. and US Highway 441. The subject parcel is more specifically bound by April Blvd. and Interstate 75 to the west, Travelers Campground and an undeveloped parcel to the north, various restaurants and an undeveloped parcel to the south, and a large undeveloped tract to the east. The City of Alachua owns the undeveloped parcel to the south, located between the subject property and the Waffle House, while the undeveloped land to the east of the subject property is privately owned and managed for timber production. The Tara Forest/MeGahee Property is currently managed for timber production, but had been managed as improved pasture during much of the twentieth century.

METHODOLOGY

The collection of data pertinent to this report included both a desktop review of available datasets and a site reconnaissance field visit to document existing conditions onsite. Prior to visiting the site, Verde scientists reviewed available Geographic Information Systems (GIS) datasets to evaluate the extent of different habitats anticipated to be found onsite, as well as the potential presence of listed species and/or their preferred habitats within the subject property. The information obtained during the preliminary GIS review was considered while conducting the site visit. Conversely, the information collected during the site visit was incorporated into the information collected during the desktop review and described in this report.

Review of Geographic Information Systems Data

GIS data and several maps were reviewed to aid in characterizing the subject property and to prepare for the field visit. This data included a U.S. Geological Survey (USGS) quadrangle (Figure 2); various aerial photographs; U.S. Department of Agriculture, Natural Resources Conservation Service soil maps; U.S. Fish and Wildlife Service, National Wetland Inventory (NWI); LiDAR elevation models; Federal Emergency Management Agency (FEMA) flood zones; and a Suwannee River Water Management District (SRWMD) Florida Land Use, Cover and Forms Classification System (FLUCCS)

map. During this desktop review, Verde scientists also interpreted the extent of wetland habitat on and adjacent to the subject property.

Additionally, a site-specific Florida Natural Area Inventory (FNAI) Biodiversity Matrix Query was obtained for the property and adjacent areas (Appendix A). The results of the query were reviewed to determine the potential for listed species on and around the Tara Forest/MeGahee Property.

Review of Aerial Photographs

Current (2017) true color aerial photographs were obtained from the Florida Department of Transportation (FDOT) to review the subject property and other parcels within its immediate vicinity (Figure 3). Additional aerial photographs dating to 1937 were also reviewed as part of this investigation. Photographs dating to 1995 are maintained by the Bureau of Survey and Mapping, Florida Department of Environmental Protection (FDEP) as part of the Land Boundary Information System (LABINS) (http://www.labins.org). Photographs taken between 1937 and 1990 are maintained by the Map and Imagery Library at the University of Florida (http://www.ufdc.ufl.edu/aerials). These historical aerial photographs were used to evaluate the past property uses and potential presence of environmental resources.

Site Reconnaissance Field Visit

A Verde scientist visited the site on July 13, 2020, and thoroughly traversed the property on foot. While onsite, our scientist recorded the condition of encountered habitats, existing community structure, direct or indirect observations (i.e., scat, tracks, burrows, nests, etc.) of listed species, and the extent of potential habitats or other habitats of significant quality. Onsite vegetative communities were further described in accordance with the Florida Land Use, Cover, and Forms Classification System (FLUCFCS, FDOT 1999), and the type and quality of onsite habitats were evaluated relative to the preferred habitats of the listed species returned in the FNAI Biodiversity Matrix Query.

During the site visit, Verde scientists reviewed select locations along the wetland habitat interpreted as part of the desktop review. This field review was performed in accordance with the methods outlined in the Florida Unified Wetland Delineation Methodology (Chapter 62–340, F.A.C.) and the Army Corps of Engineers Wetland Delineation Manual (1987). The location of each field-verified wetland boundary point was recorded using hand-held GPS. These locations were later used to adjust the remotely interpreted wetland habitats.

RESULTS AND DISCUSSION

Landscape and Hydrology

The Tara Forest/MeGahee Property primarily slopes down from west to east, with elevations ranging from approximately 75 to 45 ft-NAVD88 (Figure 3). The steepest slopes are found in the south-central portion of the property. The lowest portions of the property are associated with Mill Creek that runs along and near the eastern property boundary. The intermittent creek flows from north to south, eventually entering Alachua Sink just north of US Highway 441, where the creek flows underground. The entire reach of the creek channel was dry during the July 13th site visit.

Available topographic data suggests that Mill Creek has a drainage basin of approximately 20 square miles. The majority of this drainage basin consists of agricultural and silvicultural land uses. Interstate 75 bisects the western edge of the drainage basin, and the interstate may serve as an

impediment and divide between the Mill Creek basin and the larger Santa Fe River basin to the west. Water sources to the creek include direct rainfall, surface water runoff during significantly large rain events, lateral subsurface seepage of water that infiltrates into the upland soils and moves downhill to the creek, and stormwater runoff from Interstate 75. Of these, lateral seepage is likely the most significant source of water to Mill Creek. However, the relative contribution of stormwater associated with Interstate 75 is unknow. Verde scientists encountered and mapped two large drainage ditches bisecting the northern portions of the subject property. These ditches originate at stormwater culverts under April Blvd., and they most definitely direct Interstate 75 stormwater into Mill Creek.

Past Uses of the Property

A review of historical aerial photography indicates that upland habitats on the subject property and adjacent parcels were maintained as improved pasture back until at least 1937, which is the date of the oldest aerial photograph maintained by the Map and Imagery Library at the University of Florida. Other than the construction of Interstate 75 in the 1960s, the area remained mostly unchanged throughout the twentieth century. Interstate 75 was built during the period between photographs taken in 1966 and 1968. In evaluating the 1968 photograph, one can see that the construction of Interstate 75 brought with it several other changes to the subject property. The two ditches described above can now be seen connecting Interstate 75 drainage to Mill Creek. It can also be seen that a large rectangle area in the northern portion of the property was used as a fill storage area, which encroached into some of the historically forested habitats associated with Mill Creek. This fill is still present today and can be seen in available topographic data. Furthermore, the 1968 aerial shows evidence of the construction of a large berm or road along the southern property boundary. The road was built adjacent to, or bisecting the southern portion of a large freshwater marsh that remains onsite today. The subject property remained unchanged through the remainder of the century until a 2004 aerial photograph shows that the property had been planted as pine at some time between 1999 and 2004.

Soils

The Natural Resources Conservation Service (NRCS) has mapped nine soil types and two other mapping units (Water and Pits and Dumps) within the subject parcel (Figure 4). All onsite soils (excluding the areas mapped as Water or Pits and Dumps) are characterized as sand or fine sand. The soil drainage classes range from well drained (Arredondo and Kendrick) to very poorly drained (Surrency). The remaining soils are somewhat poorly drained (Lochloosa) or poorly drained (Blichton and Bivans). The area mapped as Water does not represent existing conditions observed during the July site visit. Although this area includes Mill Creek, the creek is intermittent and will only have flow for a period of time following local rain events. Rather, the area mapped as Water should likely be considered part of the Blichton Sand soil mapped to the west.

The creek and associated wetlands are located within portions of the Surrency Sand, Lochloosa Fine Sand, and Blichton Sand (and also within the area mapped as Water). These soils, as well as the Bivans Sand, are described as having an elevated or perched water table for several months during typical years. The water table in the Lochloosa, Blichton, and Bivans soils is described as being at or within 10 inches of the soil surface for one to four months of most years, while the water table in the Surrency soils is at these depths for six months. In contrast, the water table within the well-drained Arredondo Fine Sand and Kendrick Sand is found more than 72 inches below the soil surface but may rise to about 40 inches from the soil surface for a couple months in the Kendrick soils. The Alachua County Soil Survey states that under natural conditions the dominant native vegetation on eight of

the nine soil types (all but the Surrency Sand) included various pines (slash, loblolly, and longleaf), oaks (live, laurel, post and water), and other hardwoods such as magnolia, sweetgum, and hickory. Natural native vegetation on the Surrency Sand would have included various wetland trees such as cypress, tupelo, bays, and pond pine (Thomas, B.P., E. Cummings, and W.H. Wittstruck. 1985. *Soil Survey of Alachua County, Florida*. Soil Conservation Service, U.S. Department of Agriculture).

Wetlands and Other Surface Waters

Onsite wetlands and other surface waters are shown in Figures 5, 5A, 5B, and 5C. The vast majority (greater than 99 percent) of wetland habitats mapped on and adjacent to the Tara Forest/MeGahee Property are associated with or adjacent to Mill Creek. The creek and associated wetlands were described as four distinct community types and are discussed in more detail in the Land Cover and Natural Communities section that follows.

The wetland in the northern portion of the property is comprised of a broad hardwood swamp (Mixed Wetland Hardwoods community). Within this reach, the creek flows through a broad floodplain with a braided flow channel pattern. Below the braided reach, the creek is collected into a single, larger channel and continues flowing south-southeast and onto the adjacent parcel. This section of the creek (the Streams and Waterways land cover) lacks any noticeable floodplain or other wetland habitat adjacent to the main channel. Although the channel has developed a typical geomorphology, it is likely that the channel was ditched at some point in the past as part of active agriculture of silviculture land management. Farther to the south, the channel enters a broader flat represented by the Surrency Sand soil mapping unit described above. Here, the creek remains in a single channel, but it is bordered by a hydric pine flatwoods community. While Mill Creek will likely flood into the hydric pine flatwoods community during periods of exceptionally high flow, the creek is likely not the primary source of water entering these adjacent wetland habitats. Rather, hydrologic conditions within the hydric pine flatwoods are likely maintained by lateral subsurface seepage of the water table towards the creek, where characteristics of the soil keep the water table near the soil surface for extended periods during the growing season. In addition to the hydric pine flatwoods, a large freshwater marsh was mapped in the southeast property corner. Like the adjacent hydric pine flatwoods, the hydrologic conditions within the marsh are likely driven and maintained by an elevated water table. Mill Creek itself does not appear to flow into the marsh during periods of moderate or low flow, but the marsh may receive water from the creek during times of exceptionally high creek flow and significant flood events. Lastly, a small isolated depressional wetland (W-2) was identified in the field. This wetland has been managed as pine plantation and is included in the description of the Hydric Pine Flatwoods community presented below.

As described above, Verde scientists also mapped two ditches that direct stormwater runoff from Interstate 75 into Mill Creek. The more substantial of the two ditches was excavated from the upland hardwood forest along the northern boundary. This ditch is approximately 15 feet wide and 5 to 8 feet deep. The ditch itself is unvegetated. It is bordered to the south by the large fill area described above, which rises ten to fifteen feet above the ditch's top-of-bank. The second ditch bisects the northcentral portion of the property. This broad, swale-like, feature is approximately 15 to 20 feet wide and 3 to 5 feet deep. Vegetation within the ditch is similar to the vegetation observed within the adjacent upland habitat.

Land Cover and Natural Communities

Verde scientists classified/verified seven different land cover types within the Tara Forest/MeGahee Property (Figure 6). These land cover classifications include Upland Hardwood Forest (4200), Coniferous Plantation (4410), Streams and Waterways (5100), Mixed Wetland Hardwoods (6170), Hydric Pine Flatwoods (6250), Freshwater Marsh (6410), and Surface Water Collection Features (8370). The two ditches are grouped together in the Surface Water Collection Features land cover, but are described individually below due to differences in size, shape, and vegetation. Adjacent offsite land use/cover also includes Roads and Highways (8140) in addition to the various cover types found onsite. The condition of these habitats is typical for the surrounding landscape, and the species composition is as expected considering past and current land management. Each onsite community is discussed in more detail below.

Upland Hardwood Forest (FLUCFCS 4200) – +/-2.27 Acres Onsite

This habitat type was found in uplands that were not planted as pine and were mapped within the northeast and southwest corner. of the property. Historically, this habitat was managed as improved pasture, but active management ceased around the turn of the century. At that time, these hardwood forests were left to naturally revegetate after the remainder of the onsite uplands were converted to pine plantation. The canopy trees within the upland hardwood forests range in size from 6 to 18 inches diameter at breast height (dbh) with some scattered individuals larger than 30 inches in diameter. These larger trees were likely remnant shade trees that can be seen scattered throughout the improved pasture habitat in aerial photographs from the 1990s. The community was characterized by a closed canopy and relatively open understory. Canopy trees include laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), water oak (*Quercus nigra*), sugar berry (*Celtis laevigata*), pignut hickory (*Carya glabra*), sweetgum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), loblolly pine (*Pinus taeda*), tree-of-heaven (*Ailanthus altissima*), southern magnolia (*Magnolia grandiflora*), and red mulberry (*Morus rubra*). The understory and groundcover strata were dominated by common persimmon (*Diospyros virginiana*), hardy orange (*Citrus trifoliata*), winged sumac (*Rhus copallinum*), American beauty berry (*Callicarpa americana*), American pokeweed (*Phytolacca americana*), green briar (*Smilax* sp.), woods grass (*Oplismenus setarius*), flat sedges (*Cyperus* sp.), beggar tick (*Bidens alba*), blackberry (*Rubus* sp.), grapevine (*Vitis* sp.), ebony spleenwort (*Asplenium platyneuron*), elephant's foot (*Elephantopus* sp.), poison ivy (*Toxicodendron radicans*), bracken fern (*Pteridium aquilinum*), Virginia creeper (*Parthenocissus quinquefolia*), and various canopy tree saplings and seedlings.

The upland hardwood forests observed onsite generally provide low to moderate quality habitat for local wildlife. The closed canopy benefits wildlife species that prefer forested communities, but the age/size structure of the canopy trees is more typical of an immature, even-aged forest because of its relative age and origin just two decades ago. Because of this, the forest is lacking in the complex community structure seen in older, more mature, uneven aged forest communities. The upland hardwood forest generally lacks large canopy trees preferred for nesting. It also lacks scattered canopy gaps resulting from the periodic death of large canopy trees, and as a result, lacks the variable densities of groundcover vegetation typically seen in mature uneven-aged forests. Rather, the understory and groundcover strata are sparsely vegetated and provide minimal cover, forage, and browse value.

Coniferous Plantation (FLUCFCS 4410)

The majority of onsite uplands were planted in pine between 1999 and 2004. This timber was recently harvested prior to the site visit and the area had not yet been replanted. Due to the recent harvest, this community lacked definitive canopy and understory strata, but had some scattered remnant hardwoods such as laurel oak, live oak, sweetgum, mulberry, black cherry and southern magnolia. The understory and groundcover is dominated by winged sumac, bracken fern, Florida betony (*Stachys floridana*), green briar, common persimmon, flat sedge, tread softly (*Cnidoscolus stimulosus*), slim-leaf pawpaw (*Asimina angustifolia*), American pokeweed (*Phytolacca americana*), American beauty berry, fireweed (*Erechtites hieraciifolius*), Virginia creeper, blackberry, soda apple (*Solanum capsicoides*), common yellow woodsorrel (*Oxalis corniculata*), beggartick (*Bidens alba*), bahia grass (*Paspalum notatum*), pepper vine (*Nekemias arborea*), and various tree seedlings and saplings.

The coniferous pine plantation community provides minimal to low quality habitat for local wildlife. Routine management of the planted pine (mechanical soil manipulation, planting, thinning, and harvesting) eliminates the natural community structure that would develop in a natural pine forest. Furthermore, management of a closed canopy to maximize timber production, and the general lack of periodic wildfires, prevents the establishment of a dense groundcover strata. As a result, the forest canopy lacks mature trees favored for cavity nesting, and the sparse groundcover strata associated with pine plantations provides minimal cover and foraging value.

Streams and Waterways (FLUCFCS 5100)

This community is found within the central reach of Mill Creek as it passes through the property, and is located immediately south of the braided stream floodplain associated with the mixed wetland hardwood community found in the northeast property corner. Here the creek is confined to a single channel and lacks adjacent wetland habitats associated with a typical flood plain. The adjacent upland habitat is managed as planted pine as discussed under the coniferous plantation community above. This section of the creek is characterized by a relatively narrow and deep stream channel that has developed a typical channel morphology with alternating cut banks, shallow riffles, and deeper pools. Dominant vegetation growing along the stream bank included false nettle (*Boehmeria cylindrica*), smartweed (*Persicaria* sp.), green briar, poison ivy, alligator weed (*Alternanthera philoxeroides*), sedges (*Carex* spp.), common persimmon, loblolly pine, red maple (*Acer rubrum*), soda apple, Virginia chain fern (*Woodwardia virginica*), buttonbush (*Cephalanthus occidentalis*), Carolina willow (*Salix caroliniana*), and American elm (*Ulmus americana*).

This section of mill creek provides low to moderate quality habitat for local wildlife. While the creek channel and bed display a typical pattern of variable instream habitat (alternating riffles, run, pool morphology and distinct zones of erosion and deposition), Mill Creek would not sustain a significant fish population because of the creek's intermittent nature. Thus, it provides low foraging value for wading birds and foraging mammals. Furthermore, while the creek would provide moderate to high quality habitat for cyclic amphibians and invertebrates that partly depend on intermittent aquatic habitats, the lack of adjacent undisturbed riparian habitats reduces the overall habitat value of this section of Mill Creek.

Mixed Wetland Hardwoods (FLUCFCS 6170)

Mixed wetland hardwoods communities were encountered along the southern boundary, adjacent to and southeast of the freshwater marsh community, and in a larger area in the northeast corner of the

property associated with a broad floodplain of Mill Creek. This wetland community is characterized by a closed canopy of mature hardwood trees mostly ranging from 4 to 20 inches dbh with some trees exceeding 30 inches in diameter. The canopy is dominated by American elm, sugarberry, laurel oak, red maple, swamp tupelo (*Nyssa biflora*), and sweetgum. The understory stratum was dominated by canopy tree saplings as well as boxelder (*Acer negundo*), hawthorn (*Crataegus* sp.), muscle wood (*Carpinus caroliniana*), and common persimmon. The sparse groundcover stratum included swamp milkweed (*Asclepias incarnata*), loose-flower waterwillow (*Justicia ovata*), false nettle, smartweed, poison ivy, and spadeleaf (*Centella asiatica*).

The mixed wetland hardwoods community in the northeast corner of the property provides moderate to high quality wildlife habitat. This forest has remained relatively untouched since at least 1937. Because of this, the forest possesses the characteristics of a mature, uneven-aged forest. The canopy includes a mix of large mature trees that provide suitable nesting potential for various wildlife species, as well as younger, immature specimens ready to replace older trees following natural senescence. This age-class structure also increases structural diversity within the forest and can result in the periodic formation of canopy gaps following the death of larger canopy trees. All of these qualities combine to form a habitat that can benefit multiple species of local wildlife.

Hydric Pine Flatwoods (FLUCFCS 6250)

This wetland habitat was found in areas of lower elevation within the pine plantation where the water table is elevated near the soil surface for extended periods during the growing season. The hydric pine flatwoods community was most often found adjacent to Mill Creek and around the freshwater marsh located near the southern parcel boundary; however, one small isolated wetland was observed in the central portion of the property near the eastern boundary, set back approximately 100 feet from Mill Creek. This community is similar to the Coniferous Plantation community described above, as the pine canopy had also been harvested shortly before the July site visit. This area currently lacks a definitive canopy or understory stratum. Remaining vegetation was dominated by sweetgum, laurel oak, water oak, red maple, sugarberry, common persimmon, Carolina willow, pepper vine, warty sedge (*Carex verrucosa*), bladderpod (*Sesbania vesicaria*), fireweed, maidencane (*Panicum hemitomon*), beggartick, Baldwin's eryngo (*Eryngium baldwinii*), mock bishop weed (*Ptilimnium capillaceum*), alligator weed, spadeleaf, and maiden fern (*Thelypteris* sp.).

This habitat provides low quality wildlife habitat. Like the coniferous plantation discussed above, the routine management of the planted pine, canopy characteristics, and lack of natural periodic fires prevents the establishment of suitable groundcover vegetation and mature canopy trees. While the hydric pine flatwoods community in the southeast portion of the property is in close proximity to Mill Creek and a freshwater marsh community, the low quality of the pine plantation does not provide additional benefits to the other aquatic resources. The cessation of intensive silviculture would benefit local wildlife and increase the overall value of this habitat, as well as the adjacent marsh.

Freshwater Marshes (FLUCFCS 6410)

This community is found in the southeast corner of the property. The Freshwater Marsh is located in a deep depression feature and was flooded during the July site visit. The dense vegetative cover was dominated by warty sedge, maidencane, frog's bit (*Limnobium spongia*), and big floating heart (*Nymphoides aquatica*). The edge of the marsh abruptly increased in elevation, with a narrow ecotone between the marsh and the adjacent hydric pine flatwoods and mixed wetland hardwoods

communities. The perimeter of the marsh was dominated by buttonbush, Carolina willow, poison ivy, and green briar.

This habitat provides moderate quality wildlife habitat. The marsh does provide suitable habitat for amphibians and potentially for small fishes, however, edge of the marsh abruptly rises to meet the adjacent habitats. Because if this, the quality of the marsh as foraging habitat for wading birds and other wildlife may be limited. Additionally, the intensive management of the adjacent coniferous plantation reduces the value of the marsh for wildlife that would require both aquatic and terrestrial habitats during one or more periods of their lifecycle.

Surface Water Collection Features (FLUCFCS 8370)

As discussed previously, two drainage ditches were encountered and mapped during the July site visit. Both features drain stormwater from Interstate 75 into Mill Creek along the eastern property boundary. The more substantial ditch is located along the northern property boundary and bisects an upland hardwood forest community. Dominant vegetation along the edges of this ditch was similar to the plants described in the hardwood forest community. The bottom of the ditch was unvegetated, and it is likely that the feature holds water for an extended period of time after large storm events that result in substantial flooding along Mill Creek.

The second ditch bisects the coniferous plantation community. The entire ditch was vegetated and there was little observable difference between the plants found in the ditch and those found in the adjacent pine plantation. It is likely that this feature will only carry water immediately following local rain events, quickly discharging the water into Mill Creek.

These ditches provide minimal habitat value for local wildlife and may have a detrimental effect on downstream habitats. The ditches quickly move stormwater from Interstate 75 and into Mill Creek. This produces an unnaturally "flashy" hydroperiod, potentially increasing the velocity of flow through the ditch and Mill Creek systems. This in turn could increase downstream erosion and increase sedimentation of downstream habitats. Furthermore, the ditches provide little to no treatment of stormwater prior to being discharged into the creek, thus causing a decrease in water quality.

Wildlife Utilization

Verde scientists observed (directly or indirect evidence of) white tailed deer (*Odocoileus virginianus*), raccoon (*Procyon lotor*), eastern gray squirrel (*Sciurus carolinensis*), feral hog (*Sus scrofa*) and nine-banded armadillo (*Dasypus novemcinctus*) during site visits to the property. Provided the property's location and condition of onsite habitats, there is potential for Virginia opossum (*Didelphis virginiana*), turkey (*Meleagris gallopavo*), cottonmouth (*Agkistrodon piscivorus*), black racer (*Coluber constrictor*), and various other woodpeckers, songbirds, small mammals, reptiles, and amphibians to also utilize the site.

Listed Plant Species and Their Habitats

No listed plant species or their preferred habitats were observed on site. The site-specific FNAI Biodiversity Matrix Query identified ten State-listed plant species as potentially occurring in the area. These include the incised groove-bur (*Agrimonia incisa*), Flyr's brickell-bush (*Brickellia cordifolia*), many-flowered grass-pink (*Calopogon multiflorus*), Godfrey's swamp privet (*Forestiera godfreyi*), hartwrightia (*Hartwrightia floridana*), pondspice (*Litsea aestivalis*), Florida spiny-pod (*Matelea*

floridana), Florida mountain-mint (*Pycnanthemum floridanum*), Florida willow (*Salix floridana*), and silver buckthorn (*Sideroxylon alachuense*), all of which are listed as either Endangered or Threatened in the State of Florida. Species are returned as "potentially occurring" if the queried area is located within the known range of the species but no individuals have been documented on the property or within the local landscape. Although the Tara Forest/MeGahee Property is located within the accepted range of these ten listed plant species, it is unlikely that they would be found onsite due to a lack of suitable habitat and current and past land management practices. The habitat requirements of these species are discussed in more detail below.

Incised Groove-Bur (Threatened: State)

This species is primarily observed in fire-maintained pine-oak forests. Periodic fires within these habitats would maintain a moderately open canopy with small forest openings dominated by a dense groundcover stratum of forbs and grasses. The incised groove bur could also be found within forest openings that can develop because of natural canopy tree mortality or windfall, but only if a suitable seedbank exists (i.e. as long as the seed bank includes forb and graminoid species, rather than consisting primarily of tree and vine species). It is unlikely that incised groove-bur would be found onsite due to lack of the species' preferred habitat as well as the absence of periodic fires or mature uneven aged forests necessary to produce and maintain forest openings dominated by a dense groundcover stratum.

Flyr's Brickell-Bush (Endangered: State)

There is a low probability of finding this species within the Tara Forest/MeGahee Property. The Flyr's brickell-bush occurs within forest clearings and the edges of forest roads and trails within hammocks and other hardwood forests. While hardwood forests were encountered onsite, the relative degree of canopy closure and lack of forest openings precludes the presence of this species. Additionally, mechanical mixing of the soil during site preparation for pine plantings is a large threat to the Flyr's brickell-bush. Past land management on the subject property further reduces the likelihood of this species being found onsite.

Many-Flowered Grass-Pink (Threatened: State)

The Tara Forest/MeGahee Property does not provide suitable habitat for the many-flowered grass-pink. This species is most often found within flatwoods habitats (both mesic and wet flatwoods) in association with longleaf pine (*Pinus palustris*), saw palmetto (*Serenoa repens*), three-awn-grass (*Aristida* sp.), and various other forb and graminoid species. Flatwoods habitats with that preferred species assemblage are typically characterized as a pyrogenic community with an open canopy, sparse understory and dense groundcover strata. Although pine plantations can occasionally mimic the characteristics of a pine flatwoods, the habitats found on the Tara Forest/MeGahee Property are not maintained by periodic fires and lack the plant assemblage and community structure preferred by the many-flowered grass-pink.

Godfrey's Swamp Privet (Endangered: State)

This species is found in calcareous hammocks often on sloping bluffs where limestone is at or near the soil surface. These habitats were not encountered on the Tara Forest/MeGahee Property, and exposed limestone or calcareous soils were not observed during the site visit. It is unlikely that the Godfrey's swamp privet would be found on the property.

Hartwrightia (Threatened: State)

The species is found in mesic to wet flatwoods, bogs, bayheads, and other open seepage areas. While suitable habitats were found onsite, hartwrightia also tends to require periodic fires to maintain an open canopy and remove competing shrubs and grass species. The previous management for dense pasture grasses, conversion to pine plantation and the establishment of a dense pine canopy make it unlikely that hartwrightia would be found onsite.

Pondspice (Endangered: State)

Pondspice is found along the margins of ponds, wet hammocks, and cypress domes. While this species could potentially be found around the edges of the freshwater marsh community, the soils observed within the marsh are not suitable to support pondspice. The soils observed around the perimeter of the marsh were sandy, while pondspice prefers mucky or peaty soils maintained by frequent and prolonged inundation.

Florida Spiny-Pod (Endangered: State)

This species can potentially be found within a variety of habitats ranging from mesic hammock to dry hardwood or mixed hardwood-conifer forests, often in association with recently formed canopy openings. However, it is unlikely that the Florida spiny-pod would be found onsite. The Florida spiny-pod would not be found within improved pasture, which much of the site was managed as prior to the turn of the century, thus the species would not be expected to be found in the existing seed bank. Furthermore, the upland forest communities that have developed following the cessation of ranching are too young to have developed into an uneven age forest that would provide a mix of canopy trees and scattered forest openings that typically support populations of the Florida spiny-pod.

Florida Mountain-Mint (Threatened: State)

The Florida mountain-mint is primarily found in wet flatwoods, openings in wetland forests, or edges along swamps. The species is also occasionally association within floodplains or stream banks, where openings in the canopy support a dense groundcover stratum. While hydric pine flatwoods were found in southern portions of the site. Previous management for timber production and the dense canopy associated with pine production makes it unlikely that this species would be found onsite. The Florida mountain mint is shade intolerant, often depending on periodic fires to maintain the canopy openings. A pine plantation is typically managed to achieve a closed canopy to eliminate competition from other tree species and maximize timber production. The closed canopy of the onsite forested habitats would eliminate the chance of finding Florida mountain mint on the property.

Florida Willow (Endangered: State)

It is unlikely that the Florida willow would be found on the Tara Forest/MeGahee Property due to the intermittent nature of Mill Creek, the canopy cover of the onsite mixed hardwood wetland communities, and previous management of the property as improved pasture. The Florida willow is found along spring-fed rivers and streams, bottomland forests, swamps and wet hammocks with consistent hydroperiods, and it would be negatively affected by periods of drought and the periodic elimination of shrubby species from improved pasture, which the stream habitat was managed as over much of the twentieth century.

Silver Buckthorn (Endangered: State)

The Tara Forest/MeGahee Property does not provide suitable habitat for the silver buckthorn. This species is found within calcareous upland forests, most often around limestone sinks or shell middens. No sink holes were observed on the Tara Forest/MeGahee Property.

Wagner's spleenwort, ruffled spleenwort, and Curtiss' spleenwort (not listed)

The FNAI Biodiversity Matrix Query also identified three additional rare spleenwort species as potentially occurring in the area. These species included Wagner's spleenwort (*Asplenium heteroresiliens*), ruffled spleenwort (*Asplenium plenum*), and Curtiss' spleenwort (*Asplenium x curtissii*). It is unlike that these three species would be found onsite. Like many other spleenworts, these three species are epipetric and are found on exposed limestone or calcareous soils typically seen around and in close association with sinkholes within mesic hammocks. This community was not found on the subject parcel, and Verde scientists did not observe any exposed limestone or calcareous soils during the July site visit.

Listed Wildlife Species and Their Habitats

No listed animal species were observed during this environmental assessment. The FNAI Biodiversity Matrix Query returned one listed species, the eastern indigo snake (*Drymarchon couperi*), as likely occurring within the area (i.e. the snake has been documented near, but not on the property or adjacent parcels). The matrix query also identified the Florida burrowing owl (*Athene cunicularia floridana*), short-tailed snake (*Lampropeltis extenuata*), gopher tortoise (*Gopherus polyphemus*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida sandhill crane (*Grus canadensis pratensis*), gopher frog (*Rana capito*), Florida mouse (*Podomys floridanus*), and Sherman's fox squirrel (*Sciurus niger shermani*) as species that could potentially be found in the area.

These species returned by the FNAI Biodiversity Matrix Query would not likely utilize the property to any significant extent due to current property management and general lack of preferred habitat. The habitat requirements of each species, and their potential to be found onsite, is discussed in more detail below.

Eastern Indigo Snake (Threatened: Federal and State)

There is little potential for indigo snakes to occupy this site due to the lack of suitable habitat on the property. Although the species commonly feeds in wetlands during summer months, indigo snakes require burrows within sandy, upland habitats for overwintering. Indigo snakes are most often observed as commensal species with gopher tortoises, utilizing tortoise burrows during winter months. The lack of tortoise burrows on the property decreases the likelihood of indigo snakes utilizing the property's habitats.

Florida Burrowing Owl (Threatened: State)

Utilization of the property by burrowing owls is unlikely due to the lack of high, well drained, sparsely vegetated sandy habitat such as dry prairie and sandhill. Burrowing owls are also often found in ruderal habitats (e.g. pastures, airports, vacant fields, and road rights-of-way) provided the area has a sparsely vegetated canopy or the canopy is entirely absent. The forested upland habitats found onsite, and past management as pine plantation, are not conducive to supporting burrowing owl populations.

Short-Tailed Snake (Threatened: State)

The short-tailed snake prefers dry sandhill, xeric hammock, sand pine scrub or other similar sandy habitats with a relatively open or absent canopy. This type of habitat is not found on the Tara Forest/MeGahee Property; thus, it is unlikely that short-tailed snakes would be found onsite.

Gopher Tortoise (Threatened: State)

No gopher tortoises were observed during the site visit and it is unlikely that tortoises would utilize any portion of the property. Tortoises prefer dry, well drained habitats dominated by herbaceous vegetation and a sparse canopy or shrub stratum. Although the recently harvested pine plantation currently lacks a closed canopy, there is minimal tortoise habitat adjacent to the Tara Forest/MeGahee Property and it is unlikely that tortoises would migrate onsite due to adjacent roads. Mill Creek itself would also likely inhibit migration of tortoises onto the property from adjacent parcels to the east.

Florida Sandhill Crane (Threatened: State)

No cranes were observed onsite during the site visit. Florida sandhill cranes are frequently observed within wet prairies, freshwater marshes and pasturelands, often foraging within the transitional zones between the deeper marshes and adjacent prairies and pastures. While the onsite marsh likely supports a reasonable amount of foraging biomass, the slope of the bank and overall depth of the marsh are not conducive to foraging by sandhill cranes. Additionally, foraging habitats are commonplace along the nearby Santa Fe River. Therefore, sandhill cranes would likely prefer other available habitat, and they would not likely be found on the Tara Forest/MeGahee Property.

Gopher Frog (recently de-listed: State)

There is little potential for gopher frogs to occupy the site due to the lack of their preferred habitat, dry sandhill and scrub. Additionally, like the indigo snake, gopher frogs are frequently observed as commensal species with gopher tortoises, utilizing tortoise burrows as shelter during the day. The lack of tortoise burrows on the property further decreases the likely hood of gopher frogs inhabiting the property's uplands. It should also be noted that gopher frogs are no longer listed as a species of special concern by the FWC. This species, however, remains a part of the Imperiled Species Management Plan.

Florida Mouse (recently de-listed: State)

The Florida mouse has been primarily or exclusively documented in fire-maintained xeric habitats over deep, well-drained, sandy soils. The presence of this species is unlikely due to the lack of these habitats onsite. It should also be noted that the Florida mouse is no longer listed as a species of special concern by the FWC. However, this species remains part of the Imperiled Species Management Plan.

Florida Pine Snake (Threatened: State)

Much like the short-tailed snake discussed above, the Florida pine snake prefers dry sandhill, xeric hammock, or sand pine scrub with a relatively open or absent canopy. This type of habitat is not found on the Tara Forest/MeGahee Property; thus, it is unlikely that the Florida pine snake would utilize the upland habitats onsite.

Sherman's Fox Squirrel (Species of Special Concern: State)

The Sherman's fox squirrel prefers mature, fire maintained longleaf pine-turkey oak sandhills and/or flatwoods. The species is also commonly observed along the edges of mature forests bordering open pastures. It is unlikely that fox squirrels will reside on the property due to the lack of a mature forest community, appropriate fire regime, or adjacent, open habitats.

CONCLUSION AND CONSIDERATIONS

In general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Most onsite habitats provide relatively low-quality habitat due to historical land management and development of adjacent parcels and earthwork associated with the construction of Interstate 75. The mixed wetland hardwood community found in the northeast corner of the property is the only onsite community that could provide moderately high habitat potential for local wildlife. The age of this forest, and resulting structure of the vegetative community provides suitable cavities, cover, forage, and browse for various species of wildlife anticipated to occupy the area. As such, development of the subject property should take steps to maintain the level of function provided by this habitat. Conditions within this system is most closely associated with water flow and conditions within Mill Creek. Because of this, changes in the immediately adjacent upland habitats would have a minimal effect on the mixed wetland hardwood community, as long as direct impacts to the wetland are avoided. Therefore, maintaining a narrow (25-foot wide minimum) undisturbed upland buffer around this wetland community would likely be sufficient to protect the mixed wetland hardwood community from any negative effects of adjacent development or altered land use. This is especially true if the development does not increase stormwater flow into the wetland, or if the new stormwater system could be designed to collect and treat some of the stormwater from Interstate 75 prior to it entering Mill Creek.

The only other notable onsite habitat is the marsh in the southeast corner of the property. This marsh currently provides only moderate quality habitat due to the abrupt transitional zone between the marsh and the adjacent communities, as well as, the current management of the adjacent pine plantation. However, the value of the marsh to local wildlife could be increased by improving the adjacent hydric pine flatwoods. Eliminating the intensive management of the pine plantation adjacent to the marsh community and allowing the area to develop into a mature forested community would significantly increase the value of both habitats.

FIGURES

TARA FOREST / MEGAHEE PROPERTY

Environmental Assessment and Listed Species Survey

Alachua County Parcel Number: 03020-000-000

July 2020

FIGURE 1: SITE LOCATION
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000

0 2000 4000 ft

1:48000

N

LEGEND

- PARCEL BOUNDARY
- CITIES
- INTERSTATES
- HIGHWAYS
- STREETS
- STREAMS
- WATER BODIES

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, NRCS, USGS/NHD, FL DOT, FDEP, FGDL, FDOR AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

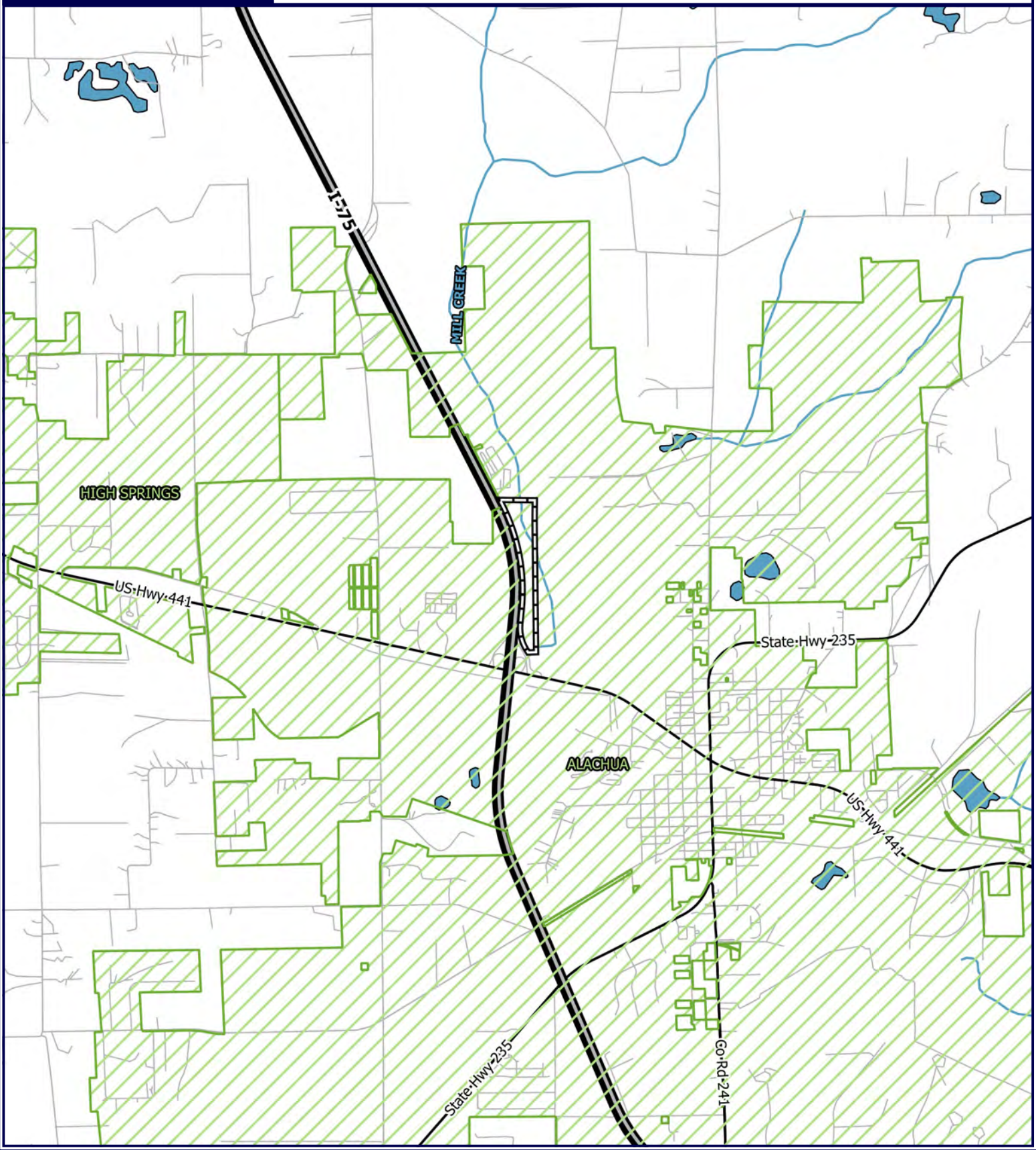


FIGURE 2: USGS 24K TOPOQUAD TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA ALACHUA COUNTY PARCEL: 03020-000-000

0 1000 2000 ft

1:24000

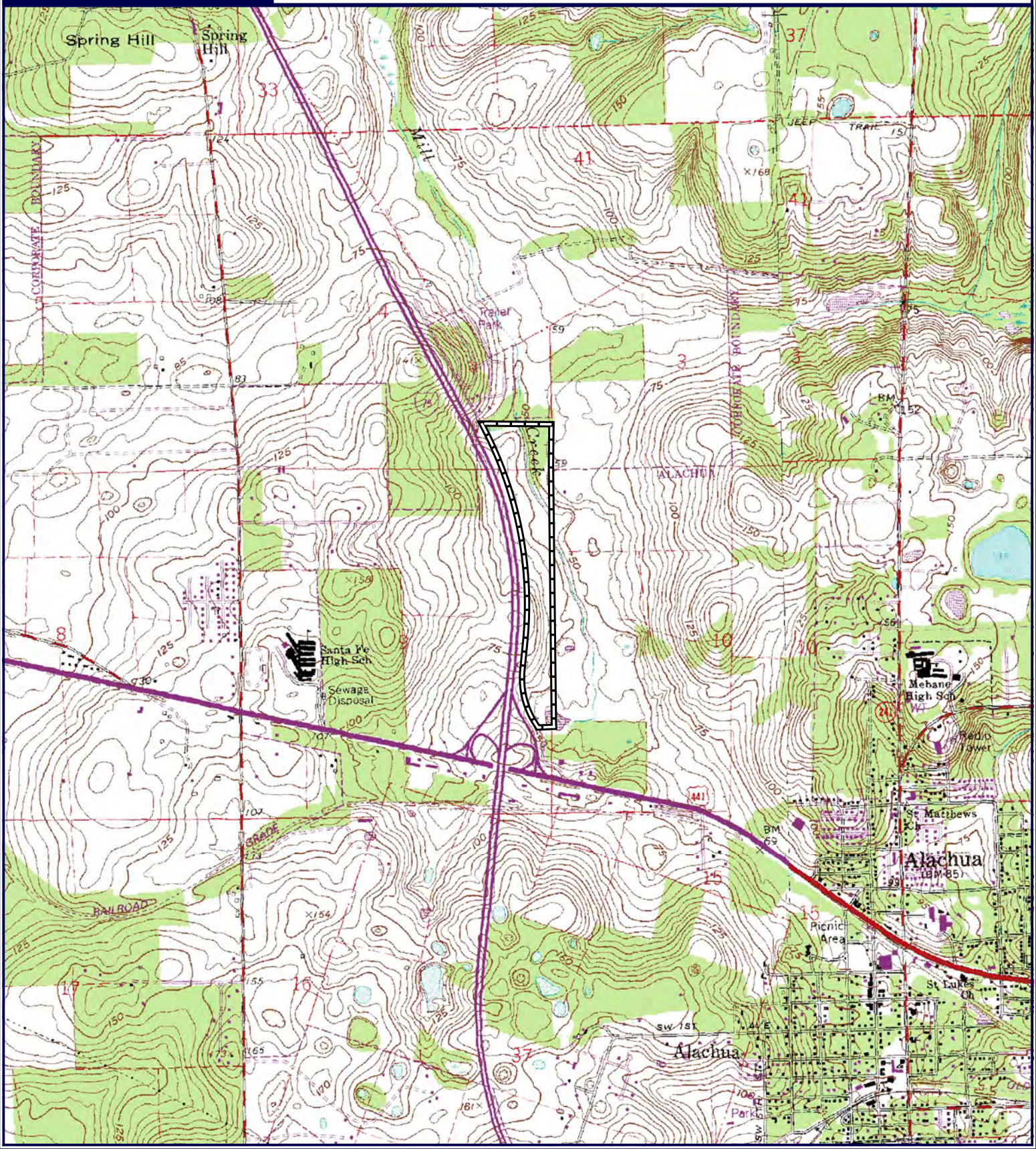
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LEGEND

PARCEL BOUNDARY

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, NRCS, USGS/NHD, FL DOT, FDEP, FGDL, FDOR AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
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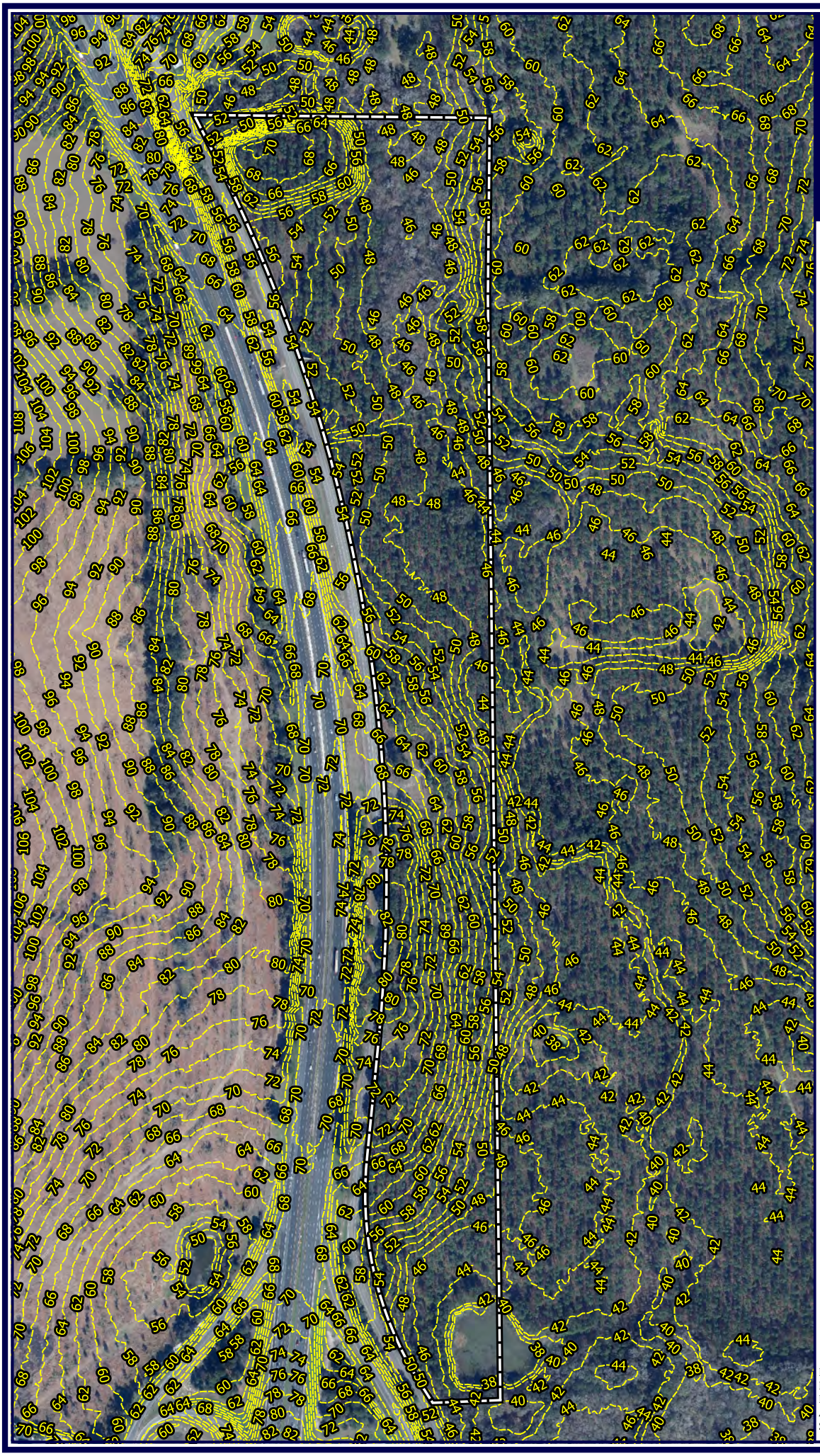


FIGURE 3: TOPOGRAPHY (LIDAR)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 250 500 ft

1:6000

N

LEGEND

PARCEL BOUNDARY

2-FT ELEVATION CONTOURS
ALACHUA COUNTY
2001 lIDAR (FT-NAVD88)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
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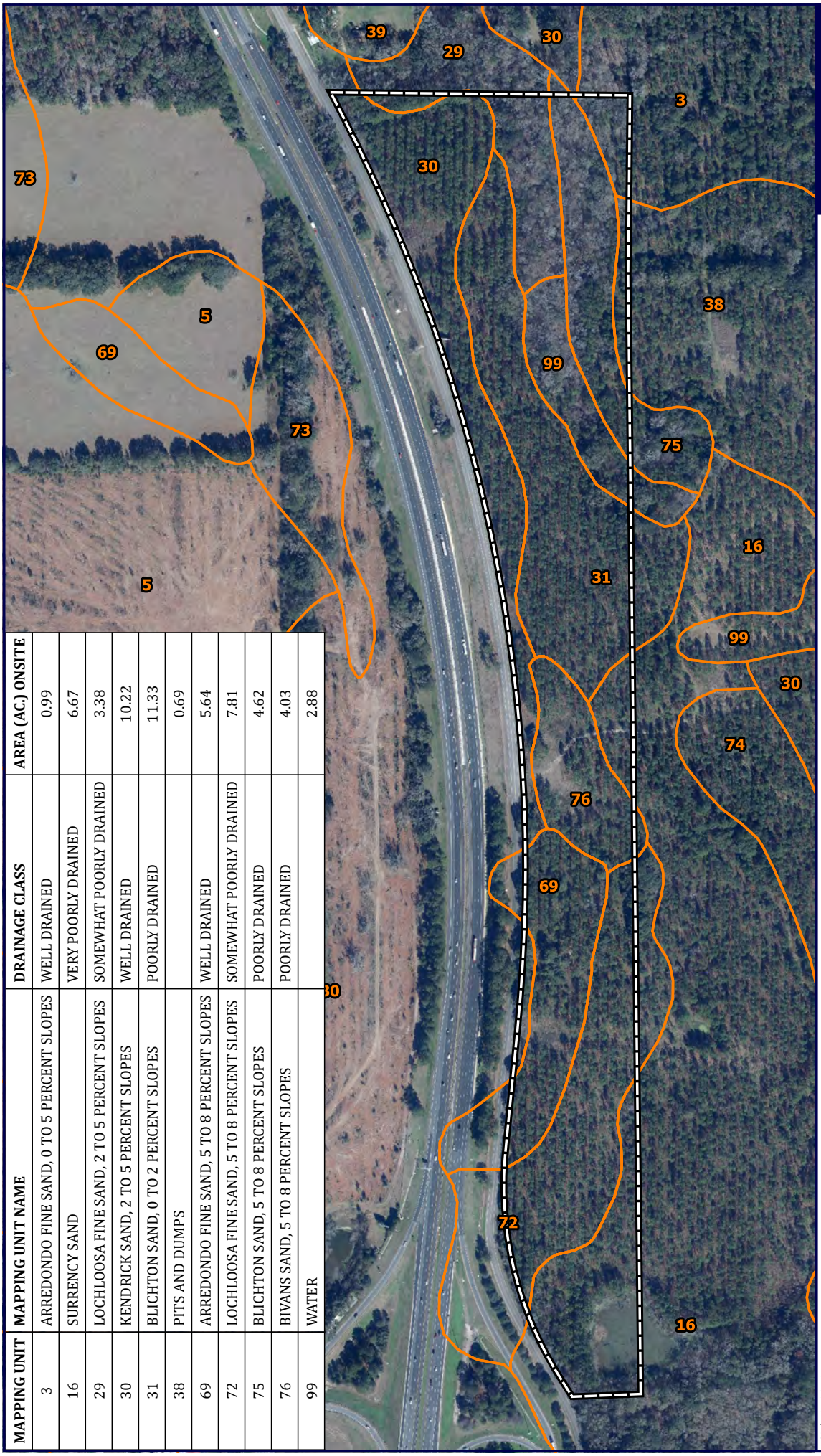


FIGURE 4: NRCS SOILS
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 250 500 ft

1:6000

N

LEGEND

PARCEL BOUNDARY

SOIL MAPPING UNITS (NRCS 2018)

MAPPING UNIT	MAPPING UNIT NAME	DRAINAGE CLASS	AREA (AC.) ONSITE
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	WELL DRAINED	0.99
16	SURRENCY SAND	VERY POORLY DRAINED	6.67
29	LOCHLOOSA FINE SAND, 2 TO 5 PERCENT SLOPES	SOMEWHAT POORLY DRAINED	3.38
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	WELL DRAINED	10.22
31	BLICHTON SAND, 0 TO 2 PERCENT SLOPES	POORLY DRAINED	11.33
38	PITS AND DUMPS		0.69
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	WELL DRAINED	5.64
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	SOMEWHAT POORLY DRAINED	7.81
75	BLICHTON SAND, 5 TO 8 PERCENT SLOPES	POORLY DRAINED	4.62
76	BIVANS SAND, 5 TO 8 PERCENT SLOPES	POORLY DRAINED	4.03
99	WATER		2.88

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
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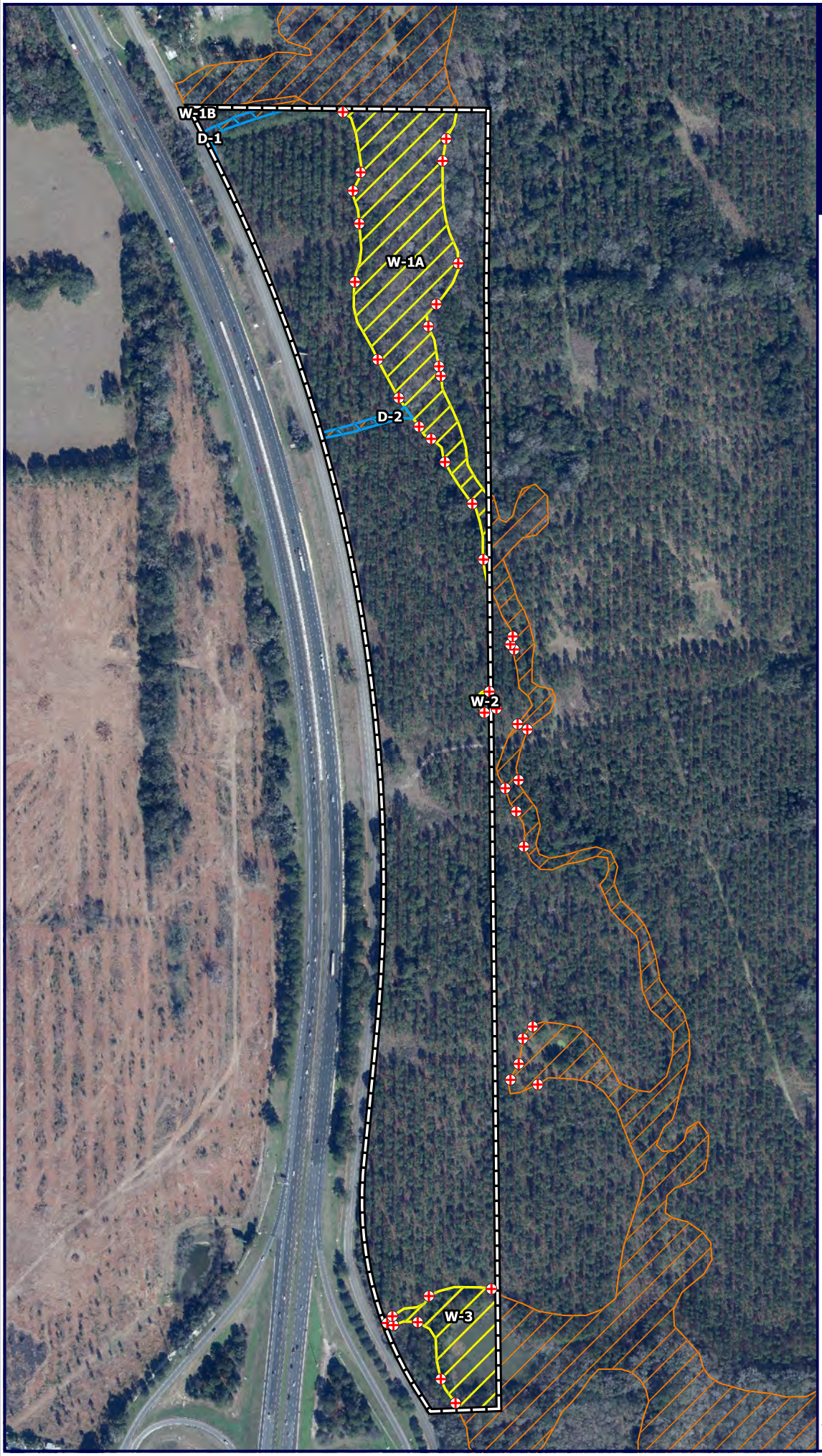


FIGURE 5: WETLANDS (OVERVIEW)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 250 500 ft

1:6000

N

LEGEND

- WETLAND LINE POINTS (GROUND-TRUTHED)
- DITCH - ONSITE (GROUND-TRUTHED)
- WETLAND - ONSITE (GROUND-TRUTHED)
- WETLAND - OFFSITE (INTERPRETED)
- PARCEL BOUNDARY

ID	TYPE	AREA (AC.)
W-1A	WETLAND	8.32
W-1B	WETLAND	0.05
W-2	WETLAND	0.07
W-3	WETLAND	2.41
D-1	DITCH	0.23
D-2	DITCH	0.2

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
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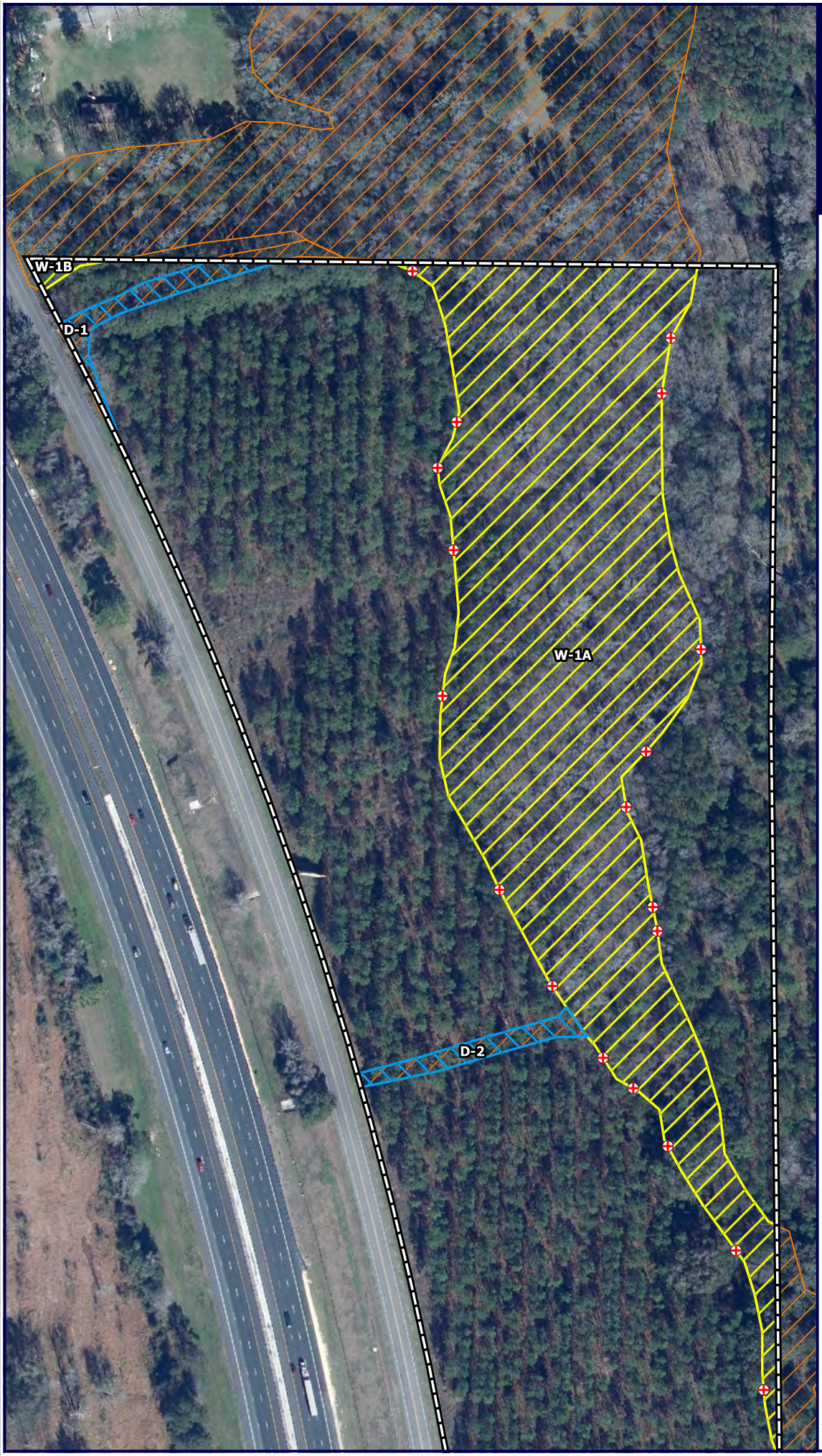


FIGURE 5A: WETLANDS (DETAIL-N)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 100 200 ft

1:2400

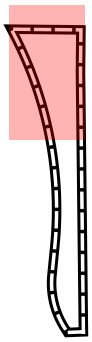
N

LEGEND

- WETLAND LINE POINTS (GROUND-TRUTHED)
- DITCH - ONSITE (GROUND-TRUTHED)
- WETLAND - ONSITE (GROUND-TRUTHED)
- WETLAND - OFFSITE (INTERPRETED)
- PARCEL BOUNDARY

ID	TYPE	AREA (AC.)
W-3	WETLAND	2.41
W-2	WETLAND	0.07
W-1B	WETLAND	0.05
W-1A	WETLAND	8.32
D-2	DITCH	0.2
D-1	DITCH	0.23

MAP FRAME OVERVIEW



VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
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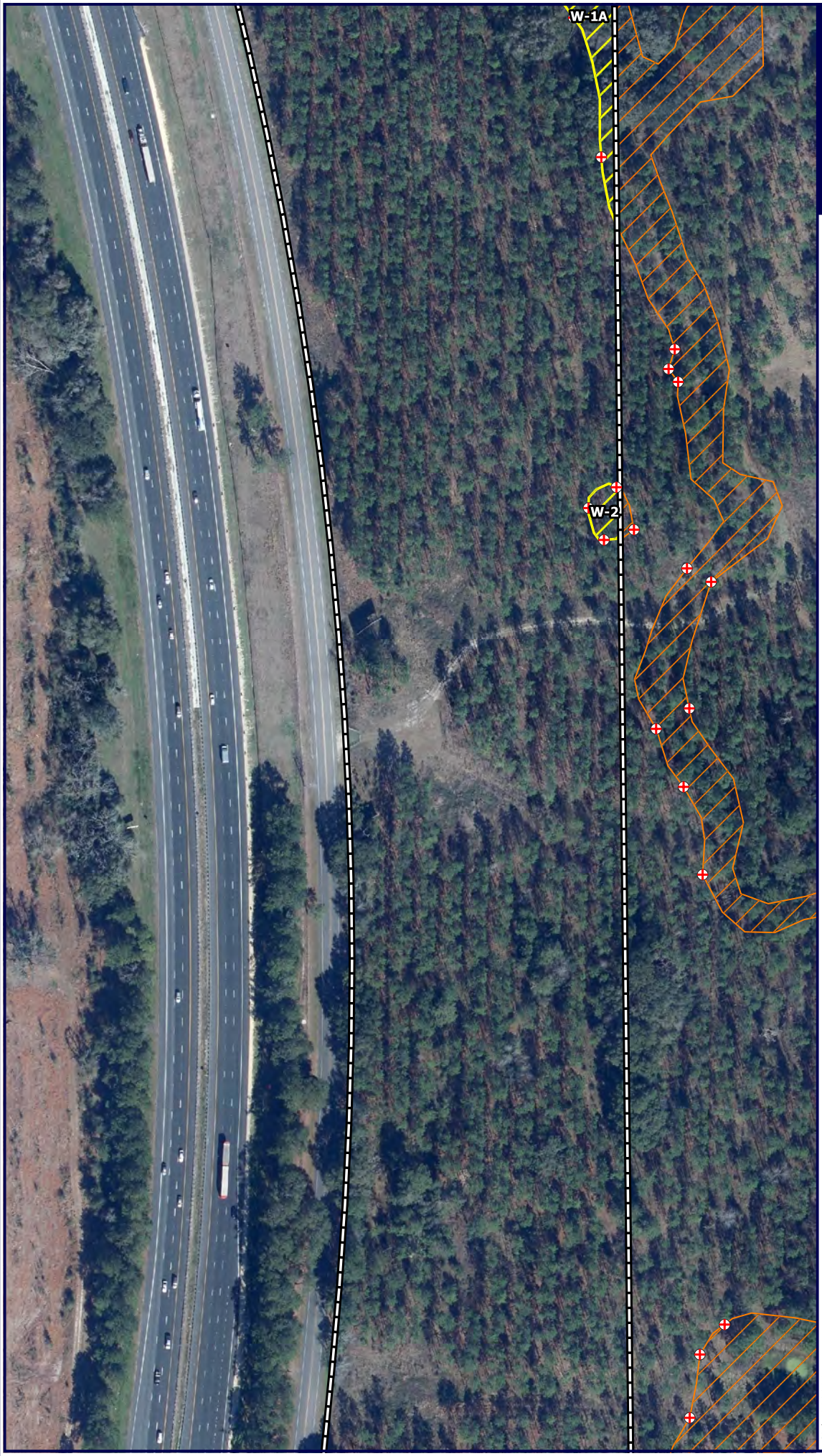


FIGURE 5B: WETLANDS (DETAIL-C)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 100 200 ft

1:2400

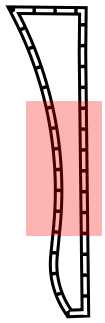
N

LEGEND

- WETLAND LINE POINTS (GROUND-TRUTHED)
- DITCH - ONSITE (GROUND-TRUTHED)
- WETLAND - ONSITE (GROUND-TRUTHED)
- WETLAND - OFFSITE (INTERPRETED)
- PARCEL BOUNDARY

ID	TYPE	AREA (AC.)
W-3	WETLAND	2.41
W-2	WETLAND	0.07
W-1B	WETLAND	0.05
W-1A	WETLAND	8.32
D-2	DITCH	0.2
D-1	DITCH	0.23

MAP FRAME OVERVIEW



VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

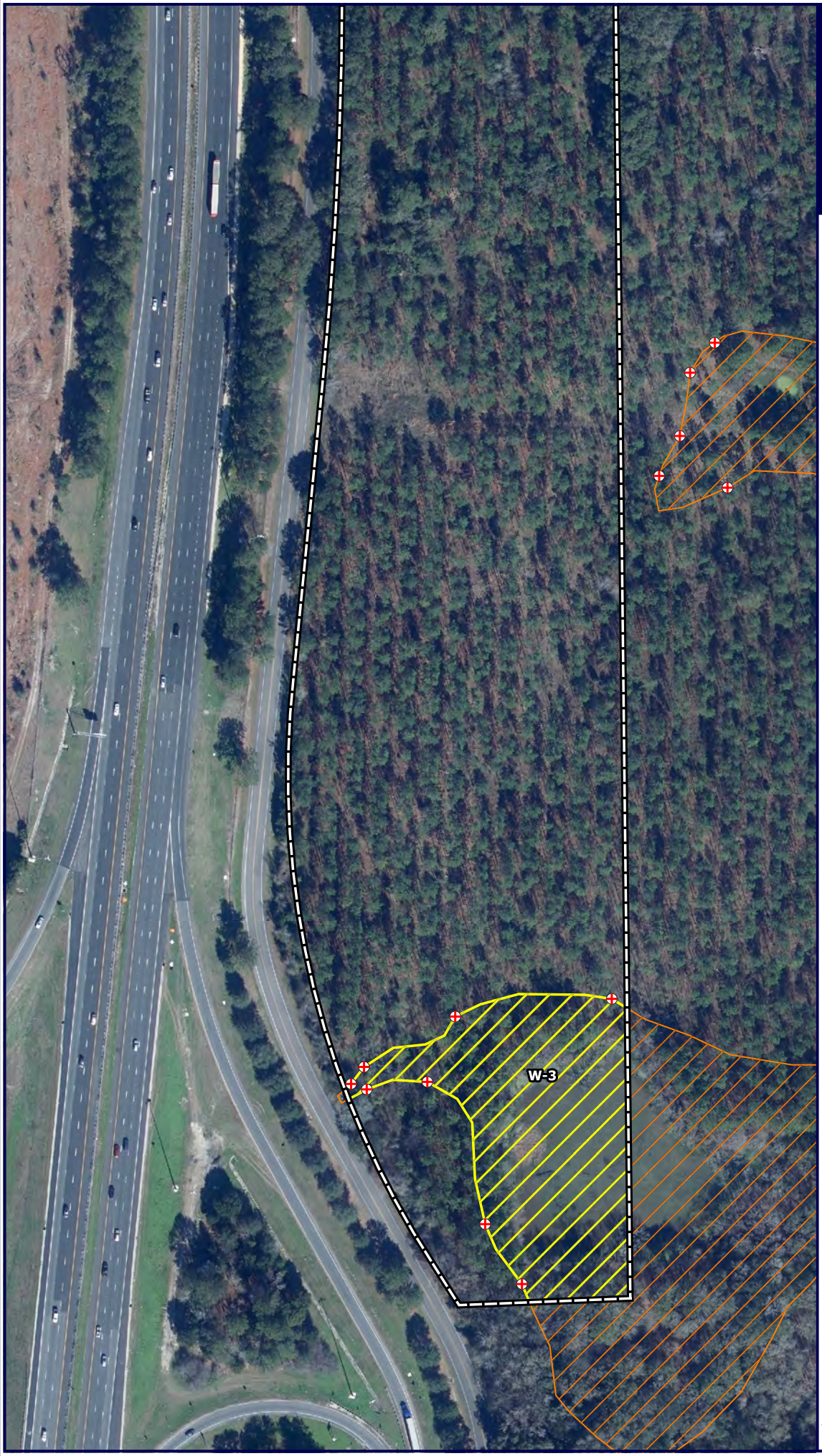


FIGURE 5C: WETLANDS (DETAIL-S)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 100 200 ft

1:2400

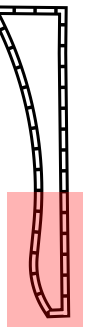
N

LEGEND

- WETLAND LINE POINTS (GROUND-TRUTHED)
- DITCH - ONSITE (GROUND-TRUTHED)
- WETLAND - ONSITE (GROUND-TRUTHED)
- WETLAND - OFFSITE (INTERPRETED)
- PARCEL BOUNDARY

ID	TYPE	AREA (AC.)
W-1A	WETLAND	8.32
W-1B	WETLAND	0.05
W-2	WETLAND	0.07
W-3	WETLAND	2.41
D-1	DITCH	0.23
D-2	DITCH	0.2

MAP FRAME OVERVIEW



VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

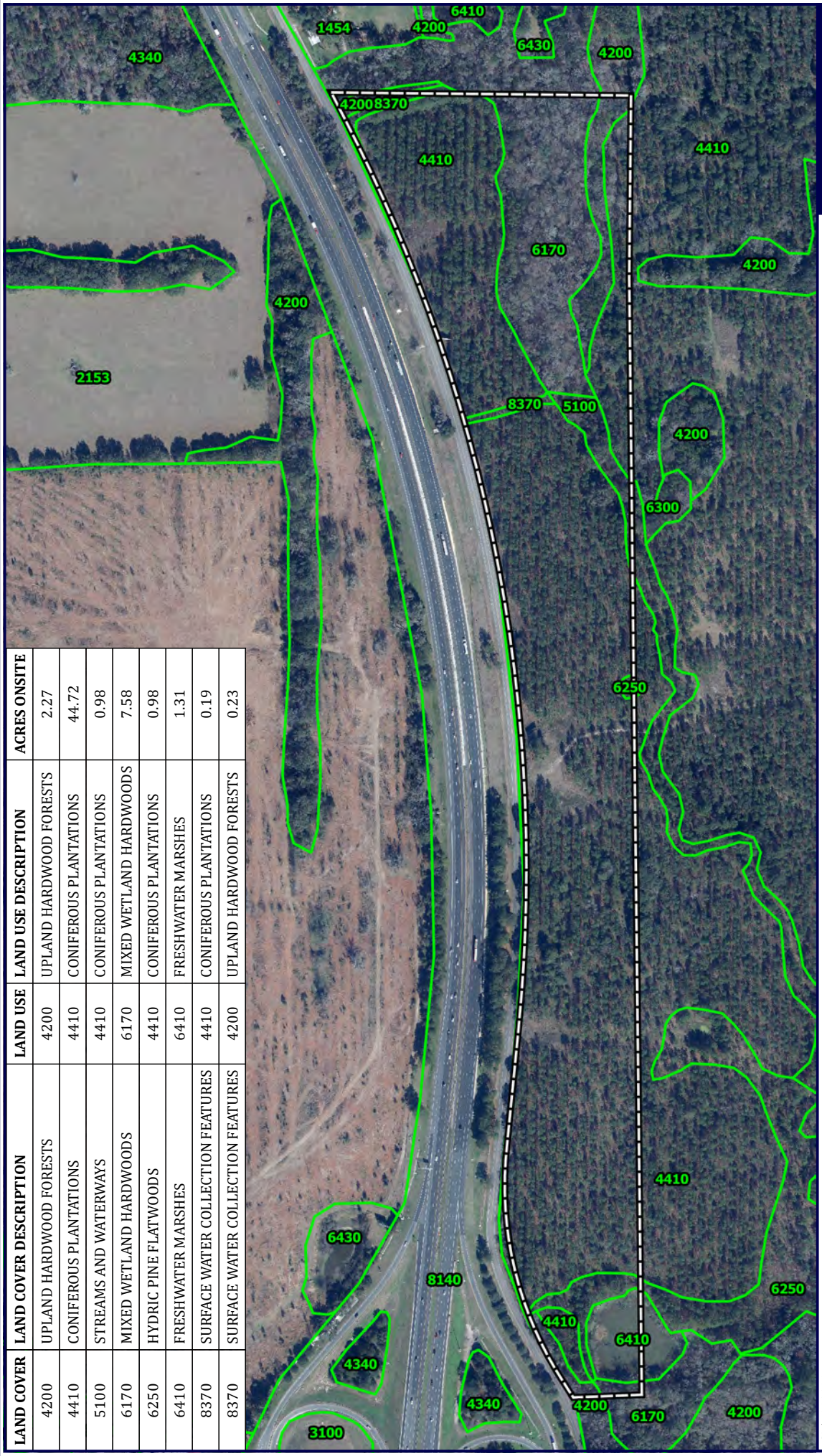


FIGURE 6: LAND COVER/LAND USE TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA ALACHUA COUNTY PARCEL: 03020-000-000 2017 TRUE COLOR AERIAL

0 250 500 ft

1:6000

N

LEGEND

PARCEL BOUNDARY

LAND COVER - SRWMD 2017 (PROJECT AREA FLUCCS MODIFIED BY VERDE 2020)

LAND COVER	LAND COVER DESCRIPTION
4200	UPLAND HARDWOOD FORESTS
4410	CONIFEROUS PLANTATIONS
5100	STREAMS AND WATERWAYS
6170	MIXED WETLAND HARDWOODS
6250	HYDRIC PINE FLATWOODS
6410	FRESHWATER MARSHES
8370	SURFACE WATER COLLECTION FEATURES
8370	SURFACE WATER COLLECTION FEATURES

LAND USE	LAND USE DESCRIPTION	ACRES ONSITE
4200	UPLAND HARDWOOD FORESTS	2.27
4410	CONIFEROUS PLANTATIONS	44.72
4410	CONIFEROUS PLANTATIONS	0.98
6170	MIXED WETLAND HARDWOODS	7.58
4410	CONIFEROUS PLANTATIONS	0.98
6410	FRESHWATER MARSHES	1.31
4410	CONIFEROUS PLANTATIONS	0.19
4200	UPLAND HARDWOOD FORESTS	0.23

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

APPENDIX A

FNAI BIODIVERSITY MATRIX QUERY RESULTS

TARA FOREST / MEGAHEE PROPERTY

Environmental Assessment and Listed Species Survey

Alachua County Parcel Number:
03020-000-000

July 2020

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 7/22/2020

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 24330 , 24331 , 24587 , 24588



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24330

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24331

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24587

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Mycteria americana Wood Stork	G4	S2	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24588

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit IDs: 24330 , 24331 , 24587 , 24588

29 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa Incised Groove-bur	G3	S2	N	T
Aquatic cave	G3	S3	N	N
Asplenium heteroresiliens Wagner's Spleenwort	GNA	S1	N	N
Asplenium plenum Ruffled Spleenwort	G1Q	S1	N	N
Asplenium x curtissii Curtiss' Spleenwort	GNA	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC
Brickellia cordifolia Flyr's Brickell-bush	G2G3	S2	N	E
Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T
Forestiera godfreyi Godfrey's Swampprivet	G2	S2	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Grus canadensis pratensis Florida Sandhill Crane	G5T2T3	S2S3	N	ST

Hartwrightia floridana Hartwrightia	G2	S2	N	T
Hydroptila wakulla Wakulla Springs Vari-colored Microcaddisfly	G2	S2	N	N
Lampropeltis extenuata Short-tailed Snake	G3	S3	N	ST
Lithobates capito Gopher Frog	G3	S3	N	SSC
Litsea aestivalis Pondspice	G3?	S2	N	E
Matelea floridana Florida Spiny-pod	G2	S2	N	E
Melanoplus querneus Larger Sandhill Grasshopper	G2G3	S2S3	N	N
Myotis austroriparius Southeastern Bat	G3G4	S3	N	N
Neofiber alleni Round-tailed Muskrat	G3	S3	N	N
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC
Podomys floridanus Florida Mouse	G3	S3	N	SSC
Procambarus pallidus Pallid Cave Crayfish	G2G3	S2S3	N	N
Pycnanthemum floridanum Florida Mountain-mint	G3	S3	N	T
Salix floridana Florida Willow	G2	S2	N	E
Sciurus niger shermani Sherman's Fox Squirrel	G5T3	S3	N	SSC
Sideroxylon alachuense Silver Buckthorn	G1	S1	N	E
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

September 29, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO BOX 9
Alachua, FL 32616

RE: Tara April Comprehensive Plan Amendments and Rezoning – Environmental Review

Justin:

Thank you very much for providing review comments from the City's environmental review consultant, Wood Environment & Infrastructure Solutions (Wood). Upon review of their comments, please see the attached addendum letter to accompany the original July 2020 Tara April Environmental Assessment and Listed Species Survey Report which was included in the original application submittals.

This addendum, provided by the applicant's environmental consultant (Verde Environmental), includes augmented information intended to address the Wood Environment & Infrastructure Solutions Technical Review Report comments provided in September 2020.

In addition to the report addendum provided by the applicant's environmental consultant, we ask that the City also take into account the following additional comments:

1. When evaluating the overall impacts of the proposed Comprehensive Plan amendments and rezoning, please take note that the comments from Wood did not recognize the future water quality improvements that will occur based on the treatment requirements included in the proposed new Comprehensive Plan text amendment that will apply to the parcel. The proposed new Policy includes requirements for the treatment of stormwater runoff from Interstate 75, thereby helping address and improve an existing condition not caused by the landowner.

2. The observations provided by the Wood report did not acknowledge the reduction in agricultural chemicals (fertilizers, pesticides) and their impacts on water quality that will occur as a result of land being taken out of agricultural use and put in the Conservation and Commercial land use and zoning categories.

We believe that the environmental report addendum and the comments above provide appropriate responses to adequately address the review comments provided by the City's consultant at this initial planning application stage (Comprehensive Plan amendments & rezoning). Of course, at the time of any future proposed development of the site, additional analysis will be provided to the City, as required.

Please let us know if you require any additional information. Thank you very much.

Sincerely,

Clay Sweger, AICP LEED AP
Principal / Director of Planning

VERDE ENVIRONMENTAL

Ormond Beach
286 Buckskin Lane Ormond Beach, FL 32174
(352) 792 4757 • scott@verdeenv.com

Gainesville
1723 SW 78th Terrace Gainesville, FL 32607
(352) 317 1579 • justin@verdeenv.com

September 28, 2020

Justin Tabor
Principal Planner
City of Alachua - Planning and Community Development
PO Box 9
Alachua, FL 32616

Re: Letter Addendum – Response to City Comments
Environmental Assessment and Listed Species Survey (July 2020)
Tara Forest / MeGahee Property, Alachua, FL 32615
Alachua County, Parcel No.: 03020-000-000
Verde Environmental -- Proj. No. 20-033

Dear Justin,

Verde Environmental Co. (Verde) received and reviewed the Tara April Rezoning Application Environmental Assessment and Listed Species Survey report prepared by Wood Environmental & Infrastructure Solutions, Inc. (Wood) in September 2020. The report, which was requested by the City of Alachua, provided a technical review of the Environmental Assessment and Listed Species Survey we prepared in July 2020. The City also asked Wood to evaluate allowable future uses within the proposed Future Land Use Map designations and zoning in relation to potential effects on nearby environmental resources, namely Mill Creek and the Mill Creek Sink.

Wood generally agreed with the methods and conclusions presented in our July 2020 report. They agreed with the extent of wetland habitat that we had interpreted on and adjacent to the Tara Forest/Megahee property. Additionally, their scientists did not observe any listed (threatened or endangered) plant or wildlife species onsite. Lastly, the report concluded that the habitat observed onsite was of limited quality for listed species considering the existing condition and past management of the property as pine plantation.

However, although Wood agreed with our conclusion that it would be unlikely to find listed species on the property, they did provide several comments that were not fully discussed in our report. Primarily, Wood scientists acknowledge that the recently harvested pine plantation does now provide potential habitat, for several upland species including: gopher tortoises (*Gopherus polyphemus*), eastern indigo snakes (*Drymarchon couperi*), gopher frogs (*Lithobates capito*), Florida burrowing owls (*Athene cunicularia floridana*), short-tailed snakes (*Lampropeltis extenuata*), and Florida pine snakes (*Pituophis melanoleucus mugitus*). Although we believe that past land management has historically excluded listed species from the area, making it unlikely that these species would migrate onsite, we agree that the site now provides sparsely vegetated, sandy habitat that meets some of the habitat requirements of these upland species.

Additionally, Wood pointed out that we mistakenly omitted wood stork (*Mycteria americana*) from our July 2020 assessment. The species was identified in the FNAI Biodiversity Matrix Query as a

species likely occurring in the area surrounding the Tara Forest/MeGahee property. This was a mistake on our part and the woodstork should be discussed as a listed species that could potentially utilize the property.

Wood also reviewed three additional listed species (frosted flatwoods salamander (*Ambystoma cingulatum*), squirrel chimney cave shrimp (*Palaemonetes cummingi*), and eastern black rail (*Laterallus jamaicensis*)) that were not discussed in our assessment. These species were not identified in the site specific FNAI Biodiversity Matrix Query we reviewed for the site, but they were identified in the FWS Information for Planning and Consultation (IPaC) Resource List Report reviewed by Wood.

Lastly, Wood addressed several permitting considerations that will need to be considered prior to developing the site. As our report was intended to serve as a baseline inventory of environmental resources for the purposes of a land use change and rezoning application, we did not evaluate or review potential site plans or layout design. However, we agree that more detailed analysis will need to be performed in conjunction with planning any future development of the site. Such considerations will include a formal wetland delineation, a complete gopher tortoise survey of potential gopher tortoise habitat, and the development of a site plan that considers appropriate stormwater management and buffers/setbacks around wetlands and surface waters.

The following discussion is provided to supplement, refine and expand the conclusions of our July 2020 assessment, in order to incorporate the comments made by Wood.

Aerial Interpretation of Wetland Habitat

As part of our July 2020 assessment we interpreted the extent of wetland habitat on, and adjacent to, the subject property by reviewing available GIS resources. These resources included recent and historical aerial photographs; U.S. Department of Agriculture, Natural Resources Conservation Service soil maps; U.S. Fish and Wildlife Service, National Wetland Inventory (NWI); and LiDAR elevation models. Select locations along the interpreted wetland were then field verified by Verde scientists in accordance with the Florida Unified Wetland Delineation Methodology (Chapter 62–340, Florida Administrative Code (F.A.C.)) and the Army Corps of Engineers Wetland Delineation Manual (1987). This method of mapping onsite wetlands is suitable for initial planning purposes, and Wood agreed with both our methods and the extent of the interpreted wetlands. However, the wetland lines will need to be fully delineated in the field prior to creating a detailed site development plan. The wetland upland boundary should be physically marked in the field and surveyed so that it can be accurately included on applicable site plans and reviewed during the permitting process.

Wood Stork (Threatened: Federal and State)

The wood stork was identified in the FNAI Biodiversity Matrix Query as a species likely occurring in the area surrounding the Tara Forest/MeGahee property. This species utilizes wetland habitats for nesting and foraging. Nesting colonies tend to utilize swamps or islands of tall trees typically surrounded by water that is deep enough to deter predators especially during nesting and raising young. While the mixed wetland hardwood habitat found in the northeast corner of the property includes numerous tall mature trees, it would not be preferred due to the intermittent hydrologic regime that characterizes that reach of Mill Creek. The periodic, short duration, flooding of the creek is not an effective deterrent to land-based predators that would prey on wood stork eggs and young.

Wood stork foraging typically occurs in relatively still, open water that is shallow enough for the bird to wade through. Such foraging habitats include marshes, wet prairie, ditches, small ponds, and occasionally lake littoral zones that are 2–15 inches deep. The best foraging habitats are those that experience prolonged flooding and drying cycles that will concentrate prey as the surface water recedes. As we discussed in our July 2020 report, the onsite marsh found near the southern property boundary likely supports a reasonable amount of foraging biomass, however, the slope of the bank and overall depth of the marsh limits the extent of the habitat that is available for foraging by wood storks and other wading birds. Wood agreed with this assessment in their review of our report.

Furthermore, it should be noted that the property is located over 25 miles south of the nearest known active nesting wood stork colony identified by FWS, and thus the site is not located within a Wood Stork Core Foraging Area. Additionally, the proposed zoning and land use changes would avoid impacts to wood stork habitat by retaining the onsite wetlands in Conservation land use. Therefore, the proposed zoning changes and potential development of the site would be determined to have "no effect" on wood storks according to the United States Army Corps of Engineers' (USACE) Wood Stork Key for Central and North Peninsular Florida (September 2008).

Gopher Tortoise (Threatened: State)

As discussed in our July 2020 report, no gopher tortoises were observed on the subject property, and we believe that it is unlikely that tortoises would currently occupy the site now or in the near future. Until recently, the onsite uplands were managed as pine plantation with a relatively dense canopy and sparse groundcover strata. This type of land management is generally not conducive to sustaining populations of gopher tortoises. However, it is likely that suitable gopher tortoise habitat will become available onsite as a dense groundcover stratum develops in the recently harvested pine plantation. Although we don't believe that tortoises are now, or were previously, occupying adjacent habitats (e.g. the April Blvd/I-75 rights-of-way, additional pine plantation, hardwood forests, and wetlands) it is possible that tortoises could migrate onsite to colonize the open habitat forming onsite. Therefore, a detailed gopher tortoise survey should be completed prior to developing the site. If tortoises are found onsite during a future survey, then the project will need to comply with the Florida Fish and Wildlife Conservation Commission's most recent Gopher Tortoise Permitting Guidelines (April 2008 – revised 2020). FWC requires a recent gopher tortoise survey within 90 days of beginning clearing and site preparation. Any survey will have to be redone if it occurred more than 90 days prior to construction.

The report produced by Wood specifically highlighted the well-drained sandy soils in the northern portion of the property. While this portion of the property was also managed as pine plantation, this area supported smaller pine trees and a denser groundcover stratum of grasses and forbs, and in its current state it is more suitable for gopher tortoise that the remainder of the property. However, as was stated in both reports, no tortoises were observed onsite and it is unlikely that they would occupy the surrounding habitats. Furthermore, the northern portion of the property is not proposed for a zoning and land use change, and it would not be considered for development.

Eastern Indigo Snake (Threatened: Federal and State)

The Wood Report noted narrow strips of hardwood forest along the ditches and the creek in the northern portions of the property that could provide habitat for the eastern indigo snake. However, they agreed that the presence of this species is unlikely due to the absence of gopher tortoise burrows and past land management practices associated with pine plantation timber production.

Additionally, like the onsite wetlands, the narrow strips of hardwood forest along the creek will be retained in Conservation land use.

If gopher tortoise burrows are found onsite in the future, then the development will have to follow the "Standard Protection Measures for the Eastern Indigo Snake" published by FWS (August 2013). Additionally, all gopher tortoise burrows (both active and inactive) that will be impacted by the proposed development must be inspected and excavated. Any eastern indigo snakes found in the burrows should be relocated along with any captured gopher tortoises.

Other Species Utilizing Sandy Habitat with Absent Canopy

Wood scientists included the recently cutover pine plantation as sandy habitat with an absent canopy that could be utilized by other listed species such as gopher frogs, Florida burrowing owls, short-tailed snakes, and Florida pine snakes. However, the Wood report also noted that none of these species were observed onsite, and Wood agreed that it is unlikely that these species would occupy the habitat considering past land management. While many these species may be found in sandy, open canopy, habitats; the newly cutover pine plantation on well-drained soils would not be considered high quality, preferred habitat. Many of these other listed species strongly prefer xeric, sandhill or scrub habitats that have a characteristic open canopy maintained by recurring, natural fires.

Furthermore, like the eastern indigo snake, the gopher frog and Florida pine snake are also considered to be gopher tortoise commensals depending on gopher tortoise burrows during one or more periods of their lifecycle. The absence of tortoise burrows makes it increasingly unlikely that these commensal species would be found onsite. If gopher tortoise burrows are found onsite in the future, then project should comply with the 2016-2026 Florida's Imperiled Species Management Plan produced by FWC.

Other Species Not Included in the FNAI Biodiversity Matrix Query

The Wood report also addressed the potential occurrence of three other species that were listed in the IPaC Resource List Report reviewed by Wood, but these species were not included in the site specific FNAI Biodiversity Matrix Query that was used to establish potential listed species discussed in our Environmental Assessment. Wood reported that two of the three species, the frosted flatwoods salamander and the squirrel chimney cave shrimp, would not likely be found onsite due to the known extent of their current range, as well as a lack of their preferred habitat. The third species, the eastern black rail, is rare throughout its range, but it is not listed by the FWC or the FWS as threatened or endangered. Regardless, this rare species prefers marsh habitats (salt, brackish, and freshwater marshes), and it could potentially occupy the freshwater marsh found along the southern property boundary. However, the steep banks and deep-water characteristics of the marsh limits its value as habitat for the eastern black rail and other wading birds.

Secondary Effects of Development on Avoided Habitats

In addition to the wildlife species addressed above, the Wood report discussed secondary impacts to the onsite habitats that may accompany proposed Commercial development on a portion of the property. Of particular concern would be trash and pollution finding its way into Mill Creek and the associated wetlands. The extent of potential secondary effects can be limited if the project is designed to adhere to applicable local, state, and federal development requirements. Specific to future development of the Commercial portion of the property, any future project will need to provide

sufficient buffer/setback from wetland and surface water habitats (75-foot average, 50-foot minimum), as well as demonstrate adequate stormwater treatment in accordance with F.A.C. Chapters 62-330 and 40-41.

Providing appropriate stormwater management and a setback/buffer between development and adjacent wetlands will go a long way in protecting and buffering the quality and quantity of water entering Mill Creek. Both practices will remove pollutants and limit the amount of runoff ultimately entering the creek and wetlands by increasing the amount of stormwater that infiltrates into the soil. This will promote subsurface lateral seepage of water through the soil, and flatten/slow the flow of water into and through the creek and adjacent wetlands. The resulting creek and wetland hydrographs will also more closely mimic those of other similar intermittently flooded ecosystems, which are typically maintained by a seepage dominated hydrologic regime.

Currently, some stormwater generated as a result of Interstate 75 (I-75) and April Blvd. is routed into culverts under April Blvd. and then into ditches that bisect the Tara Forest/Megahee property. This stormwater receives limited treatment and control before it is discharged directly into Mill Creek and associated wetlands. Although the quantity and quality of stormwater flowing through these culverts and ditches was not evaluated as part of our assessment, or this addendum, one would expect that designing a system to capture even a portion of the I-75 runoff would produce a beneficial effect on downstream habitats. These ditches and culverts are located outside of the area proposed for a Commercial zoning and land use change. However, designing a system to treat a portion of this existing runoff in a way that is compatible with Conservation/Recreation Future Land Use would benefit the Mill Creek and Mill Creek Sink system.

Thank you for this opportunity to respond to comments made by Wood regarding our July 2020 Environmental Assessment. Please call me at 352-317-1579 if you have any questions about this addendum or wish to further discuss it.

Sincerely,

Justin Fleischman
CEO, Verde Environmental

Cc: Clay Sweger, EDA Consultants Inc.
Onelia Lazzari, EDA Consultants Inc.

þÿ The Gainesville Sun - Nov 26, 2020 - - - A11

Robotic pets

Continued from Page 3A

in March with CARES Act funding to assist Florida's 5.5 million elders, who are especially affected by the coronavirus and social isolation, she said.

After the onset of the coronavirus pandemic, Feagle isolated at home, said Sylvia Rowell, her daughter and full-time caregiver. The loneliness and boredom worsened Feagle's symptoms.

"She was irritable and confused most of the time," she said. "I wanted to break down and cry some days."

Feagle received Silver around Mother's Day to help her cope with the unfamiliar social isolation. Rowell was astonished by her mother's connection with a robot, she said.

"My mother fell in love with this thing so much and is so entertained by her that we bought a spare and put it in the closet in case something happened," she said.

Rowell said Feagle is protective of Silver and keeps her within reach. At night, her mother clutches Silver closely because she worries someone might jump out of the TV and steal her.

Feagle's change in demeanor surprised Rowell, she said.

"I don't hear my mother laugh too much, but she laughs and talks to that silly cat," she said. "She really interacts with this kitty, and it's been wonderful."

Silver is a product of Ageless Innovation's Joy for All Companion Pets, Phillips said. The Florida Department of Elder Affairs partnered with the global company to distribute robotic dogs and cats meant to assist elders and caregivers.

The robots respond to touch, motion and sound by purring, barking and rolling over, Phillips said. Motion sensors in the head, cheeks, abdomen and back activate a nuzzling effect when touched.

The interactive features mimic pet therapy for Alzheimer's disease and dementia, she said. Amid the pandemic, loneliness and social isolation particularly threaten people with these conditions because online communication is more difficult for them.

With 580,000 cases, Florida has the country's second-highest rate of Alzheimer's disease behind California. The cases are projected to increase to 720,000 by 2025, which encouraged officials to start the project, she said.



Myrtle Feagle, 87, cuddles Silver, her robotic cat. Silver is part of a state program that distributes the robotic pets to older adults with Alzheimer's disease and dementia to help offset social isolation. Feagle's daughter, Sylvia Rowell, said Silver has helped her mother immeasurably. COURTESY OF SYLVIA ROWELL

During the pandemic, the pet program was expanded to help socially isolated seniors and their caregivers cope with stress and loneliness, she said.

In a research study, AARP observed the pets' impact on 20 seniors struggling with loneliness. The results reported that the pets calmed participants and eased their loneliness through companionship and interaction after 60 days.

But the pets' effectiveness is often questioned, Phillips said.

"Some people laugh, but it is so much more than a stuffed animal because everybody needs something to hug and care for, especially those that have had limited visitation and have been cut off from their family," she said.

Alzheimer's disease is one of the most expensive health conditions among Americans, but the project aims to reduce some of that financial stress. The companions are delivered after completing an application on the state department's website, she said.

Al'z Place, an adult day care facility for dementia patients on 23rd Avenue in Gainesville, received four robotic cats and had others sent to patients who were isolating at home, manager Nancy Lewis said. Without the project, some patients could not afford the pets that cost around $120.

Lewis said she was skeptical at first, but the facility's patients provided remarkable feedback.

"They were amazing," she said. "Some of them understood that it wasn't a real cat, and others didn't understand, but they still all felt really strong emotions."

Lewis described an anxious patient who fell asleep to a cat's purr. Others picked names and collars. One worried if someone cared for the cats on weekends.

Al'z Place hopes to receive several more pets to accommodate for patients who might return from social isolation in the future, she said. The facility depends on the project to purchase the pets because the pandemic restricted its budget.

On Nov. 3, Gov. Ron DeSantis extended Florida's executive emergency order and CARES Act funding for another 60 days, which ensures that the project will run until the end of this year. Until then, the state will continue researching and delivering pets to elders across the state, Phillips said.

"Our target population is everyone who needs one," Phillips said.

Meanwhile, Rowell said she hopes Silver will comfort Feagle during the holidays as they spend them alone, isolating from friends and family.

"I might get her a Silver 3.0," she said. "We'll be the first crazy robocat ladies."

Lawsuit

Continued from Page 1A

Under Harper's mismanagement in late 2019 through early 2020, the complaint said, Harper increased his own salary, fired key employees, hired unqualified people and couldn't make payroll.

The company lost about $800,000 between December 2019 and April 2020, one court document suggests.

Jeyaprakash, a physician known as "Dr. Jey" and the company's legally required medical authority, sought dissolution of the company and the appointment of a receiver, to take control of and sell the company's assets.

A receiver was appointed in September 2020 after Harper failed to make a payment to Jeyaprakash, after the court ordered Harper to give him half of the $12.5 million company's fair market value — $6.25 million.

However, the receiver's role in the case would uncover more potential misdeeds with company leadership, including conversion — claiming assets as one's own rather than those of the rightful owner — and civil theft.

At a May 2020 meeting, company leaders including Harper, CEO, and David Brewer, chief operating officer, determined that equipment would need to be sold to make payroll.

However, the November 2020 lawsuit said, Brewer, his son Dalton Pagano and Howard Wegman, of Missouri created a plan to sell $1.2 million worth of equipment to Missouri residents Raj, Kevin and Anish Patel. Wegman was involved in business with the Patels, the complaint said.

Brewer and the Patels planned to use the equipment to establish a competing company that would be owned by the Patels and operated by Brewer, the complaint said.

The Patels never paid North Central Florida Neurodiagnostic for the equipment, the complaint said, but later in May set up a contract created by Wegman to buy the equipment for about $192,000 from Re-Initiating Hope Inc., a Collier County-based nonprofit organization.

The Florida Division of Corporations lists Brewer as RHI's president and CEO and Pagano as its vice president.

Even though RHI was listed as the seller, the lawsuit said, the Patels knew the equipment they were buying was owned by North Central Florida Neurodiagnostic and worth much more.

Some of the company's equipment was shipped from Gainesville to Havertown, Pennsylvania, in early June and unloaded by Wegman, the lawsuit said.

On June 18, 2020, the Patels filed articles of organization to establish a business, Absolute Genomics, in both Pennsylvania and Missouri, the lawsuit said.

A few days later on June 22, the complaint said, Brewer resigned from his position at North Central Florida Neurodiagnostic.

On July 28, the complaint said, Brewer joined Absolute Genomics as its CEO.

Court-appointed receiver John Heller sued Brewer, Pagano and Wegman for one count each of conversion, civil theft, and breach of fiduciary duty. The Patels and Absolute Genomics face counts of conversion and civil theft. All parties face counts of conspiracy to commit conversion and conspiracy to commit theft.

Obituaries

Kimberly W. Johnson



Ms. Kimberly W. Johnson age 49 passed away November 15th, 2020 at her home in Gainesville, FL. Ms. Johnson was a graduate of Santa Fe High School, class of 1988, and graduate of City College where she received her AS degree. She was a member of Foundation Chapel Church of God by Faith in Alachua, FL. Ms. Johnson was preceded in death by her step-father Melvin Johnson, brothers, Craig Johnson, and Charles Cooper, Jr.

Ms. Johnson is survived by her sons, Tavares Flagg, Malcolm McCloud, both of Gainesville, FL, mother, Shirley McGoogin Johnson, Gainesville, FL, father Charles Cooper(Cora), Gainesville, FL, siblings, Gregory Calhoun, Linda R. Cooper-Means, Berlinda Johnson-Wright all of Gainesville, FL, Devine Johnson(Esther), Alachua, FL, Melvin Johnson, Jr., Atlanta, GA, Carl Cooper, Sr., (Melicia), Ocala, FL, Craig Cooper(Rita), Starke, FL, Scherri Brooks-Henry(Stephen), West Palm Beach, FL, and one grandchild, Asia Flagg.

Graveside Service for Ms. Johnson will be held 11:00am, Saturday, November 28, 2020 at Newnansville Cemetery, Alachua, FL, Pastor George Dix, Officiant. Arrangements entrusted to Chestnut Funeral Home, Inc., 18 N.W. 8th Avenue, Gainesville, FL.

Ms. Johnson will repose in the Chestnut Memorial Chapel on Friday, November 27, 2020 from 2:00pm until 7:00pm, and on Saturday at Graveside from 10:00am until the hour of Service. Family and friends are asked to meet at the home of Mr. Devine and Mrs. Esther Johnson, 14230 N.W. 156th Place, Alachua, FL at 10:15am.

Social distancing and wearing facial masks are recommended by the CDC and the Alachua County Emergency Order, 2020-50. If you do not have a facial mask, one will be provided for you by a Member of Chestnut Funeral Home Staff.

Viola Elaine Floyd

EVINSTON - Floyd, Viola Elaine, 90, Retired Educator, passed away November 22, 2020. Due to the present COVID19 restrictions, the Life Celebration for Ms. Floyd will be a private gathering. Reverend Harrington Smith will be conducting the words of comfort. To cherish her precious memories: children; Patricia Floyd-Hillard, Thomas J. Floyd, Jr. Grandson: Shaun Nichols, Geat Grandchildren: Jada Nichols, Sanna Nichols

Siblings: Margret Benton, Ollie Johnson-Sellers, and Robert Johnson. Sister-in-laws: Vickie Haynes-Johnson and Bettie Turner. Caregiver: Tammy Carr.

Visitation for family and friends will be at Sellers Funeral Home on Friday from 4pm to 6pm. Please visit the website to submit online condolences.

" A SELLERS SERVICE DEFINES QUALITY & SATISFACTION."

www.sellersfuneralhomes.com



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 December 8, 2020 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: a request by Clay 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.

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.

GF-GH057426

City of ALACHUA

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(Published: Alachua County Today - November 26, 2020)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 12/8/2020
SUBJECT: 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).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Tara Forest, LLC to the City Commission with a recommendation to approve upon making the following motion:

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.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on ±17.29 acres of a ±58.26 acre parcel from Recreation to Conservation on ±6.79 acres and from Recreation to Commercial on ±10.50 acres.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on ±17.29 acres of the ±58.26 acre parcel from Agricultural (A) to Conservation (CONS) on ±6.79 acres and from Agricultural (A) to Community Commercial (CC) on ±10.50 acres.

In addition to the companion rezoning, the applicant has also submitted an application for a Comprehensive Plan Text Amendment. This application proposes to create a new Future Land Use Element (FLUE) policy - Policy 1.3.h. – which would require the owner/developer of Tax Parcel 03020-000-000 or any subset thereof to provide on-site stormwater quality treatment for a portion of existing stormwater runoff from Interstate 75 which presently traverses the subject property. The current owner of the subject property has proposed this amendment in order to address pre-existing conditions on-site and

to provide for an enhancement of the existing stormwater treatment conditions. Policy 1.3.h of the FLUE would also require any portion of Tax Parcel 03020-000-000 or subset of the parcel which is designated as Commercial on the FLUM by this LSCPA application to be zoned Community Commercial (CC) or a less intensive zoning district. The purpose of this provision of the policy is to provide further protection to sensitive environmental features, including adjacent and on-site wetlands, Mill Creek, and Mill Creek Sink (located proximate to the subject property). This provision would ensure that more intensive commercial uses, such as gas stations and auto repair shops, could not locate on the portion of the subject

property subject to the this LSCPA petition.

The subject property is located east of April Boulevard, approximately 1,800 feet north of the intersection of April Boulevard and NW US Highway 441. The property historically has consisted primarily of planted pine and natural vegetation. Most of the planted pine was recently harvested.

Lands to the south and east of the parcel are presently vacant and are constrained by environmental features (wetlands and Mill Creek). Traveler's Campground is located to the north of the parcel. April Boulevard and Interstate 75 are located to the west of the parcel.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Draft Ordinance
- Application & Supporting Materials
- Public Notice Materials for the 12/8/20 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: December 8, 2020
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation on ±17.29 acres of a ±58.26 acre parcel from Recreation to Conservation on ±6.79 acres and from Recreation to Commercial on ±10.50 acres
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP EDA Consultants, Inc.
PROPERTY OWNER:	Tara Forest, LLC
LOCATION:	East of April Boulevard, approximately 1,800 feet north of the intersection of April Boulevard and NW US Highway 441
PARCEL ID NUMBER:	03020-000-000
ACREAGE:	±17.29 acres (property subject to proposed amendment) ±58.26 acres (subject parcel)
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Tara Forest, LLC to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*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.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the FLUM Designation on ±17.29 acres of a ±58.26 acre parcel from Recreation to Conservation on ±6.79 acres and from Recreation to Commercial on ±10.50 acres.

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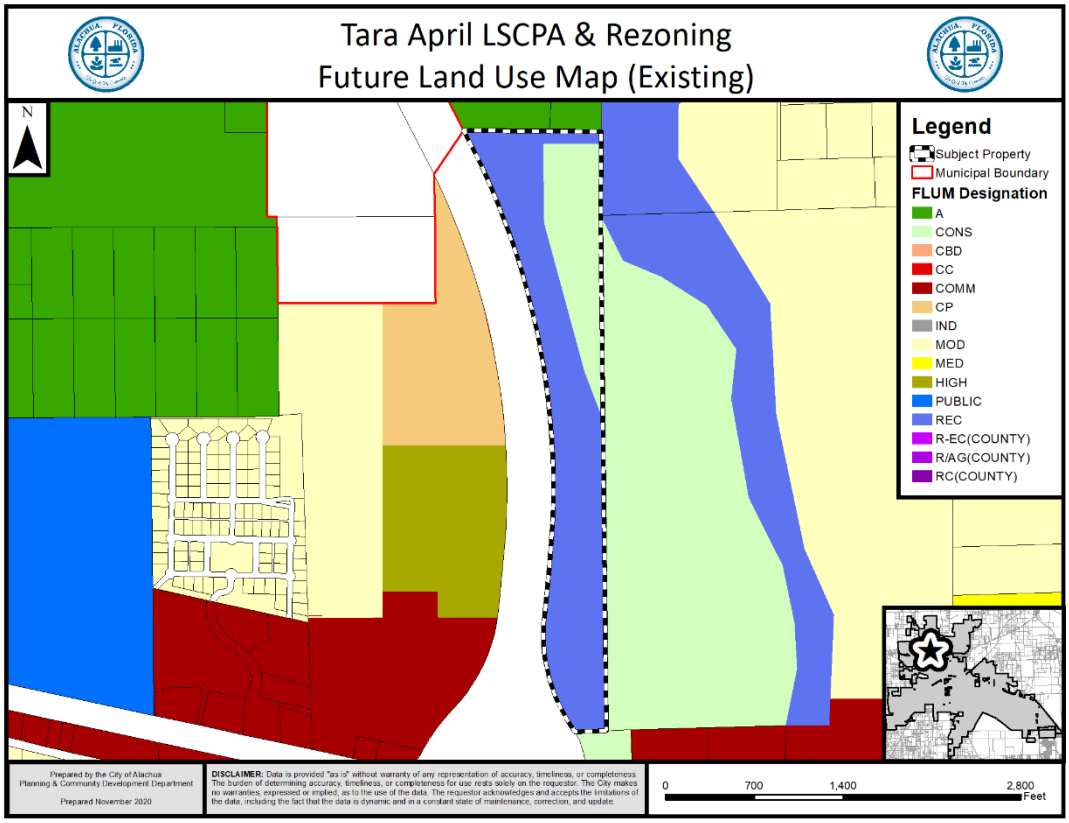
Lands to the south and east of the parcel are presently vacant and are constrained by environmental features (wetlands and Mill Creek). Traveler's Campground is located to the north of the parcel. April Boulevard and Interstate 75 are located to the west of the parcel. See Map 3., Vicinity Map, and Table 2, Surrounding Land Uses, below.

Policy 1.3.b of the FLUE establishes the Commercial land use category, and states that this category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. Policy 1.3.b states that this category is the land use category in which large-scale, regional commercial uses may locate. Uses permitted within the Commercial land use category include, but are not limited to: retail sales and services; personal services; tourist-related uses; hotels and motels; commercial shopping centers; auto-oriented uses; office/business parks; and eating establishments.

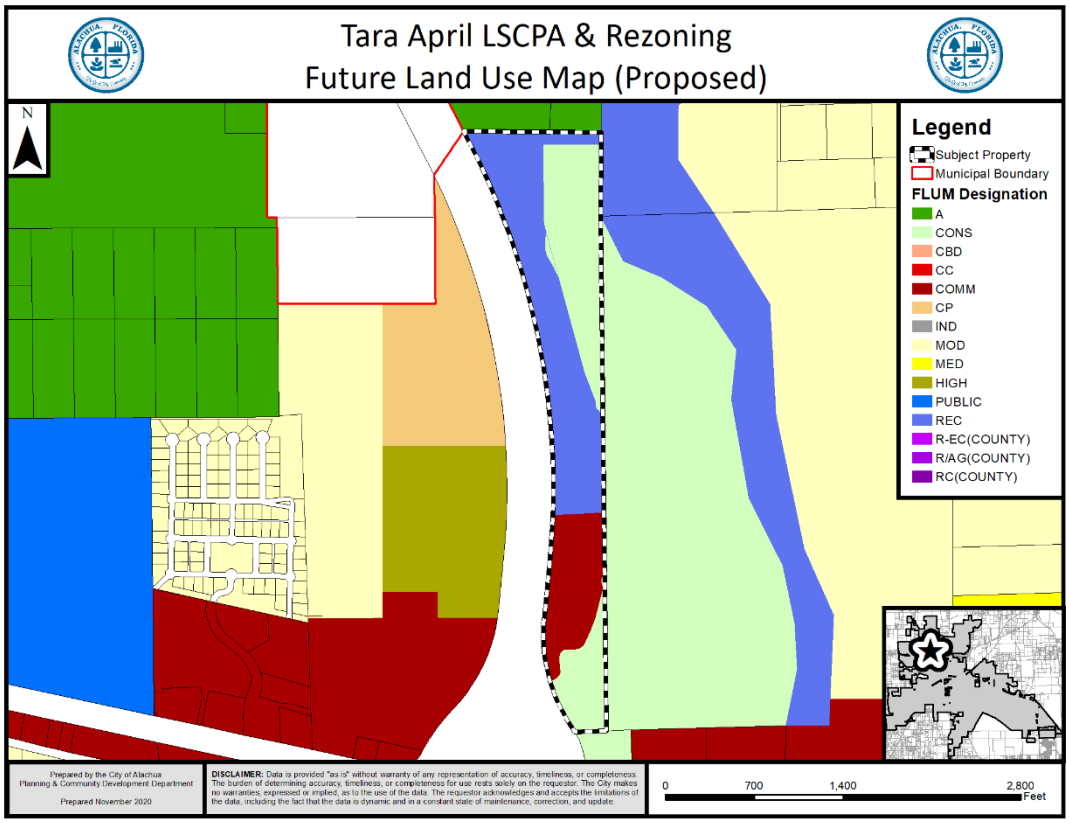
Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Recreation (±17.29 acres)	Conservation (±6.79 acres)	Commercial (±10.50 acres)
Max. Gross Density:	N/A	N/A	N/A
Max. Floor Area:	22,869 square feet	N/A	228,690 square feet
Typical Uses:	Parks; Community gardens	Public access, low intensity resource based recreation (greenways and trails); Native vegetative community restoration; Residential/non-residential uses to manage land (ranger stations, research stations, park amenities)	Retail sales and services; Personal services; Tourist-related uses; Hotels and motels; Commercial shopping centers; Auto-oriented uses; Office/business parks; Eating establishments
Net Increase/ Decrease:	***Decrease of 22,869 square feet recreational uses*** ***Increase of 228,690 square feet commercial uses***		

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property historically has consisted of natural vegetation, however, a large portion of the site was recently cleared.

SURROUNDING USES

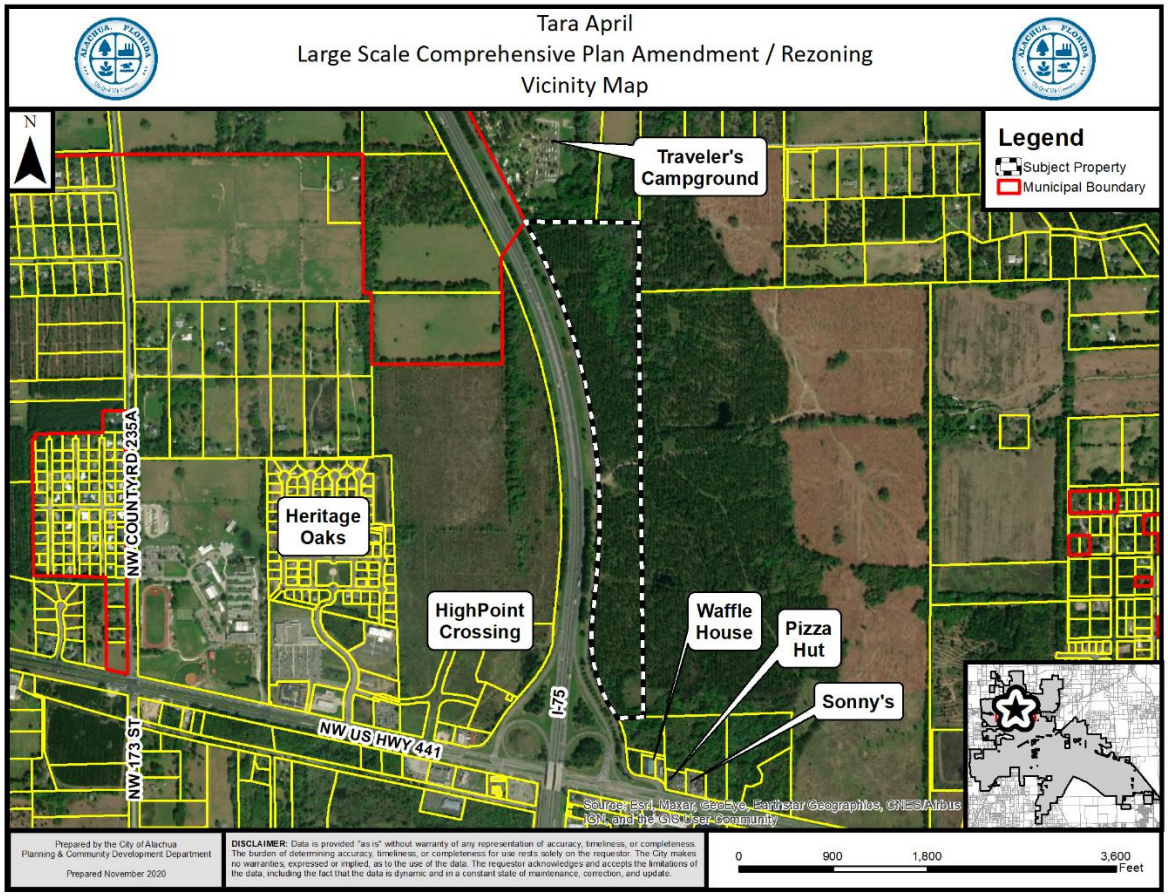
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 5 provides an overview of the vicinity of the subject property.

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 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Traveler's Campground	Agriculture	Agricultural
South	Vacant Lands	Conservation	Conservation
East	Vacant Lands	Conservation	Conservation
West	April Boulevard; Interstate 75	N/A	N/A

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.

Neighborhood meetings are not required for Comprehensive Plan Amendment applications, but are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application, which includes the LSCPA subject property, a Neighborhood Meeting was held.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held virtually on July 29, 2020 at 6:00 p.m. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, one (1) person attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

NEEDS ANALYSIS

Section 163.3177(6)(a)4., Florida Statues, requires the Future Land Use Element of a Comprehensive Plan to ensure that the amount of land designated for future planned uses provides a balance of uses that foster vibrant, viable communities and economic development opportunities. The Future Land Use Element must also address outdated development patterns, and allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business. The amount of land designated for future land uses may not be limited solely by the projected population. Additionally, the Future Land Use Element must provide for at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under Section 380.05, including related rules of the Administration Commission.

The proposed amendment would provide additional land designated for commercial uses within the City. The applicant contends that the subject property is located near existing commercial uses near the Interstate 75/US 441 interchange, and that the proposed amendment would allow for expansion of existing commercial activity in the area and provide an increased tax base.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality…"

An evaluation of each primary indicator is provided below. Since the proposed Conservation land use category would provide further protection sensitive environmental areas and thus would not result in any development, this evaluation focuses on the proposed Commercial land use category.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The portion of the subject property proposed to be designated Commercial on the FLUM is located approximately 1,500 feet north of lands presently designated and utilized for commercial uses. The Commercial land use category provides for general commercial uses, as well as more intense commercial and highway commercial uses. Policy 1.3.b of the FLUE states that this category is the land use category in which large-scale, regional commercial uses may locate. Uses permitted within the Commercial land use category include, but are not limited to: retail sales and services; personal services; tourist-related uses; hotels and motels; commercial shopping centers; auto-oriented uses; office/business parks; and eating establishments. To address the possibility that a more intensive use could locate on the area proposed to be designated Commercial on the FLUM, the applicant has proposed a related Comprehensive Plan Text Amendment requiring any portion of land subject to this LSCPA application to be zoned Community Commercial (CC) or a less intensive zoning district. The proposed Comprehensive Plan Text Amendment ensures that the most intensive commercial uses would be restricted from locating on the property subject to this LSCPA application.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The portion of the subject property proposed to be designated Commercial on the FLUM is generally located near existing urban areas. However, it must be noted that the character of existing land uses located along April Boulevard are primarily rural in nature. Existing uses include a campground, a landscape nursery, and large lot single-family residential uses. The applicant contends that the subject property is located in an area that is already developed around the I-75/US 441 interchange. In addition, the applicant contends that public utilities are available to serve the site. It should be noted that utilities would be required to be extended by approximately 2,000 feet in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: As noted, the character of existing land uses located along April Boulevard are primarily rural in nature. Existing uses include a campground, a landscape nursery, and large lot single-family residential uses. The applicant contends that the subject property is located in an area that is already developed around the I-75/US 441 interchange. The proposed amendment would result in an extension of commercial land use emanating from existing urban development to the southeast of the subject property. It should be noted, however, that the areas located between the subject property and existing commercial uses are constrained from development by wetland areas and flood plains.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater

aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: There are wetland areas and flood plains located on the subject property. Most of these areas are presently located in areas designated Conservation on the FLUM. The location of on-site wetlands have been field delineated, and are identified within the Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020, submitted by the applicant with this application. The proposed amendment would place areas of the subject property which presently are designated Recreation on the FLUM, but which are comprised of a wetland or required wetland buffer, into the Conservation FLUM Designation.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The FLUM Designation of the portion of the subject property subject to the proposed amendment is presently Recreation. There are no active agricultural or silvicultural activities or other agricultural activities or farmland adjacent to the subject property.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: Utilities would be required to be extended by approximately 2,000 feet in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Utilities would be required to be extended by approximately 2,000 feet in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The applicant contends that the subject property is located in the urban part of the City near the US 441/I-75 interchange and that utilities are available to serve future development of the subject property. While located generally proximate to existing urban areas, utilities will need to be extended in order to serve any future development. Extensions of utilities and any other utility

enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The subject property is located near the US 441/I-75 interchange. While areas to the north of the subject property and along April Boulevard are primarily rural in character, the portion of the subject property proposed to be designated Commercial on the FLUM is located approximately 1,500 feet from existing commercial uses. It should be noted that the areas located between the subject property and existing commercial uses are constrained from development by wetlands and flood plains.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The proposed amendment would have no discernible affect on infill development or redevelopment of existing neighborhoods and facilities.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The subject property is generally located proximate to existing commercial uses and lands designated for urban uses near the US 441/I-75 interchange.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The subject property is located along April Boulevard, which is a frontage road paralleling the east side of Interstate 75 and is located north of US Highway 441. The only road which April Boulevard connects to is US Highway 441. As such, an operational analysis has been performed to determine the potential impacts to the intersection of April Boulevard and US Highway 441 and potential impacts to the US 441/I-75 interchange which could result from future development of the subject property. The operational analysis concludes that these intersections will operate at an acceptable level under most conditions considered by the analysis (reference the Operational Analysis performed by Kimley-Horn and included with the application materials for further information). Further evaluation of transportation impacts will be required at the time of any development proposal. Should operational improvements be determined necessary in order to address a specific development plan's impacts, the developer shall be required to coordinate such improvements with the City and with the Florida Department of Transportation (FDOT). See the section of this report titled "Traffic Impacts: Operational Analysis" for further information.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: Mill Creek and associated flood plains are located on a portion of the subject property and extend northward from the subject property as well as to the south east. A significant portion of the subject property would remain designated either Recreation or Conservation on the FLUM. The proposed

amendment would not result in a significant loss of functional open space areas, nor would the amendment bifurcate or encroach into existing open space areas.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application's consistency with Section 163.3177 within the application materials, and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: The subject property is located proximate to the US 441/I-75 interchange. In order to reduce the potential for adverse impacts to nearby environmental features, including wetlands, Mill Creek, and Mill Creek Sink, the applicant has proposed a related Comprehensive Plan Text Amendment requiring any portion of land subject to this LSCPA application to be zoned Community Commercial (CC) or a less intensive zoning district. The proposed Comprehensive Plan Text Amendment ensures that the most intensive commercial uses would be restricted from locating on the property subject to this LSCPA application.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: Utilities would be required to be extended by approximately 2,000 feet in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The proposed amendment does not appear to meet the criteria of this section.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: The amendment would have no perceivable impact upon the conservation of water and energy resources.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The FLUM Designation of the portion of the subject property subject to the proposed amendment is presently Recreation. While the subject property has historically been utilized for silviculture, its use for recreational and commercial purposes would have no significant affect on any unique or prime farmlands or soils.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: There are wetland areas and flood plains located on the subject property. Most of these areas are presently located in areas designated Conservation on the FLUM. The location of on-site wetlands have been field delineated, and are identified within the Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020, submitted by the applicant with this application. The proposed amendment would place areas of the subject property which presently are designated Recreation on the FLUM, but which are comprised of a wetland or required wetland buffer, into the Conservation FLUM Designation. In addition, the related Comprehensive Plan Text Amendment would require the stormwater quality treatment areas mandated by the new Comprehensive Plan policy to be designed to encourage passive recreation use in the form of pervious pathways or nature trails.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed amendment would designate lands for commercial uses. Uses permitted within the Commercial land use category include, but are not limited to: retail sales and services; personal services; tourist-related uses; hotels and motels; commercial shopping centers; auto-oriented uses; office/business parks; and eating establishments. As noted, the applicant has proposed a related Comprehensive Plan Text Amendment requiring any portion of land subject to this LSCPA application to be zoned Community Commercial (CC) or a less intensive zoning district. The proposed Comprehensive Plan Text Amendment ensures that the most intensive commercial uses would be restricted from locating on the property subject to this LSCPA application. The uses permitted within Commercial land use category are supportive of the demands of the residential population by providing areas where nonresidential needs can be fulfilled, either through the provision of goods and services or through the creation of employment opportunities.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The amendment would have no affect or remediation of a development pattern in the vicinity that consitutes sprawl or is supportive of transit-oriented developments or new towns.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*
The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.3: *Commercial*
The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Evaluation & Findings: The proposed amendment would apply the Commercial land use category to a portion of the subject property. While the portion of the subject property proposed to be designated Commercial on the FLUM is not contiguous to lands

presently designated for commercial uses, there are existing commercial lands approximately 1,500 feet to the south of the area proposed to be designated Commercial on the FLUM. The areas located between the area proposed to be designated Commercial on the FLUM and existing commercial uses are constrained from development by wetland areas and flood plains.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

Evaluation & Findings: The amendment would address compatibility between areas proposed to be designated Commercial on the FLUM by also placing additional wetland areas in the Conservation land use category. In order to reduce the potential for adverse impacts to nearby environmental features the applicant has proposed a related Comprehensive Plan Text Amendment requiring any portion of land subject to this LSCPA application to be zoned Community Commercial (CC) or a less intensive zoning district. The proposed Comprehensive Plan Text Amendment ensures that the most intensive commercial uses would be restricted from locating on the property subject to this LSCPA application.

Policy 1.3.f: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

1. The City shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

Evaluation & Findings: The subject property is located within the Gateway Activity Center. Any future development will be subject to the provisions of Section 3.7.2(C) of the City's Land Development Regulations (LDRs), which implements Policy 1.3.f.1.

Objective 1.8: *Conservation*

The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Policy 1.8.a: *Conservation uses*: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Evaluation & Findings: The location of on-site wetlands have been field delineated, and are identified within the Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020, submitted by the applicant with this application. The proposed amendment would place areas of the subject property which presently are designated Recreation on the FLUM, but which are comprised of a wetland or required wetland buffer, into the Conservation FLUM Designation.

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.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone

area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

Evaluation & Findings: The area proposed to be designated Conservation on the FLUM is located within an area that is constrained by environmental features. The location of on-site wetlands have been field delineated, and are identified within the Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020, submitted by the applicant with this application. The proposed amendment would place areas of the subject property which presently are designated Recreation on the FLUM, but which are comprised of a wetland or required wetland buffer, into the Conservation FLUM Designation. The Verde report concludes that in general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Most onsite habitats provide relatively low-quality habitat due to historical land management and development of adjacent parcels and earthwork associated with the construction of Interstate 75.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, any future development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities based upon facility capacity available at this time. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal. Utilities would be required to be extended by approximately 2,000 feet in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater system, 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 Comprehensive Plan.

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation and Findings: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities. In addition, an operational analysis has been performed to determine the potential impacts to the intersection of April Boulevard and US Highway 441 and potential impacts to the US 441/I-75 interchange which could result from future development of the subject property. The operational analysis concludes that these intersections will operate at an acceptable level under most conditions considered by the analysis. Further evaluation of transportation impacts will be required, and capacity must be available, at the time of any future development proposal. Should operational improvements be determined necessary in order to address a specific development plan's impacts, the developer shall be required to coordinate such improvements with the City and with the Florida Department of Transportation (FDOT). See the section of this report titled "Traffic Impacts: Operational Analysis" for further information.

Community Facilities Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which shall include all areas where wastewater service is available. Wastewater service shall be deemed available if:

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible

through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation and Findings: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

Objective 1.1: *Conservation Designations*
The City shall provide additional protection to particularly sensitive natural resources, habitats and ecosystems by establishing conservation designations, with specific uses, buffers and management protocol.

Policy 1.1.a: The City shall establish a conservation land use category for publicly or privately owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat that require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Evaluation and Findings: The location of on-site wetlands have been field delineated, and are identified within the Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020, submitted by the applicant with this application. The proposed amendment would place areas of the subject property which presently are designated Recreation on the FLUM, but which are comprised of a wetland or required wetland buffer, into the Conservation FLUM Designation.

Objective 1.2: *Native Communities and Ecosystems*
The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

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.

OBJECTIVE 1.3: Listed Species
The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Evaluation and Findings: The applicant has submitted an Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020. The Verde report concludes that in general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they

provide exceptional habitat for local wildlife. Most onsite habitats provide relatively low-quality habitat due to historical land management and development of adjacent parcels and earthwork associated with the construction of Interstate 75. Any areas identified within the Verde report as having some potential to support protected flora or fauna are either presently designated in the Conservation land use category or would be designated as such by this amendment.

Objective 1.10: *Wetlands*
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Evaluation and Findings: There are wetland areas and flood plains located on the subject property. Most of these areas are presently located in areas designated Conservation on the FLUM. The location of on-site wetlands have been field delineated, and are identified within the Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020, submitted by the applicant with this application. The proposed amendment would place areas of the subject property which presently are designated Recreation on the FLUM, but which are comprised of a wetland or required wetland buffer, into the Conservation FLUM Designation.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

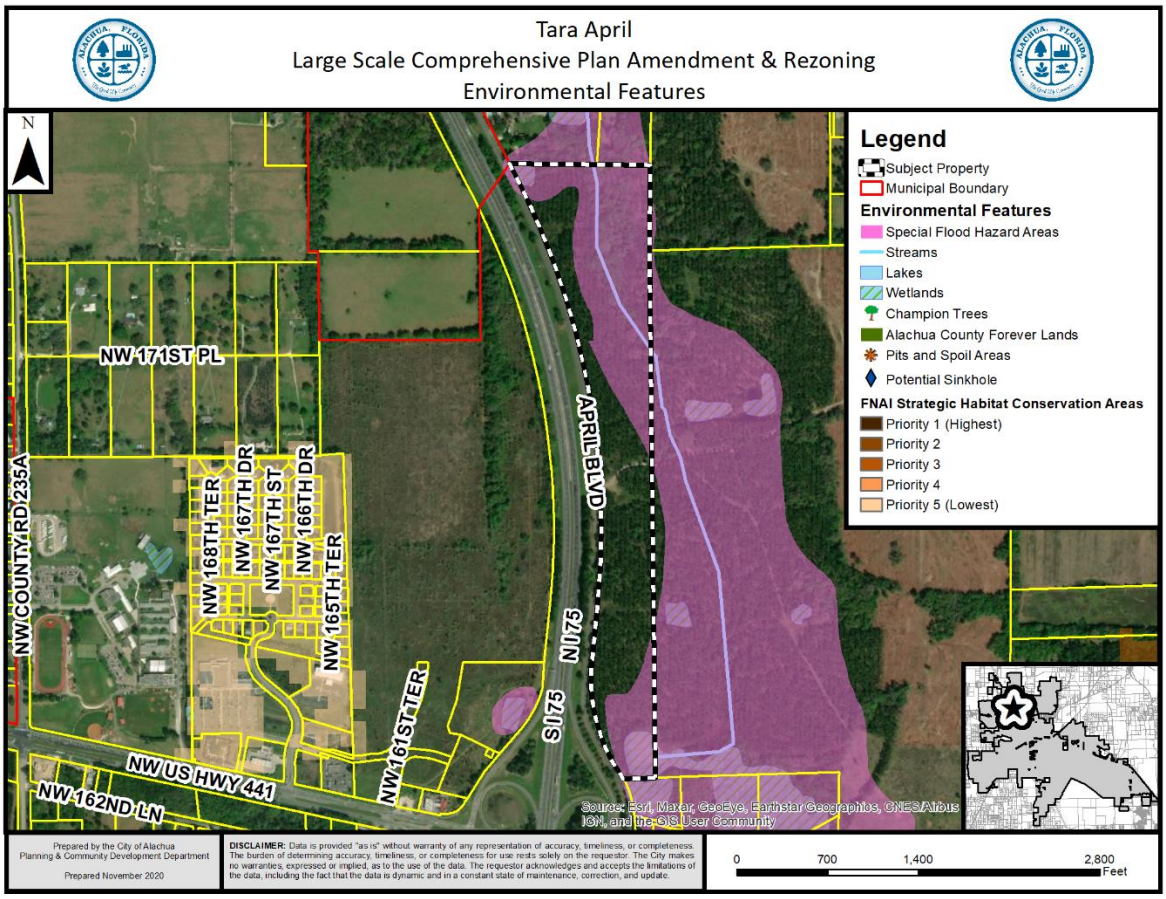
The subject property is located in an area with environmental features, including Mill Creek, Mill Creek Sink, wetlands, and flood plains. In order to evaluate potential impacts to on-site and nearby environmental features, the applicant has submitted an Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020.

The location of on-site wetlands were field delineated by Verde and are identified within the Verde report. In addition, the Verde report concludes that in general, the

land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Most onsite habitats provide relatively low-quality habitat due to historical land management and development of adjacent parcels and earthwork associated with the construction of Interstate 75. Any areas identified within the Verde report as having some potential to support protected flora or fauna are either presently designated in the Conservation land use category or would be designated as such by this amendment.

The City engaged the services of John Wood Group plc ("Wood") to perform a technical review of the Verde report. Wood's technical review included a review of the wetland delineation methodology used by Verde. Wood's technical review also included a verification of any potential threatened and endangered species which may exist on the subject property and those identified in the Verde report. Wood generally agreed with the findings of the Verde report. Upon receipt of Wood's review comments, Verde incorporated Wood's findings into its report. A copy of the Verde report is included within the application materials. Wood's technical review comments are included within Exhibit "A" of this report.

Map 3. Environmental Features



Wetlands

Wetland areas are located on the subject property. Most of these areas are presently located in areas designated Conservation on the FLUM. The location of on-site wetlands have been

field delineated, and are identified within the Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020, submitted by the applicant with this application.

Evaluation: The proposed amendment would place areas of the subject property which presently are designated Recreation on the FLUM, but which are comprised of a wetland or required wetland buffer, into the Conservation FLUM Designation. Wetland areas are subject to the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations.

Creeks and Streams

Mill Creek traverses a portion of the subject property.

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. The areas surrounding Mill Creek on the subject property are presently designated for Conservation on the FLUM, therefore, these minimum buffers shall be maintained from Mill Creek.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The applicant has submitted an Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020. The Verde report concludes that in general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Most onsite habitats provide relatively low-quality habitat due to historical land management and development of adjacent parcels and earthwork associated with the construction of Interstate 75. Any areas identified within the Verde report as having some potential to support protected flora or fauna are either presently designated in the Conservation land use category or would be designated as such by this amendment.

Evaluation: Since there are no areas proposed to be designated Commercial on the FLUM identified within the Verde report as areas that would provide suitable habitat for protected

flora and fauna or habitat for local wildlife, there are no concerns related to regulated plant and animal species.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are three (3) soil types found on the portion of the subject property proposed to be designated Commercial on the FLUM:

Arredondo Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B
This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Lochloosa Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: C
This soil type is somewhat poorly drained. Permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Evaluation: The soil types present pose minimal limitations to urban development and therefore should present limited impacts to any future development of the property.

Flood Potential

Panels 0110D and 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas within Flood Zone X (areas determined to be outside of the 500-year floodplain) and within Flood Zone A and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined).

Evaluation: Areas of the subject property located within Flood Zone A are designated for Conservation on the FLUM. 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. Best available data indicates there are no known geologic features on the subject property.

Evaluation: There are no concerns at this time based upon the best available data, which indicates there are no known geologic features on the subject property.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around 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 Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

TRANSPORTATION IMPACTS: OPERATIONAL ANALYSIS

The subject property is located along April Boulevard, which is a frontage road paralleling the east side of Interstate 75 and is located north of US Highway 441. The only road which April Boulevard connects to is US Highway 441.

The applicant hired Kimley-Horn & Associates to perform the operational analysis to further evaluate potential impacts which may result from the development of the subject property as proposed by this amendment. The operational analysis considered potential impacts to the intersections of April Boulevard and US Highway 441 and potential impacts to the US 441/I-75 northbound and southbound ramps. The operational analysis prepared by Kimley-Horn, dated October 13, 2020, concludes that these intersections will operate at an acceptable level under most conditions considered by the analysis.

The City contracted with Volkert, Inc. to perform a technical review of the Kimley-Horn operational analysis. Volkert agreed with the findings and recommendations of the Kimley-

Horn operational analysis. The Kimley-Horn operational analysis acknowledges that further evaluation of transportation impacts will be required at the time of any development proposal.

Should operational improvements be determined necessary in order to address a specific development plan's impacts, the developer shall be required to coordinate such improvements with the City and with the Florida Department of Transportation (FDOT).

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix. For purposes of consideration of public facilities impacts, only the proposed Commercial FLUM Designation is evaluated, as the proposed Conservation FLUM Designation would have no significant impact to public facilities.

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Recreation	Commercial
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	0.05	0.50 FAR
Maximum Density:	N/A	N/A
Maximum Intensity:	22,869 square feet	228,690 square feet

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

At the maximum development potential, the proposed amendment would not degrade the Level of Service (LOS) standard of any public facilities to an unacceptable level. This analysis is preliminary and based upon the maximum development potential of the proposed amendment. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From North City Limit to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to South City Limit	6/D	Freeway	COMM	C
5 (107)	US 441 (from SR 235 to I-75)	4/D	Arterial	Urban	D
6 (4107)	US 441 (from I-75 to CR 235A)	4/D	Arterial	Urban	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Shopping Center[2] (ITE Code 820)	8,633 (4,316 / 4,317)	215 (133 / 82)	871 (418 / 453)

1 Source: ITE Trip Generation, 10th Edition.
2 Formula: ITE Code 820: AADT –37.75 trips per 1,000 square feet x 228,690 square feet (50% entering/50% exiting); AM Peak Hour –0.94 trips per 1,000 square feet x 228,690 square feet (62% entering/38% exiting); PM Peak Hour – 0.63 trips per 1,000 square feet x 228,690 square feet (48% entering/52% exiting).

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 Interstate 75 (from North City Limits to US 441)[1]	Segment 2 Interstate 75 (from US 441 to South City Limits)[1]	Segment 5 US 441 (from SR 235 to I-75)[1]	Segment 6 US 441 (from I-75 to CR 235A)[1]
Average Annual Daily Trips				
Maximum Service Volume[2]	91,600	91,600	39,000	39,000
Existing Traffic[3]	45,638	69,956	24,199	28,490
Reserved Trips[4]	508	508	2,785	2,785
Available Capacity[4]	45,454	21,135	12,016	7,225
Maximum AADT Generated by Amendment[5]	173	1,381	4,489	4,489
Residual Capacity After Potential Development's Impacts[6]	45,281	19,754	7,527	2,736

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020.
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 Trip Distribution: Segment 1 – 2%; Segment 2 – 16%; Segment 5 – 52%; Segment 6 – 52%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 1 Interstate 75 (from North City Limits to US 441)[1]	Segment 2 Interstate 75 (from US 441 to South City Limits)[1]	Segment 5 US 441 (from SR 235 to I-75)[1]	Segment 6 US 441 (from I-75 to CR 235A)[1]
PM Peak Hour Trips				
Maximum Service Volume[2]	8,250	8,250	3,510	3,510
Existing Traffic[3]	4,792	7,345	2,299	2,707
Reserved Trips[4]	38	38	245	245
Available Capacity[4]	3,420	867	966	558
Maximum PM Peak Hour Trips Generated by Amendment[5]	17	139	453	453
Residual Capacity After Potential Development's Impacts[6]	3,703	728	513	105

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020.
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 Trip Distribution: Segment 1 – 2%; Segment 2 – 16%; Segment 5 – 52%; Segment 6 – 52%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of any affected roadway segments and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's transportation system will be reevaluated at the site plan or preliminary plat review stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,000
Reserved Capacity[2]	121,059
Available Capacity	889,941
Projected Potable Water Demand from Application[3]	22,869
Residual Capacity	**867,072**
Percentage of Permitted Design Capacity Utilized	**62.30%**

Sources:
1 City of Alachua Public Services Department, April 2020.
2 City of Alachua October 2020 Development Monitoring Report.
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 0.1 gallon per square foot x 228,690 square feet.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's potable water system will be reevaluated at the site plan or preliminary plat review stage.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	675,000
Reserved Capacity[2]	115,933
Available Capacity	709,067
Projected Sanitary Sewer Demand from Application[3]	22,869
Residual Capacity	**686,198**
Percentage of Permitted Design Capacity Utilized	**54.25%**

Sources:
1 City of Alachua Public Services Department, April 2020.
2 City of Alachua October 2020 Development Monitoring Report.
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 0.1 gallon per square foot x 228,690 square feet.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's wastewater system will be reevaluated at the site plan or preliminary plat review stage.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,192.00	7,517.54
Reserved Capacity[2]	8,251.19	1,505.84
Demand Generated by Application[3]	2,744.27	500.83
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).
2 City of Alachua October 2020 Development Monitoring Report.
3 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996
4 New River Solid Waste Facility, April 2020.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Recreation Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to recreation facilities.

Public School Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to public school facilities.

EXHIBIT "A"

TO

TARA FOREST, LLC (TARA APRIL)

LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION

STAFF REPORT

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 5, 2020

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Completeness Review of:
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h
Tara April Large Scale Comprehensive Plan Amendment (LSCPA) Application
Tara April Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

On July 30, 2020, the City of Alachua received the following related applications:

1. ***A proposed Comprehensive Plan Text Amendment*** to create a new Future Land Use Element (FLUE) Policy 1.3.h, which would establish certain requirements for development on Tax Parcel 03020-000-000;
2. ***A proposed Large Scale Comprehensive Plan Amendment (LSCPA)*** to amend the Future Land Use Map (FLUM) Designation of a ±17.8 acre subject property from Recreation to Conservation (±7.33 acres) and to Commercial (±10.5 acres) on a portion of Tax Parcel 03020-000-000; and,
3. ***A proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*** to amend the zoning of a ±17.8 acre subject property from Agricultural (A) to Conservation (CSV) (±7.33 acres) and to Community Commercial (CC) (±10.5 acres) on a portion of Tax Parcel 03020-000-000.

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 applications for completeness and finds that the applications are complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Wednesday, August 12, 2020**. Digital submission of the materials to the project planner is acceptable.

The comments below are based solely on a preliminary review of your applications for completeness. An in-depth review of the content of each application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

In order to provide a complete application, you must address the following:

Comprehensive Plan Text Amendment Application

1. ***Agent Authorization:*** Authorized Agent Affidavit does not indicate authorization to file a Comprehensive Plan Text Amendment application. Provide an executed Authorized Agent Affidavit which authorizes EDA to act as the agent on behalf of the property owner for the proposed Comprehensive Plan Text Amendment application affecting development of Tax Parcel 03020-000-000.

LSCPA Application

1. There are inconsistencies within the application materials of the acreage proposed to be changed to a Conservation FLUM Designation (±7.33 acres, ±8.1 acres, ±8.11 acres) and the total acreage subject to the amendment (±17.8 acres, ±18.6 acres). Please resolve inconsistencies and update application materials accordingly.

2. Please provide legal descriptions of each proposed land use area in Word format.

Rezoning Application

1. There are inconsistencies within the application materials of the acreage proposed to be changed to Conservation (CSV) zoning (±7.33 acres, ±8.1 acres, ±8.11 acres) and the total acreage subject to the amendment (±17.8 acres, ±18.6 acres). Please resolve inconsistencies and update application materials accordingly.

2. Please provide legal descriptions of each proposed zoning district in Word format.

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 18, 2020

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Development Review Team (DRT) Summary:
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h
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3. ***A proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*** to amend the zoning of a ±17.8 acre subject property from Agricultural (A) to Conservation (CSV) (±7.33 acres) and to Community Commercial (CC) (±10.5 acres) on a portion of Tax Parcel 03020-000-000.

A completeness review was performed on August 5, 2020 and the application were determined to be complete on the same date.

The applications have been reviewed by the City's Development Review Team (DRT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting is scheduled for **11:30 AM** on **Thursday, August 20, 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 **Thursday, September 3, 2020**. A total of four (4) copies of each 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.

Please address the following:

All Applications

1. NOTE: The City will engage the services of an environmental professional to review the applications. Comments received following this review shall be provided to the applicant at a later date.

Comprehensive Plan Text Amendment

1. The applicant has portrayed that the intent of the amendment is to improve existing conditions and to enhance water quality. Water quality treatment proposed for stormwater runoff from I-75 must be quantifiable. Also note that the subject property is already subject to a more stringent standard for water quality treatment. See Section 6.9.3(C)(3): *In addition, steps to control erosion and sedimentation must be taken for all development, including exempt development as cited above, that is adjacent to or drains into a surface water, canal, or stream, or that empties into a sinkhole, by first allowing the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three-year, one-hour design storm within 72 hours after a storm event.*

2. The proposed policy would require the stormwater quality treatment area to be "designed to encourage passive recreation use in the form of pathways or nature trails".
    a. Who will own the stormwater quality treatment area?
    b. Who will maintain the stormwater quality treatment area and any recreational features?

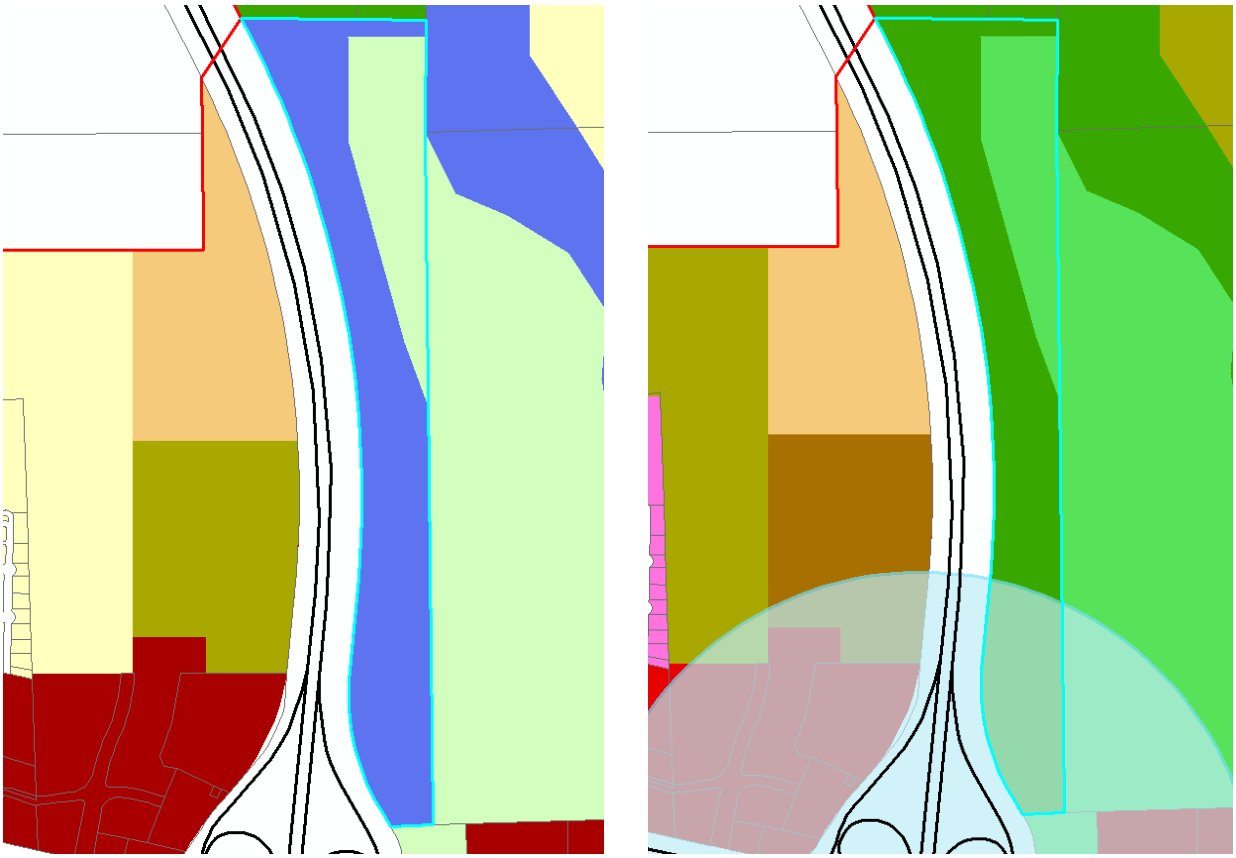
3. *Comments on Proposed Text:*
    a. The first two paragraphs as drafted are informational and should not be included within as part of any language to be adopted into the Comprehensive Plan. Policy should start with "In order to provide…"
    b. The use of the terms "existing" and "future" must be rephrased. When written into a Comprehensive Plan policy could lead to confusion.
    c. The language needs to be reviewed to provide further specificity to what will occur to fulfill the water quality treatment improvements proposed by the policy. Words and phrases such as "some", "to the extent feasible", and "a portion of the FDOT stormwater runoff" are open-ended and do not provide a measurable/quantifiable standard to attain.
    d. Provide a map or illustration of the drainage watershed area which is referenced in subsection 2. of the proposed policy.
    e. Provide further information about the intended purpose of floodplain compensation, including a map or illustration which identifies existing flood hazard areas which would be affected by such floodplain compensation.

Comprehensive Plan Map Amendment & Rezoning

4. *FLUM/Zoning Inconsistencies*
    a. It appears the applicant has used the boundary of FLUM/zoning as shown on Alachua County Map Genius to depict existing FLUM/zoning designations. This boundary is inconsistent with the boundary as depicted in the 2009 FLUM amendment and 2010 Rezoning and as adopted on the City FLUM and Official Zoning Atlas. See maps below. Ordinances 09-14 and 10-23, which included legal descriptions of the Conservation and Recreation FLUM and the Conservation and Agricultural zoning districts, respectively, are

attached. The applicant must resolve these inconsistencies and revise the Comprehensive Plan Map Amendment and Rezoning applications accordingly.

FLUM **Zoning**



b. The land proposed to be amended to Conservation FLUM/zoning as shown on Figures 3 and 4 in the Justification Reports are inconsistent with the legal description and sketch of such areas as provided by the applicant. In addition, the boundary of the land proposed to be amended to Commercial FLUM/CC zoning appears to also be inconsistent with the legal description and sketch. Please address.

5. *Public Facilities Impacts*
   a. The Public Facilities Analysis indicates that the proposed FLUM amendment and rezoning have the potential to generate 8,633 AADT and 871 PM peak hour trips. April Boulevard is a dead-end street, therefore all trips will be directed to the intersection of NW US Highway 441 and April Boulevard. This intersection is located less than 500 feet from the northbound Interstate-75 on/off ramps. A traffic impact analysis, prepared by a licensed professional engineer, evaluating the potential impacts which could be generated by the proposed commercial development must be provided. The analysis must support that project impacts are acceptable from an operational perspective. If improvements are needed to address project impacts, the analysis must identify any modifications needed to address the impacts of future commercial development.

6. *Environmental / Suitability Analysis*
   a. An excerpt of the conclusions and considerations from the Environmental Study performed by Verde Environmental in July 2020 is provided on Page 7 of each Justification Report. Portions of the conclusions and considerations which discuss and

recommend buffering of wetland areas and stormwater management system design were excluded. Please address.

b. Provide a map which overlays the proposed FLUM designations/zoning districts and the land cover and natural communities as mapped by Verde Environmental in the July 2020 Environmental Assessment & Listed Species Survey.

7. *Comprehensive Plan Consistency*
   a. In response to Objective 5.2 and Policy 5.2.1 of the FLUE, please elaborate upon the availability of utilities.

8. *Concurrency Impact Analysis*
   a. Concurrency Impact Analysis: sanitary sewer and potable water impacts indicate a net change, however, the impacts are based upon the proposed Commercial FLUM Designation / CC zoning only (e.g., gross impacts, not not).
   b. Concurrency Impact Analysis: Correct the potable water impacts (shown as 1,900 gpm) in the table on page 24 (CPA) and page 17 (rezoning) of the Justification Report.

9. *Minor Revisions*
   a. The second paragraph on Page 6 of each Justification Report states, "[t]here are multiple areas (see the attached legal description sketch that illustrates these areas as Parcels A through C) on Tax Parcel 03020-000-000…" There are four (4) areas (Parcels A – D) Shown on the sketch. Please correct.

Comprehensive Plan Map Amendment

10. *Compatibility Analysis*
    a. The final paragraph states "…[i]n addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also ensure compatibility at the time of development review." Section 6.8 of the LDRs primarily relates to building design and appearance, which minimally affects compatibility. Please address.

11. *Urban Sprawl Analysis*
    a. In response to urban sprawl indicator #2, the applicant states, "…[e]xisting utilities, including potable water, wastewater, and electric are available to serve the property." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that utilities are "available".
    b. In response to urban sprawl indicator #3, the applicant states, "[o]nly a small portion of the subject property (10.5 acres – approximately 18%) is proposed for a change from the existing silviculture use to future commercial development. The silviculture use will be preserved on the portion of the property that has Agricultural zoning." However, the applicant has proposed a companion Comprehensive Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM. Please address.
    c. In response to urban sprawl indicator #4, the applicant primarily addresses the needs of the travelling public (addressing the needs associated with highway travel and tourism), however, the urban sprawl indicator relates to the ***demands of the residential population*** *for nonresidential needs* ***of the area***. Please address.
    d. In response to primary indicator #1, please elaborate upon the availability of utilities.
    e. In response to primary indicator #5, please address the allusion to agricultural uses on the remainder of the parcel, as the applicant has proposed a companion Comprehensive

Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM.

f. In response to primary indicator #6, please elaborate upon the availability of utilities.
g. In response to primary indicator #7, please elaborate upon the availability of utilities.
h. In response to primary indicator #8, please elaborate upon the availability of utilities.
i. In response to primary indicator #9, please elaborate upon the availability of utilities.

12. *Comprehensive Plan Consistency*
    a. In response to Objective 1.12 of the COSE, the applicant states that, "[f]uture development on the subject property shall be connected to centralized water and sewer facilities, *if available*…" Elsewhere throughout the report, the applicant states these utilities are "available". Please address.

13. *Minor Revisions*
    a. The first paragraph on Page 7 of the Justification Report states, "[a]s described in the policies listed above, the proposed future land use designations of Commercial and Conservation are appropriate for the portions of the subject property that are illustrated in Figure 4." Figure 4 depicts the proposed zoning categories. Please address.
    b. The third paragraph on Page 11 of the Justification Report refers to Objective 1.5 of the FLUE, which pertains to the Industrial FLUM Designation. This Objective and sub-policies are not applicable to the proposed FLUM Designations, nor does it pertain to soil conditions. Please address.
    c. Concurrency Impact Analysis: Correct reference to CC zoning under the drainage section, page 18 of the Justification Report.

Rezoning

14. *Response to Section 2.4.2(E), Standards for Site-Specific Amendments to the Official Zoning Atlas*
    a. Response to 2.4.2(E)(1)(e): The final paragraph states "…[i]n addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also ensure compatibility at the time of development review." Section 6.8 of the LDRs primarily relates to building design and appearance, which minimally affects compatibility. Please address.
    b. Response to 2.4.2(E)(1)(g):
        i. In response to urban sprawl indicator #2, the applicant states, "…[e]xisting utilities, including potable water, wastewater, and electric are available to serve the property." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that utilities are "available".
        ii. In response to urban sprawl indicator #3, the applicant states, "[o[nly a small portion of the subject property (10.5 acres – approximately 18%) is proposed for a change from the existing silviculture use to future commercial development. The silviculture use will be preserved on the portion of the property that has Agricultural zoning." However, the applicant has proposed a companion Comprehensive Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM. Please address.
    c. Response to 2.4.2(E)(1)(j): The response states, "[t]he site is served by electric, potable water, and wastewater services." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that the site is "served" by these services.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., dated August 18, 2020

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 18, 2020**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 8/18/2020

RE: **Tara April Rezoning**

Public Services has reviewed the Tara April Rezoning (July 30th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**July 30th Submittal Comment(s)** FYI: In subsequent submittals, please provide more detail of the water and wastewater connections and routing. As per previous communications, • Wastewater gravity piping will be routed to existing Lift Station 9, whose capacity will need to be increased. The City expects that the applicant shall pay for the required improvements of Lift Station 9. • Mills Creek runs within the subject parcel. This portion of the parcel will remain a conservation area. Thus, it is not permissible to route water and wastewater piping underneath Mills Creek.

Kimley»Horn

August 24, 2020

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

RE: ***US 441/M.L. King Jr. Boulevard at April Boulevard Methodology***
City of Alachua, Florida

Dear Mr. Tabor:

The purpose of this letter is to summarize the proposed methodology for the operational analysis of the intersection of US 441/M.L. King Jr. Boulevard at April Boulevard as requested by the City of Alachua.

Background

An amendment of the Future Land Use Map of the City of Alachua's Comprehensive Plan from Recreation and Conservation to Commercial is proposed for 10.5 +/- acres of Tax Parcel 03020-000-000. As part of the City of Alachua's review of the Future Land Use Map Justification Report prepared by eda consultants, inc., the City has requested that a traffic analysis be prepared to evaluate the potential impacts of the commercial land use on the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard.

Operational Analysis

The operational analysis will focus on vehicular operations at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard during the P.M. peak hour utilizing the following methodology:

A. Establish the existing P.M. peak hour turning movement volumes at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard based on readily available traffic data from the City and FDOT. Due to the impacts from COVID-19, new traffic data cannot be collected at this time. At the time this letter was prepared, volumes for April Boulevard were not readily available. Therefore, the P.M. peak hour volumes for April Boulevard will be estimated based on trip generation calculations from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition for the existing uses that access April Boulevard.
B. Perform an intersection operational analysis for existing conditions using the volumes developed in item A and Trafficware's *Synchro 10* traffic engineering analysis software which applies the Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition methodologies. As the intersection is an unsignalized, one-way stop-controlled intersection, the operational analysis will be based on the delay and level of service (LOS) for the southbound stop-controlled approach of April Boulevard. It is assumed that the lowest acceptable LOS for this approach is LOS E.
C. Determine the reserved P.M. peak hour trips for the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard based on the reserved segment trips City of Alachua's July 2020 Development Monitoring Report. Kimley-Horn will coordination with the City of Alachua regarding the location of the projects with reserved trips to establish the P.M. peak hour turning

movements from the segment trips. The reserved trips will be added to the existing P.M. peak hour turning movement volumes from item A to establish the "existing + reserved" volumes.

D. Perform an intersection operational analysis for "existing + reserved" conditions using the volumes developed in item C and Trafficware's *Synchro 10* traffic engineering analysis software which applies the TRB's HCM, 6th Edition methodologies.
E. Determine the potential buildout P.M. peak hour turning movements based on the "existing + reserved" trips from item C and the turning movement counts generated by the maximum buildout scenario from the proposed land use amendment. The trips from the proposed land use amendment will be determined using the calculated P.M. peak hour trips from the Future Land Use Map Justification Report and a turning movement trip distribution for those trips based on the Gainesville Urbanized Area Transportation Study (GUATS) model.
F. Perform an intersection operational analysis for maximum buildout conditions using the volumes developed in item E and Trafficware's *Synchro 10* traffic engineering analysis software which applies the TRB's HCM, 6th Edition methodologies.
G. Determine the P.M. peak hour trip threshold at which the southbound stop-controlled approach at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard will fail to operate at an acceptable condition.
H. Coordinate with FDOT and the City of Alachua to provide a list of potential improvements that could be used to improve the P.M. peak hour operating conditions of the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard, if necessary.

The operational analysis will be documented in a technical memorandum for submittal to the City of Alachua.

Closure

This methodology has been developed based on the conversation during the meeting on August 20, 2020. If your office concurs with this methodology, please find the appropriate signature block below and sign as such. Please return a signed copy to our office for our records.

Please feel free to call me with any questions.

Sincerely,
KIMLEY-HORN



Ali H. Brighton, P.E.

Justin Tabor, AICP Date
Principal Planner
City of Alachua

September 3, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Development Review Team (DRT) Summary
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on August 18, 2020 are below:

All Applications

1. NOTE: The City will engage the services of an environmental professional to review the applications. Comments received following this review shall be provided to the applicant at a later date.

RESPONSE: Noted. Responses will be provided after receipt of the comments from the environmental professional.

Comprehensive Plan Text Amendment

1. The applicant has portrayed that the intent of the amendment is to improve existing conditions and to enhance water quality. Water quality treatment proposed for stormwater runoff from I-75 must be quantifiable. Also note that the subject property is already subject to a more stringent standard for water quality treatment. See Section 6.9.3(C)(3): *In addition, steps to control erosion and sedimentation must be taken for all development, including exempt development as cited above, that is adjacent to or drains into a surface water, canal, or stream, or that empties into a sinkhole, by first allowing the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three-year, one-hour design storm within 72 hours after a storm event.*

RESPONSE: Please see revised policy language in the updated Justification Report that includes a quantifiable water quality treatment standard.

2. The proposed policy would require the stormwater quality treatment area to be "designed to encourage passive recreation use in the form of pathways or nature trails".

   a. Who will own the stormwater quality treatment area?

RESPONSE: The ownership of the stormwater water quality treatment area will be private. This has been added in the explanation in the Justification Report for the text

change and has been added to the proposed policy. This may be in the form of an Owner's Association at some point in the future.

b. Who will maintain the stormwater quality treatment area and any recreational features?

RESPONSE: Maintenance of the stormwater water quality treatment area will be private by the owner/developer. This has been added in the explanation in the Justification Report for the text change and has been added to the proposed policy. This may be in the form of an Owner's Association at some point in the future for ongoing maintenance.

3. *Comments on Proposed Text:*
   a. The first two paragraphs as drafted are informational and should not be included within as part of any language to be adopted into the Comprehensive Plan. Policy should start with "In order to provide…"

RESPONSE: Please see revised policy language in the updated Justification Report for the text change.

b. The use of the terms "existing" and "future" must be rephrased. When written into a Comprehensive Plan policy could lead to confusion.

RESPONSE: Please see the revised policy language in the updated Justification Report for the text change.

c. The language needs to be reviewed to provide further specificity to what will occur to fulfill the water quality treatment improvements proposed by the policy. Words and phrases such as "some", "to the extent feasible", and "a portion of the FDOT stormwater runoff" are open-ended and do not provide a measurable/quantifiable standard to attain.

RESPONSE: Please see the revised policy language in the updated Justification Report for the text change.

d. Provide a map or illustration of the drainage watershed area which is referenced in subsection 2. of the proposed policy.

RESPONSE: Please see the attached map that illustrates the drainage watershed area.

e. Provide further information about the intended purpose of floodplain compensation, including a map or illustration which identifies existing flood hazard areas which would be affected by such floodplain compensation.

RESPONSE: Please see the attached map that illustrates existing flood hazard areas on the site.

Sincerely,

Clay Sweger, AICP LEED AP

September 3, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Development Review Team (DRT) Summary:
Tara April Large Scale Comprehensive Plan Amendment (LSCPA) Application

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on August 18, 2020 are below.

All Applications

1. NOTE: The City will engage the services of an environmental professional to review the applications. Comments received following this review shall be provided to the applicant at a later date.

RESPONSE: Noted. Responses to the environmental comments will be provided when they are received from the City of Alachua.

Comprehensive Plan Map Amendment & Rezoning

4. *FLUM/Zoning Inconsistencies*

   a. It appears the applicant has used the boundary of FLUM/zoning as shown on Alachua County Map Genius to depict existing FLUM/zoning designations. This boundary is inconsistent with the boundary as depicted in the 2009 FLUM amendment and 2010 Rezoning and as adopted on the City FLUM and Official Zoning Atlas. See maps below. Ordinances 09-14 and 10-23, which included legal descriptions of the Conservation and Recreation FLUM and the Conservation and Agricultural zoning districts, respectively, are attached. The applicant must resolve these inconsistencies and revise the Comprehensive Plan Map Amendment and Rezoning applications accordingly.

RESPONSE: Maps and boundaries have been updated to match the City of Alachua official maps. Please see the updated Justification Report.

b. The land proposed to be amended to Conservation FLUM/zoning as shown on Figures 3 and 4 in the Justification Reports are inconsistent with the legal description and sketch of such areas as provided by the applicant. In addition, the boundary of the land proposed to be amended to Commercial FLUM/CC zoning appears to also be inconsistent with the legal description and sketch. Please address.

RESPONSE: Figures 3 and 4 are updated in the revised Justification Report.

5. *Public Facilities Impacts*

a. The Public Facilities Analysis indicates that the proposed FLUM amendment and rezoning have the potential to generate 8,633 AADT and 871 PM peak hour trips. April Boulevard is a dead-end street, therefore all trips will be directed to the intersection of NW US Highway 441 and April Boulevard. This intersection is located less than 500 feet from the northbound Interstate-75 on/off ramps. A traffic impact analysis, prepared by a licensed professional engineer, evaluating the potential impacts which could be generated by the proposed commercial development must be provided. The analysis must support that project impacts are acceptable from an operational perspective. If improvements are needed to address project impacts, the analysis must identify any modifications needed to address the impacts of future commercial development.

RESPONSE: The applicant is working with a traffic consultant to produce a traffic impact analysis for the intersection of April Boulevard and US 441. The study methodology has been submitted for approval by the City of Alachua. When completed, the traffic impact study will be submitted.

6. *Environmental / Suitability Analysis*

a. An excerpt of the conclusions and considerations from the Environmental Study performed by Verde Environmental in July 2020 is provided on Page 7 of each Justification Report. Portions of the conclusions and considerations which discuss and recommend buffering of wetland areas and stormwater management system design were excluded. Please address.

RESPONSE: Please see the updated Justification Report where the entire paragraph is now included.

b. Provide a map which overlays the proposed FLUM designations/zoning districts and the land cover and natural communities as mapped by Verde Environmental in the July 2020 Environmental Assessment & Listed Species Survey.

RESPONSE: Please see the attached map that illustrates the land cover and natural communities as mapped Verde Environmental over the proposed FLU map.

7. *Comprehensive Plan Consistency*

   a. In response to Objective 5.2 and Policy 5.2.1 of the FLUE, please elaborate upon the availability of utilities.

   RESPONSE: Please see the updated Justification Report concerning utility availability.

8. *Concurrency Impact Analysis*

   a. Concurrency Impact Analysis: sanitary sewer and potable water impacts indicate a net change, however, the impacts are based upon the proposed Commercial FLUM Designation / CC zoning only (e.g., gross impacts, not not).

   RESPONSE: Please see the updated Justification Report.

   b. Concurrency Impact Analysis: Correct the potable water impacts (shown as 1,900 gpm) in the table on page 24 (CPA) and page 17 (rezoning) of the Justification Report.

   RESPONSE: Please see p. 17 of the updated Justification Report for the CPA.

9. *Minor Revisions*

   a. The second paragraph on Page 6 of each Justification Report states, "[t]here are multiple areas (see the attached legal description sketch that illustrates these areas as Parcels A through C) on Tax Parcel 03020-000-000…" There are four (4) areas (Parcels A – D) Shown on the sketch. Please correct.

   RESPONSE: Please see the updated sketch that now depicts only 3 areas (Parcels A-C).

Comprehensive Plan Map Amendment

10. *Compatibility Analysis*

   a. The final paragraph states "…[i]n addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also ensure compatibility at the time of development review." Section 6.8 of the LDRs primarily relates to building design and appearance, which minimally affects compatibility. Please address.

   RESPONSE: Section 6.8.2 (A)(1) concerning Façade and material design clearly indicates that facades facing a street or lands containing existing residential or vacant land in residential or Conservation zoning are subject to the standards, which implies that the standards affect compatibility with surrounding uses (including a street) and surrounding zonings. Therefore, the applicant stands by the statement that Sec. 6.8 of the LDRs would, in part, affect compatibility in the area (because future development facades will face April Boulevard (a street)

and be subject to the design requirements that would assist in making future development compatible with the surrounding location.

11. *Urban Sprawl Analysis*
    a. In response to urban sprawl indicator #2, the applicant states, "...[e]xisting utilities, including potable water, wastewater, and electric are available to serve the property." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that utilities are "available".

RESPONSE: Please see the updated Justification Report.

    b. In response to urban sprawl indicator #3, the applicant states, "[o]nly a small portion of the subject property (10.5 acres – approximately 18%) is proposed for a change from the existing silviculture use to future commercial development. The silviculture use will be preserved on the portion of the property that has Agricultural zoning." However, the applicant has proposed a companion Comprehensive Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM. Please address.

RESPONSE: The response to this urban sprawl indicator has been revised in the Justification Report based on the fact that the Future Land Use designation for the property is Recreation and not Agriculture, which means that this application is not impacting land designated for agricultural use on the Future Land Use Map.

    c. In response to urban sprawl indicator #4, the applicant primarily addresses the needs of the travelling public (addressing the needs associated with highway travel and tourism), however, the urban sprawl indicator relates to the ***demands of the residential population*** *for nonresidential needs* ***of the area***. Please address.

RESPONSE: Please see the updated Justification Report.

    d. In response to primary indicator #1, please elaborate upon the availability of utilities.

RESPONSE: Please see the updated Justification Report.

    e. In response to primary indicator #5, please address the allusion to agricultural uses on the remainder of the parcel, as the applicant has proposed a companion Comprehensive Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM.

RESPONSE: The response to this urban sprawl indicator has been revised in the Justification Report based on the fact that the Future Land Use category for the property is Recreation and not Agriculture, which means that this application is not impacting land designated for agricultural use on the Future Land Use Map.

f. In response to primary indicator #6, please elaborate upon the availability of utilities.

RESPONSE: Please see the updated Justification Report.

g. In response to primary indicator #7, please elaborate upon the availability of utilities.

RESPONSE: Please see the updated Justification Report.

h. In response to primary indicator #8, please elaborate upon the availability of utilities.

RESPONSE: Please see the updated Justification Report.

i. In response to primary indicator #9, please elaborate upon the availability of utilities.

RESPONSE: Please see the updated Justification Report.

12. *Comprehensive Plan Consistency*
    a. In response to Objective 1.12 of the COSE, the applicant states that, "[f]uture development on the subject property shall be connected to centralized water and sewer facilities, *if available*..." Elsewhere throughout the report, the applicant states these utilities are "available". Please address.

RESPONSE: Please see the updated Justification Report.

13. *Minor Revisions*
    a. The first paragraph on Page 7 of the Justification Report states, "[a]s described in the policies listed above, the proposed future land use designations of Commercial and Conservation are appropriate for the portions of the subject property that are illustrated in Figure 4." Figure 4 depicts the proposed zoning categories. Please address.

RESPONSE: Reference has been corrected. Please see the updated Justification Report.

b. The third paragraph on Page 11 of the Justification Report refers to Objective 1.5 of the FLUE, which pertains to the Industrial FLUM Designation. This Objective and sub policies are not applicable to the proposed FLUM Designations, nor does it pertain to soil conditions. Please address.

RESPONSE: The reference should have been to Objective 5.1, this was a transcription error and has been revised in the updated Justification Report.

c. Concurrency Impact Analysis: Correct reference to CC zoning under the drainage section, page 18 of the Justification Report.

RESPONSE: The reference has been changed to Commercial land use designation. Please see the updated Justification Report.

Public Services

July 30th Submittal Comment(s)
FYI: In subsequent submittals, please provide more detail of the water and wastewater connections and routing.

RESPONSE: Noted. At the site plan submittal stage, the detail for the water and wastewater connections will be provided. The updated Justification Report has an explanation that the proposed water and wastewater extensions will be performed as part of future development within the proposed commercial land use area.

As per previous communications,

- Wastewater gravity piping will be routed to existing Lift Station 9, whose capacity will need to be increased. The City expects that the applicant shall pay for the required improvements of Lift Station 9.

RESPONSE: Noted. Please see the updated Justification Report that includes this explanation.

- Mills Creek runs within the subject parcel. This portion of the parcel will remain a conservation area. Thus, it is not permissible to route water and wastewater piping underneath Mills Creek.

RESPONSE: Noted.

Sincerely,

Clay Sweger, AICP LEED AP

September 3, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Development Review Team (DRT) Summary: Tara April Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on August 18, 2020 are below.

All Applications

1. NOTE: The City will engage the services of an environmental professional to review the applications. Comments received following this review shall be provided to the applicant at a later date.

RESPONSE: Noted. Responses will be provided after receipt of the comments from the environmental professional.

Comprehensive Plan Map Amendment & Rezoning

4. *FLUM/Zoning Inconsistencies*

   a. It appears the applicant has used the boundary of FLUM/zoning as shown on Alachua County Map Genius to depict existing FLUM/zoning designations. This boundary is inconsistent with the boundary as depicted in the 2009 FLUM amendment and 2010 Rezoning and as adopted on the City FLUM and Official Zoning Atlas. See maps below. Ordinances 09-14 and 10-23, which included legal descriptions of the Conservation and Recreation FLUM and the Conservation and Agricultural zoning districts, respectively, are attached. The applicant must resolve these inconsistencies and revise the Comprehensive Plan Map Amendment and Rezoning applications accordingly.

   RESPONSE: Maps and boundaries have been updated to match the City of Alachua official maps. Please see the updated Justification Report.

   b. The land proposed to be amended to Conservation FLUM/zoning as shown on Figures 3 and 4 in the Justification Reports are inconsistent with the legal description and sketch of such areas as provided by the applicant. In addition, the boundary of the land proposed to

be amended to Commercial FLUM/CC zoning appears to also be inconsistent with the legal description and sketch. Please address.

RESPONSE: Figures 3 and 4 are updated in the revised Justification Report.

5. *Public Facilities Impacts*

   a. The Public Facilities Analysis indicates that the proposed FLUM amendment and rezoning have the potential to generate 8,633 AADT and 871 PM peak hour trips. April Boulevard is a dead-end street, therefore all trips will be directed to the intersection of NW US Highway 441 and April Boulevard. This intersection is located less than 500 feet from the northbound Interstate-75 on/off ramps. A traffic impact analysis, prepared by a licensed professional engineer, evaluating the potential impacts which could be generated by the proposed commercial development must be provided. The analysis must support that project impacts are acceptable from an operational perspective. If improvements are needed to address project impacts, the analysis must identify any modifications needed to address the impacts of future commercial development.

RESPONSE: The applicant is working with a traffic consultant to produce a traffic impact analysis for the intersection of April Boulevard and US 441. The study methodology has been submitted for approval by the City of Alachua. When completed, the traffic impact study will be submitted.

6. *Environmental / Suitability Analysis*

   a. An excerpt of the conclusions and considerations from the Environmental Study performed by Verde Environmental in July 2020 is provided on Page 7 of each Justification Report. Portions of the conclusions and considerations which discuss and recommend buffering of wetland areas and stormwater management system design were excluded. Please address.

RESPONSE: Please see the updated Justification Report where the entire paragraph is now included.

   b. Provide a map which overlays the proposed FLUM designations/zoning districts and the land cover and natural communities as mapped by Verde Environmental in the July 2020 Environmental Assessment & Listed Species Survey.

RESPONSE: Please see the attached map that illustrates the land cover and natural communities as mapped Verde Environmental over the proposed FLU map.

7. *Comprehensive Plan Consistency*

   a. In response to Objective 5.2 and Policy 5.2.1 of the FLUE, please elaborate upon the availability of utilities.

RESPONSE: Please see the updated Justification Report concerning utility availability.

8. *Concurrency Impact Analysis*

   a. Concurrency Impact Analysis: sanitary sewer and potable water impacts indicate a net change, however, the impacts are based upon the proposed Commercial FLUM Designation / CC zoning only (e.g., gross impacts, not not).

RESPONSE: Please see the updated Justification Report.

   b. Concurrency Impact Analysis: Correct the potable water impacts (shown as 1,900 gpm) in the table on page 24 (CPA) and page 17 (rezoning) of the Justification Report.

RESPONSE: Please see p. 25 of the updated Justification Report for the rezoning.

9. *Minor Revisions*

   a. The second paragraph on Page 6 of each Justification Report states, "[t]here are multiple areas (see the attached legal description sketch that illustrates these areas as Parcels A through C) on Tax Parcel 03020-000-000..." There are four (4) areas (Parcels A – D) Shown on the sketch. Please correct.

RESPONSE: Please see the updated sketch that now depicts only 3 areas (Parcels A-C).

Rezoning

14. *Response to Section 2.4.2(E), Standards for Site-Specific Amendments to the Official Zoning Atlas*

   a. Response to 2.4.2(E)(1)(e): The final paragraph states "...[i]n addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also ensure compatibility at the time of development review." Section 6.8 of the LDRs primarily relates to building design and appearance, which minimally affects compatibility. Please address.

RESPONSE: Section 6.8.2 (A)(1) concerning Façade and material design clearly indicates that facades facing a street or lands containing existing residential or vacant land in residential or Conservation zoning are subject to the standards, which implies that the standards affect compatibility with surrounding uses (including a street) and surrounding zonings. Therefore, the applicant stands by the statement that Sec. 6.8 of the LDRs would, in part, affect compatibility in the area (because future development facades will face April Boulevard (a street) and be subject to the design requirements that would assist in making future development compatible with the surrounding location.

   b. Response to 2.4.2(E)(1)(g):

i. In response to urban sprawl indicator #2, the applicant states, "...[e]xisting utilities, including potable water, wastewater, and electric are available to serve the property." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that utilities are "available".

RESPONSE: Please see the updated Justification Report.

ii. In response to urban sprawl indicator #3, the applicant states, "[o[nly a small portion of the subject property (10.5 acres – approximately 18%) is proposed for a change from the existing silviculture use to future commercial development. The silviculture use will be preserved on the portion of the property that has Agricultural zoning." However, the applicant has proposed a companion Comprehensive Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM. Please address.

RESPONSE: The response to this urban sprawl indicator has been revised in the Justification Report based on the fact that the Future Land Use designation for the property is Recreation and not Agriculture, which means that this application is not impacting land designated for agricultural use on the Future Land Use Map.

b. Response to 2.4.2(E)(1)(j): The response states, "[t]he site is served by electric, potable water, and wastewater services." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that the site is "served" by these services.

RESPONSE: Please see the updated Justification Report.

Public Services

July 30th Submittal Comment(s)
FYI: In subsequent submittals, please provide more detail of the water and wastewater connections and routing.

RESPONSE: Noted. At the site plan submittal stage, the detail for the water and wastewater connections will be provided. The updated Justification Report has an explanation that the proposed water and wastewater extensions will be performed as part of future development within the proposed commercial land use area.

As per previous communications,

- Wastewater gravity piping will be routed to existing Lift Station 9, whose capacity will need to be increased. The City expects that the applicant shall pay for the required improvements of Lift Station 9.

RESPONSE: Noted. Please see the updated Justification Report that includes this explanation.

- Mills Creek runs within the subject parcel. This portion of the parcel will remain a conservation area. Thus, it is not permissible to route water and wastewater piping underneath Mills Creek.

  RESPONSE: Noted.

Sincerely,

Clay Sweger, AICP LEED AP

Tara April Rezoning Application Environmental Assessment and Listed Species Survey

Alachua, Florida

Technical Review Report

Prepared for:

City of Alachua

15100 NW 142nd Terrace/ PO Box 9
Alachua, Florida 32616

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.

404 SW 140th Terrace
Gainesville, FL 32601

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Associate Engineer

Wood Project No.: 6572200368

September 2020

Tara April Rezoning Application Environmental Assessment and Listed Species Survey

Technical Review Report

Alachua, Florida
Project # 6572200368 | City of Alachua

Prepared for:

City of Alachua
15100 NW 142nd Terrace/ PO Box 9, Alachua, FL 32616

Prepared by:

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September 2020

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Table of contents

1.0 Introduction 1-1
1.1 Purpose 1-1
1.2 Background 1-1
2.0 Environmental Assessment and Listed Species Survey Review 2-1
2.1 Wetland Delineation Review 2-1
2.2 Threatened & Endangered Species Review 2-1
3.0 Future Land Use Risk Assessment 3-1
3.1 Proposed Change 3-1
3.2 Zoning Change 3-1
3.3 Future Land Use Map Change 3-1
3.4 Potential Impacts of Commercial Development 3-2
3.5 Permit and Design Requirements 3-2
4.0 Summary and Conclusions 4-1
5.0 References 5-1

List of tables

Table 1. Environmental Assessment and Listed Species Survey (July 2020) Comments Summary
Table 2. Threatened and Endangered Species with Potential for Occurrence on the Project Area

List of acronyms

CFR	Code of Federal Regulations
City	City of Alachua
ERP	Environmental Resource Permit
FAC	Florida Administrative Code
FDEP	Florida Department of Environmental Protection
FLUM	Future Land Use Map
FNAI	Florida Natural Areas Inventory
FWC	Florida Fish and Wildlife Conservation Commission
IPaC	Information for Planning and Consultation
RCRA	Resource Conservation and Recovery Act
SRWMD	Suwannee River Water Management District
USACE	United States Army Corps of Engineers
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
Wood	Wood Environment & Infrastructure Solutions, Inc.

1.0 Introduction

1.1 Purpose

Wood Environment & Infrastructure Solutions, Inc. (Wood) was authorized by the City of Alachua (the City) to perform technical review of the Environmental Assessment and Listed Species Survey prepared by Verde Environmental (July 2020) for land use and zoning change applications of the Tara April property near Mill Creek Sink. In addition, the City has requested Wood consider the allowable uses within the proposed Future Land Use Map (FLUM) designations and zoning to consider if any of the uses allowed within each would present potential adverse impacts to nearby and adjacent environmental features.

1.2 Background

Tara Forest, LLC. submitted an application to the City for a Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application (Rezoning Application) and a City of Alachua Comprehensive Plan Amendment Application (Comprehensive Plan Amendment Application). The City has requested Wood review these applications because the subject parcel is west of and upgradient from Mill Creek and Mill Creek Sink. The City is concerned with how changes to the zoning and FLUM s could affect development adjacent to Mill Creek and Mill Creek Sink and potential for water quality impacts from future adjacent land uses.

The applicant (Tara Forest, LLC) is seeking to develop a portion of parcel # 03020-000-000 to construct two hotels. The 58.32 +/- acre parcel is located northeast of the intersection of Interstate 75 and US Highway 441 and is currently zoned as Agriculture/Conservation with a FLUM designation of Conservation/Recreation. The applicant is requesting rezoning and a FLUM designation change for a portion of the property to be rezoned to Community Commercial, and another portion to be rezoned as Conservation.

Verde Environmental prepared an Environmental Assessment and Listed Species Survey Report (dated July 2020) in support of the above reference applications.

Wood scientists have reviewed the application and the Environmental Assessment and Listed Species Survey Report to verify if the report findings are professionally acceptable. The findings of the review of the Environmental Assessment are presented in Section 2. A discussion of the potential impacts of the rezoning request on the adjacent environment are discussed in Section 3.0.

2.0 Environmental Assessment and Listed Species Survey Review

Wood environmental scientists reviewed the Environmental Assessment and Listed Species Survey report to verify if the report findings are professionally acceptable. Wood has summarized comments in **Table 1**.

Wood environmental scientists conducted a desktop review and site assessment to confirm or deny the findings of the Environmental Assessment and Listed Species Survey report. The site assessment included review of wetland delineation lines for consistency with 1987 United States Army Corps of Engineers (USACE) "Corps of Engineers Wetlands Delineation Manual" and the Florida wetland delineation method, "Delineation of the Landward Extent of Wetlands and Surface Waters" (Chapter 62-340). In addition, the site was reviewed for potential presence of protected species or their habitat.

2.1 Wetland Delineation Review

Verde Environmental scientists interpreted the extent of wetland habitat on and adjacent to the subject property based on review of readily available geographic information system resources, including current and historic aerial photographs, United States Fish and Wildlife Services (USFWS) national wetland inventory, and United States Department of Agriculture soils maps. Verde Environmental scientists then field-verified the wetland boundary points and updated the remotely interpreted wetlands map.

On September 3, 2020, Wood scientists reviewed the wetland delineation and agreed with the general location of the wetland boundary lines. There were no wetland flags, and Wood scientists did not have access to the GPS points referred to in the Verde Environmental report; therefore, it should be noted that this review of the wetland delineation does not constitute a verification. Furthermore, prior to development, the wetland delineation will need to be verified by Alachua County and Suwannee River Water Management District (SRWMD).

Wetlands are protected under Rule 62-330.020 Environmental Resource Permitting of the Florida Administrative Code (F.A.C.), Section 404 of the Clean Water Act [United States Environmental Protection Agency (USEPA)], and Alachua County Code of Ordinances (Part II, Title 7, Chapter 77). If future development includes impacts to these wetlands or the wetland buffer (as defined by Alachua County and SRWMD) Environmental Resource Permit (ERP), USACE 404 permits, and Alachua County development permits will be required.

2.2 Threatened & Endangered Species Review

Verde Environmental scientists performed a desktop survey for the potential presence of threatened and endangered species using Florida Natural Areas Inventory (FNAI) and performed a site investigation for evidence of listed species and their habitat. Wood scientists reviewed the Verde Environmental assessment. The methods used by Verde Environmental are consistent with methods that Wood scientists follow for listed species evaluations. However, we also use the USFWS Information for Planning and Consultation (IPaC) Resource List Report. The IPaC resources list report includes an informal list of endangered species, critical habitat, migratory birds, wildlife refuges, and wetlands (collectively referred to as trust resources) under the USFWS jurisdiction that are known or expected to be on or near the project area.

The IPaC resources list included three species not included in the FNAI species list for the project site. These included the eastern black rail (*Laterallus jamaicensis ssp. jamaicensis*), frosted flatwoods salamander (*Ambystoma cingulatum*), and the squirrel chimney cave shrimp (*Palaemonetes cummingi*).

Table 2 outlines the species listed in the IPaC resource lists, their preferred habitat, and if that preferred habitat is found on the subject property. Foraging habitat for the eastern black rail and wood stork (freshwater marshes) is noted as being present in the south eastern corner of the subject property; however, as Verde Environmental scientists noted the edge of the marsh has an abrupt slope, which limits the quality of the wetland for foraging habitat for wading birds.

On September 3, 2020, Wood scientists evaluated the onsite habitat compared with preferred habitats for the listed species identified by FNAI and IPaC. Wood scientists generally agreed with the habitat assessments made by Verde Environmental scientists, with the following exceptions. Verde Environmental scientists described the majority of the property as Coniferous Plantation and noted that this habitat type would not be suitable for a number of upland species due to management practices, canopy cover, and lack of ground cover. The property has recently been cleared; therefore, in its current state, the property may provide suitable habitat for several upland species including gopher tortoises (*Gopherus polyphemus*), indigo snakes (*Drymarchon couperi*), gopher frogs (*Lithobates capito*), Florida burrowing owl (*Athene cunicularia floridana*), short-tailed snake (*Lampropeltis extenuata*), and Florida pine snake (*Pituophis melanoleucus mugitus*). No evidence of these species was observed during the site assessment performed by Verde Environmental or Wood. The lack of gopher tortoise and burrowing owl burrows makes it unlikely these species or their commensals would be present onsite. However, prior to development, a Florida Fish and Wildlife Conservation Commission (FWC) compliant gopher tortoise survey would be required due to the suitable habitat of well-drained, sandy soils onsite.

No threatened or endangered wildlife or plant species were observed during Wood's site assessment.

Table 1. Environmental Assessment and Listed Species Survey (July 2020) Comments Summary (page 1 of 2)

Report Page Number	Report Section	Report Text	Wood Comments
68	Listed Plant Species and Their Habitats, Florida Mountain-Mint (Threatened: State)	The Florida mountain mint is shade intolerant, often depending on periodic fires to maintain the canopy openings. A pine plantation is typically managed to achieve a closed canopy to eliminate competition from other tree species and maximize timber production. The closed canopy of the onsite forested habitats would eliminate the chance of finding Florida mountain mint on the property.	The current condition of the site is clear; however, the natural habitat for the Florida mountain mint seems to be marginal areas with more hardwood growth in the understory, rather than in very open, grassy pine woods (FWC, 2020); therefore, preferred habitat for this species does not exist on the property.
69	Listed Wildlife Species and Their Habitats	N/A	Wood stork is listed on FNAI results in Appendix A as "likely" to occur but it is not included in the "Listed Wildlife Species and Their Habitats" section or anywhere in the report. See Table 2 for Wood's assessment for this species.
69	Listed Wildlife Species and Their Habitats, Eastern Indigo Snake (Threatened: Federal and State)	There is little potential for indigo snakes to occupy this site due to the lack of suitable habitat on the property.	Wood scientists observed suitable habitat for burrows onsite, but did not observe burrows at the time of the site visit on 9/3/2020.
69	Listed Wildlife Species and Their Habitats, Florida Burrowing Owl (Threatened: State)	Utilization of the property by burrowing owls is unlikely due to the lack of high, well drained, sparsely vegetated sandy habitat such as dry prairie and sandhill. The forested upland habitats found onsite, and past management as pine plantation, are not conducive to supporting burrowing owl populations.	Well drained sparsely vegetated habitat is present in the cleared area of the property. Suitable habitat is present but may not be used due to frequent disturbance caused by timber management.
70	Listed Wildlife Species and Their Habitats, Short-Tailed Snake (Threatened: State)	The short-tailed snake prefers dry sandhill, xeric hammock, sand pine scrub or other similar sandy habitats with a relatively open or absent canopy. This type of habitat is not found on the Tara Forest/MeGahee Property; thus, it is unlikely that short-tailed snakes would be found onsite.	Sandy habitat with absent canopy are present in the cleared portions of the property.

Table 1. Environmental Assessment and Listed Species Survey (July 2020) Comments Summary (page 2 of 2)

Report Page Number	Report Section	Report Text	Wood Comments
70	Listed Wildlife Species and Their Habitats, Gopher Tortoise (Threatened: State)	No gopher tortoises were observed during the site visit and it is unlikely that tortoises would utilize any portion of the property. Although the recently harvested pine plantation currently lacks a closed canopy, there is minimal tortoise habitat adjacent to the Tara Forest/MeGahee Property and it is unlikely that tortoises would migrate onsite due to adjacent roads.	Due to suitable habitat being present onsite, a gopher tortoise survey should be conducted prior to construction.
70	Listed Wildlife Species and Their Habitats, Gopher Frog (recently de-listed: State)	Additionally, like the indigo snake, gopher frogs are frequently observed as commensal species with gopher tortoises, utilizing tortoise burrows as shelter during the day. The lack of tortoise burrows on the property further decreases the likely hood of gopher frogs inhabiting the property's uplands.	Wood scientists observed suitable habitat for burrows onsite, but did not observe burrows at the time of the site visit on 9/3/2020.
70	Listed Wildlife Species and Their Habitats, Florida Pine Snake (Threatened: State)	Much like the short-tailed snake discussed above, the Florida pine snake prefers dry sandhill, xeric hammock, or sand pine scrub with a relatively open or absent canopy. This type of habitat is not found on the Tara Forest/MeGahee Property; thus, it is unlikely that the Florida pine snake would utilize the upland habitats onsite.	Sandy habitat with absent canopy are present in the cleared portions of the property.

Prepared by: NP Checked by: SEM

Table 2. Threatened and Endangered Species with Potential for Occurrence on the Project Area

Scientific Name[a]	Common Name[a]	Listing Status [a]	Preferred Habitat [b]	Habitat Present on Project Site[d]
Laterallus jamaicensis ssp. *jamaicensis*	Eastern Black Rail	PT	Salt, brackish, and freshwater marshes[c]	Yes
Mycteria americana	Wood Stork	FT	Nesting: mixed hardwood swamps, sloughs, mangroves, cypress domes/strands; Foraging: freshwater and estuarine marshes	Yes
Drymarchon couperi	Eastern Indigo Snake	FT	Pine flatwoods, hardwood forests, edges of cypress swamps, and hydric hammocks	Yes – a thin area of hardwood forest is present along the ditches and creek in the northern portion of the property
Gopherus polyphemus	Gopher Tortoise	ST, FC	Well-drained, sandy soils, longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies and coastal dunes	Yes – well-drained and sandy upland areas present in the western portion of the site
Ambystoma cingulatum	Frosted Flatwoods Salamander	FT	Slash and longleaf pine flatwoods with a wiregrass floor and scattered wetlands	No
Palaemonetes cummingi	Squirrel Chimney Cave Shrimp	FT	Only in the Squirrel Chimney sinkhole in Alachua County	No

Prepared by: NP Checked by: SEM

Note:

PT = Federally Proposed Threatened ST = State Designated Threatened
FT = Federally Designated Threatened FC = Federal Candidate
- FE = Federally Designated Endangered

Sources:

(a) USFWS. 2020a. IPaC Resource Report. 09/02/2020. Generated from website: https://ecos.fws.gov/ipac/.
(b) Preferred habitat determined using FWC species profiles (FWC 2020), unless otherwise stated
  a. FWC. 2020. Species Profiles. Website accessed August 2020: https://myfwc.com/wildlifehabitats/profiles/.
(c) Preferred habitat determined using USFWS species profiles (USFWS 2020b)
  a. USFWS. 2020b. Southeastern Wildlife, Species Profiles. Website accessed August 2020: https://www.fws.gov/southeast/wildlife/.
(d) Wood. 2020. Site Visit on September 3, 2020.

3.0 Future Land Use Risk Assessment

3.1 Proposed Change

The applicant is seeking to develop a portion of parcel # 03020-000-000 (the parcel) to construct two hotels. The 58.32 +/- acre parcel is located northeast of the intersection of Interstate 75 and US Highway 441 and is currently zoned as Agriculture/Conservation with a FLUM designation of Conservation/Recreation. The applicant is requesting rezoning and a FLUM designation change for 17.83 +/- acres of the parcel. Of this, 7.33 +/- acres are proposed to be zoned as Conservation with a future land use designation of Conservation. The portion of the parcel proposed for hotel development is 10.50 +/- acres and the applicant is requesting that the land be rezoned from Agriculture to Community Commercial with a FLUM designation change from Recreation to Commercial.

The requested rezoning and future land use changes for the 7.33 +/- acre portion are not discussed further because the proposed change is to Conservation (both in zone and future land use designation). The requested rezoning and future land use changes for the 10.50 +/- portion to Community Commercial and Commercial are discussed further below, as well as a discussion on additional permits required for developing the site that will protect the adjacent resources.

3.2 Zoning Change

Allowable uses under current zoning (Agriculture) include general agriculture activities, for example, agronomy, aquaculture, biotechnical, forestry, fisheries, apiculture, silviculture, and similar uses (City of Alachua Land Development Code). The proposed zoning is for Community Commercial District. According to the City of Alachua Land Development Code, the Community Commercial District "is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The Community Commercial district should typically be located along major arterials or at the intersection of an arterial and highway."

3.3 Future Land Use Map Change

The current future land use designation is Recreation. The proposed future land use is Commercial, described by the City of Alachua Comprehensive Plan Future Land Use Element as being "established to provide for general commercial uses, as well as more intense commercial and highway commercial uses.

This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional mixed-use neighborhood planned developments;
10. Employment center planned developments;

11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and
14. Eating establishments.

3.4 Potential Impacts of Commercial Development

The potential impacts on Mill Creek and Mill Creek Sink of commercial site uses include more general impacts related to development of the site as well as impacts specific to certain kinds of commercial uses. These potential impacts must be taken seriously because the site is within the Sensitive Karst Area of Alachua County where the Floridan Aquifer is at or near the land surface, allowing for rapid movement, with little treatment, of stormwater into the aquifer.

In general, commercial development of the site would increase the impervious cover at the site, via roads, parking lots, and other structures. Impervious cover can:

1. Increase nonpoint source water pollution by limiting the capacity of soils to filter runoff;
2. Affect peak flow and water volume, which heighten erosion potential and affect habitat and water quality;
3. Increase storm water runoff, which can deliver more pollutants to water bodies that residents may rely on for drinking and recreation; and
4. Affect ground water aquifer recharge.

Contaminants common in runoff from impervious sources include oils from road surfaces, nutrients from fertilizers, and various toxic compounds (USEPA, 2020a). Commercial development of the site would also invite more litter – litter can include paper and plastic materials discarded by users of the site. When introduced into streams, litter can harm physical habitats, transport chemical pollutants, and threaten aquatic life. Plastic trash is especially harmful to water quality and aquatic ecosystems. For example, persistent, bioaccumlative and toxic contaminants can accumulate on plastic debris and then be released into the environment as the debris breaks down (USEPA, 2020b).

Additional negative impacts from commercial developments include increased air pollution associated with developments that encourage vehicle use and formation of heat islands after trees are removed and replaced with pavement and structures (Alachua County, 2018).

Some of the specific allowed commercial uses may be more detrimental to surrounding natural areas than others. For example, auto-oriented uses and limited industrial services could potentially be allowed at the site. These types of businesses use and store hazardous materials and generate hazardous wastes on site, introducing contaminated runoff as well as potential for large-volume spills. Gas stations pose specific risks – gasoline, diesel, oils, and solvents common to these businesses contain chemicals that are harmful to human and environmental health and the method of use allows for potential introduction into the environment. Gasoline or diesel fuel may spill during transfer from tanker trucks to on-site storage tanks, while consumers are pumping gas, or from onsite storage tanks.

3.5 Permit and Design Requirements

Environmental protection regulations are in place at local, state and federal level for development. Any development of the site may require local, state, and federal permits. County regulations require a 75 ft buffer from wetlands. In addition, the County development permits require demonstration of stormwater treatment, compatible with the County regulations. The additional impervious surface area associated with

any commercial development would require stormwater treatment in accordance with Chapter 62-330, F.A.C. and require an ERP through the state. And because the site is within a Sensitive Karst Area, the development would need to incorporate the requirements of Chapter 40-41.063(6), F.A.C. which establishes design criteria for stormwater best management practices within Sensitive Karst Areas.

If the subject property were to be developed into one of the allowed commercial uses, that may be more detrimental to surrounding natural areas such as auto-oriented uses and limited industrial services in which hazardous substances are, there are additional regulations with which these developments would be required to comply.

The Resource Conservation and Recovery Act (RCRA) regulations found in title 40 of the Code of Federal Regulations in part 262, establish basic hazardous waste management standards for hazardous waste generators. The regulations are designed to ensure protection of human health and the environment. Florida Department of Environmental Protection (FDEP) is the state administrator of RCRA; requiring hazard waste generators obtain permits through FDEPs Waste Management Division to ensure hazardous waste is appropriately identified and safely handled. In addition, Alachua County performs inspections of hazardous waste generator facilities.

4.0 Summary and Conclusions

Wood scientists generally agree with the Environmental Assessment and Listed Species Report for the Tara April property prepared by Verde Environmental. The recent clearing of the property has created open sandy soil habitat, which is suitable for several protected species including gopher tortoises and commensal species (indigo snakes and gopher frogs). However, the lack of gopher tortoise burrows, coupled with the management activities associated with the pine plantation make it unlikely for these species to be present on the property. Prior to development an FWC compliant gopher tortoise survey would be required. In addition, although freshwater marsh foraging habitat for wading birds is present on the site; due to the abrupt slopes of the marsh, it provides limited quality foraging habitat. There is limited quality habitat for listed species on the Tara April property, and no listed species were observed during the Verde Environmental or Wood site investigations. Furthermore, the proposed zoning changes keep the onsite wetland in conservation; therefore, no direct impacts are proposed.

The proposed rezoning from Agriculture to Community Commercial with a FLUM designation change from Recreation to Commercial has the potential to result in development that may introduce contaminants common in runoff from impervious sources and increased litter to the Mill Creek and Mill Creek Sink. Although the rezoning may introduce additional risk for contaminants entering Mill Creek and Mill Creek Sink; local, state and federal regulations are in place to protect adjacent water bodies from development.

5.0 References

Alachua County. 2018. Alachua County Stormwater Treatment Manual.

Florida Department of Environmental Protection (FDEP). 1994. Delineation of the Landward Extent of Wetlands and Surface Waters. Florida Administrative Code (F.A.C.) & Florida Administration Register, Rule Chapter: 62-340.

Florida Fish and Wildlife Conservation Commission (FWC). 2020. Species Profiles. Website accessed August 2020: https://myfwc.com/wildlifehabitats/profiles/.

United States Army Corps of Engineers (USACE). 1987. Corps of Engineers Wetlands Delineation Manual. January 1987 – Final Report.

United States Environmental Protection Agency (USEPA). 2020a. Effects of Land Use Changes. Website: https://www.epa.gov/report-environment/land-use#effects.

USEPA. 2020b. Impacts of Mismanaged Trash. Website: https://www.epa.gov/trash-free-waters/impacts-mismanaged-trash.

United States Fish and Wildlife Service (USFWS). 2020a. Information for Planning and Consultation (IPaC) Resource Report. 06/12/2020. Generated from website: https://ecos.fws.gov/ipac/.

USFWS. 2020b. Southeastern Wildlife, Species Profiles. Website accessed August 2020: https://www.fws.gov/southeast/wildlife/.

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September 10, 2020

Mr. Justin Tabor
Principal Planner, Office of Planning and Community Development
City of Alachua
15100 NW 142nd Terrace
P.O. Box 9
Alachua, FL 32616

Subject: Methodology Letter for the Tara April FLUM/Zoning Changes

Dear Mr. Tabor:

As per our discussions, the following are my recommendations for the Methodology Letter for the Tara April FLUM/Zoning Changes:

Recommended Changes – Methodology Letter for the Tara April FLUM/Zoning

The Methodology Letter will be prepared by the applicant and needs to include, but is not limited to, the following items:

Study Area
The Study Area should be determined based on procedures described in the City's Concurrency Management System. The determination of the Study Area shall be approved by the City.

Trip Generation Data
The trip generation data for the land use change should be based on the anticipated ultimate build out of the land use. The ultimate build out needs to be agreed upon by the City and the applicant. The trip generation data will be based on the ITE 10th Edition and copies of the appropriate land use codes/sheets shall be included in the traffic study.

Existing and Future Traffic Volumes
The existing and future traffic counts/turning movement counts (PM peak hour) at the two traffic signals on US 441 at the I-75 northbound and southbound ramps shall be based on the 2019 traffic counts obtained from the City of Gainesville TMC. The applicant shall review the counts to guarantee the traffic data has been properly adjusted for peak season and truck counts using FDOT data. The traffic data provided by the Gainesville TMC was obtained in 2019 and can be considered acceptable to use as 2020 existing data. For future traffic data, the 2020 counts shall be increased by a minimum of 1% per year. The traffic data should include any City of Alachua existing and future reserved trips that are in the Study Area.

Trip Distribution and Assignment
The project trip distributions and assignments from/to April Blvd off US 441 will be determined by using the Gainesville Urbanized Area Transportation Study (GUATS) model.

Intersection Operational Analysis

Perform an intersection operational analysis for the two traffic signals on US 441 at the I-75 northbound and southbound ramps using the Synchro 10 traffic engineering software which applies the HCM 6th Edition methodologies for the following:

a. Existing 2020 traffic.
b. Existing 2020 traffic plus City of Alachua existing reserved trips.
c. Future traffic which includes existing 2020 traffic, existing City of Alachua reserved trips and project traffic due to the land use changes.

The intersection operational analysis described above will be performed for the following median opening configurations for the median opening on US 441 that aligns with April Blvd:

1. The existing full access median opening.
2. A directional median opening (left out prohibited).
3. The median opening is closed.

If the operational analysis determines that a LOS of E or worse is present for conditions A – C above at either or both intersections, then a list of possible improvements will be prepared. The improvements will result in a LOS of D or better.

April Blvd Operational Analysis

Perform an operational analysis for the intersection of US 441/April Blvd using the traffic parameters developed for the I-75 ramp traffic signals. This includes determining the threshold at which the southbound stop sign approach on April Blvd fails to operate at an acceptable level (LOS E). This analysis should include a review of whether southbound April Blvd can operate satisfactorily with just one (1) exit lane or if two (2) exit lanes (right and left only) are needed.

Median Opening on US 441 at April Blvd

The traffic study methodology described above is based on the existing full median opening on US 441 at April Blvd. Due to traffic safety and congestion concerns, FDOT may modify the existing median opening on US 441 at April Blvd to a directional median opening (left out is prohibited) or the median opening may be closed. The traffic operational analysis described above for April Blvd will also need to be performed for a directional median opening on US 441 at April Blvd and a complete closure of the median opening.

April Blvd Modifications, Right of Way and Geometry

A survey documenting the existing geometry and right of way of April Blvd shall be provided in conjunction with the traffic study. Any modifications to April Blvd required by the zoning changes shall be shown in conceptual form on the survey.

Emergency Vehicle Access

A discussion of emergency vehicle access for the land uses along April Blvd due to the proposed zoning changes shall be included in the traffic study. Sections of April Blvd appear to be constrained and any modifications to portions of April Blvd may be challenging. This section shall include a discussion of how April Blvd could be modified to facilitate emergency vehicle access and whether an additional access to April Blvd is feasible from the east.

Traffic Signal and ATMS Modifications on US 441 at the I-75 Ramp Signal

The applicant needs to coordinate with the FDOT and the City of Gainesville Traffic Management Center for any improvements/upgrades to the traffic signal systems controlling the two traffic signals on US 441 at the I-75 northbound and southbound ramps. The City of Gainesville TMC operates and maintains the

traffic signals on US 441 for the City of Alachua and the FDOT operates and maintains the traffic management systems along I-75.

Other Requirements

The traffic analysis will include the following:

1. An Executive Summary.
2. A listing of the improvements needed to address any intersection conditions which result in a LOS of E or worse.
3. A list of any other modifications needed to enhance safety and/or efficiency at the study intersections.

End Recommended Changes

When you receive the revised Methodology Letter from the applicant, please forward it to me and I will review it.

Please contact me if you have any questions.

Sincerely,

Brian Kanely

Brian Kanely, P.E.
Sr. Traffic Engineer

CC: Kathy Winburn
Brian Kirwan

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September 17, 2020

Mr. Justin Tabor
Principal Planner, Office of Planning and Community Development
City of Alachua
15100 NW 142nd Terrace
P.O. Box 9
Alachua, FL 32616

Subject: Methodology Letter for the Tara April FLUM/Zoning Changes

Dear Mr. Tabor:

As per our recent discussions, the following are my recommendations for the Methodology Letter for the Tara April FLUM/Zoning Changes:

Methodology Letter for the Tara April FLUM/Zoning

The Methodology Letter will be prepared by the applicant and will include the following:

Section A – Traffic Analysis Required for the Land Use/Zoning Changes

Trip Generation Data

The trip generation data for the land use/zoning change will be based on the possible build out of the land use. The trip generation data will be based on the ITE 10th Edition and copies of the appropriate land use codes/sheets shall be included in the traffic study. The trip generation data will be prepared for the following three scenarios:

a) Maximum buildout (ITE Code 820 – Shopping Center; Independent Variable is Average 1000 Sq. Ft. GLA)
b) 50% of maximum build out (ITE Code 820 – Shopping Center; Independent Variable is Average 1000 Sq. Ft. GLA).
c) 200 hotel rooms (ITE Code 310 – hotel; Independent Variable is number of rooms, 200).

Existing Traffic Volumes and PM Peak Hour Turning Movement Counts

The existing traffic volumes and PM peak hour turning movement counts at the two traffic signals on US 441 at the I-75 northbound and southbound ramps shall be based on the 2019 traffic counts obtained from the City of Gainesville TMC. The applicant shall review the counts to guarantee the traffic data has been properly adjusted for peak season and truck counts using FDOT data. The traffic data provided by the Gainesville TMC was obtained in 2019 and can be considered acceptable to use as 2020 existing data.

Trip Distribution and Assignment

The project trip distributions and assignments from/to April Blvd off US 441 will be determined by using the Gainesville Urbanized Area Transportation Study (GUATS) model.

Traffic Signal Intersection Operational Analysis

Perform an intersection operational analysis for the two traffic signals on US 441 at the I-75 northbound and southbound ramps using the Synchro 10 traffic engineering software which applies the HCM 6th Edition methodologies for the following:

a. Existing 2020 traffic.
b. Existing 2020 traffic plus City of Alachua reserved trips.

April Blvd Operational Analysis

Perform an operational analysis for the intersection of US 441/April Blvd using the three development scenarios described in the Trip Generation Data section of this letter. This includes determining the threshold at which the existing southbound stop sign approach on April Blvd fails to operate at an acceptable level of service (LOS E). This analysis will be based on the existing full access median opening. If April Blvd will not operate at an acceptable LOS for any of development scenarios, a discussion of potential modifications to the intersection of April Blvd/US 441 will be included in this section.

Section B – Other Discussion Items

In addition to the traffic analysis required in Section A, there are other traffic operational analysis that will be required when a site plan is presented for actual development. The applicant's traffic study needs to include the following with a brief discussion of each item. The purpose of this section is to inform the City and the public that there are other significant traffic issues associated with this land use/zoning change that will be addressed at a site plan submittal.

a) Impact on affected traffic signals due to future and development traffic
b) Possible modifications to the median opening on US 441 at April Blvd for the following:
    a. Directional median opening (left out is prohibited).
    b. Complete closure of the median opening.
c) April Blvd modifications, right of way and geometry.
d) Emergency vehicle access for developments along April Blvd.
e) Potential of any future access to April Blvd from the east.
f) Traffic signal and ATMS modifications on US 441 and I-75. It should be noted that the City of Gainesville TMC maintains and operates the traffic signals in the City of Alachua (per contract) and the FDOT operates and maintains the traffic management systems along I-75.

Section C – Other Requirements

In addition to the items in Sections A and B, the traffic study will include the following:

a) An executive summary.
b) A listing of any improvements/modifications from Section A.

Please contact me if you have any questions.

Sincerely,

Brian Kanely

Brian Kanely, P.E.
Sr. Traffic Engineer

Kimley»Horn

September 21, 2020

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

RE: ***Tara April Land Use/Zoning Traffic Operations Methodology***
City of Alachua, Florida

Dear Mr. Tabor:

The purpose of this letter is to summarize the proposed methodology for the operational analysis for the land use and zoning changes for the Tara April project as requested by the City of Alachua based on the discussion on September 15, 2020 and the letter dated September 17, 2020 from the City's traffic consultant, Brian Kanely, P.E.

Background

An amendment of the Future Land Use Map of the City of Alachua's Comprehensive Plan from Recreation and Conservation to Commercial is proposed for 10.5 +/- acres of Tax Parcel 03020-000-000. As part of the City of Alachua's review of the Future Land Use Map Justification Report prepared by eda consultants, inc., the City has requested that a traffic analysis be prepared to evaluate the potential impacts of the commercial land use on the US 441/M.L. King Jr. Boulevard in the vicinity of the subject property.

Operational Analysis for Land Use/Zoning Changes

The operational analysis will focus on vehicular operations P.M. peak hour utilizing the following methodology:

Intersection Operations at US 441/M.L. King Jr. Boulevard and the I-75 ramps:

A. Establish the existing P.M. peak hour turning movement volumes at the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps based on traffic data from March 2019 from the Florida Department of Transportation (FDOT)/the City of Gainesville.
B. Determine the reserved P.M. peak hour trips for the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps based on the reserved segment trips City of Alachua's September 2020 Development Monitoring Report. Kimley-Horn will coordination with the City of Alachua regarding the location of the projects with reserved trips to establish the P.M. peak hour turning movements from the segment trips. The reserved trips will be added to the existing P.M. peak hour turning movement volumes from item A above to establish the "existing + reserved" volumes.
C. Perform an intersection operational analysis for existing conditions and "existing + reserved" conditions using the volumes developed in items A and B above and Trafficware's *Synchro 10* traffic engineering analysis software which applies the

Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition methodologies.

Intersection Operations at US 441/M.L. King Jr. Boulevard and April Boulevard:

A. Establish the existing P.M. peak hour turning movement volumes at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard based on traffic data from March 2019 from FDOT/the City of Gainesville at the intersection of US 441/M.L. King Jr. Boulevard and the I-75 northbound ramp and collected counts for turning movements onto and off of April Boulevard.
B. Determine the reserved P.M. peak hour trips for the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard based on the reserved segment trips City of Alachua's September 2020 Development Monitoring Report. Kimley-Horn will coordination with the City of Alachua regarding the location of the projects with reserved trips to establish the P.M. peak hour turning movements from the segment trips. The reserved trips will be added to the existing P.M. peak hour turning movement volumes from item A above to establish the "existing + reserved" volumes.
C. Determine the potential buildout P.M. peak hour turning movements based on the "existing + reserved" trips from item B and the turning movement counts generated by three (3) potential buildout scenarios:
    - Maximum buildout (ITE Code 820 – Shopping Center; Independent Variable is Average 1000 Sq. Ft. GLA)
    - 50% of maximum build out (ITE Code 820 – Shopping Center; Independent Variable is Average 1000 Sq. Ft. GLA).
    - 200 hotel rooms (ITE Code 310 – hotel; Independent Variable is number of rooms, 200).

    The trips from the scenarios above will be determined based on trip generation rates from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition and a turning movement trip distribution for those trips based on the Gainesville Urbanized Area Transportation Study (GUATS) model.
D. Perform an intersection operational analysis for existing conditions, "existing + reserved" conditions, and three (3) "existing + reserved + development" conditions using the volumes developed in items A, B, and C above and Trafficware's *Synchro 10* traffic engineering analysis software which applies the Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition methodologies. As the intersection is an unsignalized, one-way stop-controlled intersection, the operational analysis will be based on the delay and level of service (LOS) for the southbound stop-controlled approach of April Boulevard. It is assumed that the lowest acceptable LOS for this approach is LOS E.
E. Determine the P.M. peak hour trip threshold at which the southbound stop-controlled approach at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard will fail to operate at an acceptable condition.
F. Coordinate with FDOT and the City of Alachua to provide a list of potential improvements that could be used to improve the P.M. peak hour operating conditions of the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard, if necessary.

Other Items for Brief Discussion:

A. A brief discussion of the following items noted in the letter dated September 17, 2020 from Brian Kanely, P.E. will be included in the land use/zoning operational analysis technical memorandum with the understanding that they will be addressed with a later traffic study during the site plan review process:
    1. Impact on affected traffic signals due to future and development traffic
    2. Possible modifications to the median opening on US 441/M.L. King Jr. Boulevard at April Boulevard for the following:
        i. Directional median opening (left out prohibited)
        ii. Complete closure of the median opening
    3. April Boulevard modifications, right of way and geometry
    4. Emergency vehicle access for developments along April Boulevard
    5. Potential of any future access to April Boulevard from the east
    6. Traffic signal and ATMS modifications on US 441 and I-75

The operational analysis will be documented in a technical memorandum for submittal to the City of Alachua.

Closure

This methodology has been developed based on the conversation during the meeting on September 15, 2020 and the letter dated September 17, 2020 from the City's traffic consultant, Brian Kanely, P.E. If your office concurs with this methodology, please find the appropriate signature block below and sign as such. Please return a signed copy to our office for our records.

Please feel free to call me with any questions.

Sincerely,
KIMLEY-HORN

Ali H. Brighton, P.E.

9/22/20
Justin Tabor, AICP — Date
Principal Planner
City of Alachua

Brian Kanely 9/22/2020
Brian Kanely, P.E. — Date
Senior Traffic Engineer
Volkert, Inc. (Traffic Consultant for the City of Alachua)

September 29, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO BOX 9
Alachua, FL 32616

RE: Tara April Comprehensive Plan Amendments and Rezoning – Environmental Review

Justin:

Thank you very much for providing review comments from the City's environmental review consultant, Wood Environment & Infrastructure Solutions (Wood). Upon review of their comments, please see the attached addendum letter to accompany the original July 2020 Tara April Environmental Assessment and Listed Species Survey Report which was included in the original application submittals.

This addendum, provided by the applicant's environmental consultant (Verde Environmental), includes augmented information intended to address the Wood Environment & Infrastructure Solutions Technical Review Report comments provided in September 2020.

In addition to the report addendum provided by the applicant's environmental consultant, we ask that the City also take into account the following additional comments:

1. When evaluating the overall impacts of the proposed Comprehensive Plan amendments and rezoning, please take note that the comments from Wood did not recognize the future water quality improvements that will occur based on the treatment requirements included in the proposed new Comprehensive Plan text amendment that will apply to the parcel. The proposed new Policy includes requirements for the treatment of stormwater runoff from Interstate 75, thereby helping address and improve an existing condition not caused by the landowner.

2. The observations provided by the Wood report did not acknowledge the reduction in agricultural chemicals (fertilizers, pesticides) and their impacts on water quality that will occur as a result of land being taken out of agricultural use and put in the Conservation and Commercial land use and zoning categories.

We believe that the environmental report addendum and the comments above provide appropriate responses to adequately address the review comments provided by the City's consultant at this initial planning application stage (Comprehensive Plan amendments & rezoning). Of course, at the time of any future proposed development of the site, additional analysis will be provided to the City, as required.

Please let us know if you require any additional information. Thank you very much.

Sincerely,

Clay Sweger, AICP LEED AP
Principal / Director of Planning

VERDE ENVIRONMENTAL

Ormond Beach
286 Buckskin Lane Ormond Beach, FL 32174
(352) 792 4757 • scott@verdeenv.com

Gainesville
1723 SW 78th Terrace Gainesville, FL 32607
(352) 317 1579 • justin@verdeenv.com

September 28, 2020

Justin Tabor
Principal Planner
City of Alachua - Planning and Community Development
PO Box 9
Alachua, FL 32616

Re: Letter Addendum – Response to City Comments
Environmental Assessment and Listed Species Survey (July 2020)
Tara Forest / MeGahee Property, Alachua, FL 32615
Alachua County, Parcel No.: 03020-000-000
Verde Environmental -- Proj. No. 20-033

Dear Justin,

Verde Environmental Co. (Verde) received and reviewed the Tara April Rezoning Application Environmental Assessment and Listed Species Survey report prepared by Wood Environmental & Infrastructure Solutions, Inc. (Wood) in September 2020. The report, which was requested by the City of Alachua, provided a technical review of the Environmental Assessment and Listed Species Survey we prepared in July 2020. The City also asked Wood to evaluate allowable future uses within the proposed Future Land Use Map designations and zoning in relation to potential effects on nearby environmental resources, namely Mill Creek and the Mill Creek Sink.

Wood generally agreed with the methods and conclusions presented in our July 2020 report. They agreed with the extent of wetland habitat that we had interpreted on and adjacent to the Tara Forest/Megahee property. Additionally, their scientists did not observe any listed (threatened or endangered) plant or wildlife species onsite. Lastly, the report concluded that the habitat observed onsite was of limited quality for listed species considering the existing condition and past management of the property as pine plantation.

However, although Wood agreed with our conclusion that it would be unlikely to find listed species on the property, they did provide several comments that were not fully discussed in our report. Primarily, Wood scientists acknowledge that the recently harvested pine plantation does now provide potential habitat, for several upland species including: gopher tortoises (*Gopherus polyphemus*), eastern indigo snakes (*Drymarchon couperi*), gopher frogs (*Lithobates capito*), Florida burrowing owls (*Athene cunicularia floridana*), short-tailed snakes (*Lampropeltis extenuata*), and Florida pine snakes (*Pituophis melanoleucus mugitus*). Although we believe that past land management has historically excluded listed species from the area, making it unlikely that these species would migrate onsite, we agree that the site now provides sparsely vegetated, sandy habitat that meets some of the habitat requirements of these upland species.

Additionally, Wood pointed out that we mistakenly omitted wood stork (*Mycteria americana*) from our July 2020 assessment. The species was identified in the FNAI Biodiversity Matrix Query as a

species likely occurring in the area surrounding the Tara Forest/MeGahee property. This was a mistake on our part and the woodstork should be discussed as a listed species that could potentially utilize the property.

Wood also reviewed three additional listed species (frosted flatwoods salamander (*Ambystoma cingulatum*), squirrel chimney cave shrimp (*Palaemonetes cummingi*), and eastern black rail (*Laterallus jamaicensis*)) that were not discussed in our assessment. These species were not identified in the site specific FNAI Biodiversity Matrix Query we reviewed for the site, but they were identified in the FWS Information for Planning and Consultation (IPaC) Resource List Report reviewed by Wood.

Lastly, Wood addressed several permitting considerations that will need to be considered prior to developing the site. As our report was intended to serve as a baseline inventory of environmental resources for the purposes of a land use change and rezoning application, we did not evaluate or review potential site plans or layout design. However, we agree that more detailed analysis will need to be performed in conjunction with planning any future development of the site. Such considerations will include a formal wetland delineation, a complete gopher tortoise survey of potential gopher tortoise habitat, and the development of a site plan that considers appropriate stormwater management and buffers/setbacks around wetlands and surface waters.

The following discussion is provided to supplement, refine and expand the conclusions of our July 2020 assessment, in order to incorporate the comments made by Wood.

Aerial Interpretation of Wetland Habitat

As part of our July 2020 assessment we interpreted the extent of wetland habitat on, and adjacent to, the subject property by reviewing available GIS resources. These resources included recent and historical aerial photographs; U.S. Department of Agriculture, Natural Resources Conservation Service soil maps; U.S. Fish and Wildlife Service, National Wetland Inventory (NWI); and LiDAR elevation models. Select locations along the interpreted wetland were then field verified by Verde scientists in accordance with the Florida Unified Wetland Delineation Methodology (Chapter 62–340, Florida Administrative Code (F.A.C.)) and the Army Corps of Engineers Wetland Delineation Manual (1987). This method of mapping onsite wetlands is suitable for initial planning purposes, and Wood agreed with both our methods and the extent of the interpreted wetlands. However, the wetland lines will need to be fully delineated in the field prior to creating a detailed site development plan. The wetland upland boundary should be physically marked in the field and surveyed so that it can be accurately included on applicable site plans and reviewed during the permitting process.

Wood Stork (Threatened: Federal and State)

The wood stork was identified in the FNAI Biodiversity Matrix Query as a species likely occurring in the area surrounding the Tara Forest/MeGahee property. This species utilizes wetland habitats for nesting and foraging. Nesting colonies tend to utilize swamps or islands of tall trees typically surrounded by water that is deep enough to deter predators especially during nesting and raising young. While the mixed wetland hardwood habitat found in the northeast corner of the property includes numerous tall mature trees, it would not be preferred due to the intermittent hydrologic regime that characterizes that reach of Mill Creek. The periodic, short duration, flooding of the creek is not an effective deterrent to land-based predators that would prey on wood stork eggs and young.

Wood stork foraging typically occurs in relatively still, open water that is shallow enough for the bird to wade through. Such foraging habitats include marshes, wet prairie, ditches, small ponds, and occasionally lake littoral zones that are 2–15 inches deep. The best foraging habitats are those that experience prolonged flooding and drying cycles that will concentrate prey as the surface water recedes. As we discussed in our July 2020 report, the onsite marsh found near the southern property boundary likely supports a reasonable amount of foraging biomass, however, the slope of the bank and overall depth of the marsh limits the extent of the habitat that is available for foraging by wood storks and other wading birds. Wood agreed with this assessment in their review of our report.

Furthermore, it should be noted that the property is located over 25 miles south of the nearest known active nesting wood stork colony identified by FWS, and thus the site is not located within a Wood Stork Core Foraging Area. Additionally, the proposed zoning and land use changes would avoid impacts to wood stork habitat by retaining the onsite wetlands in Conservation land use. Therefore, the proposed zoning changes and potential development of the site would be determined to have "no effect" on wood storks according to the United States Army Corps of Engineers' (USACE) Wood Stork Key for Central and North Peninsular Florida (September 2008).

Gopher Tortoise (Threatened: State)

As discussed in our July 2020 report, no gopher tortoises were observed on the subject property, and we believe that it is unlikely that tortoises would currently occupy the site now or in the near future. Until recently, the onsite uplands were managed as pine plantation with a relatively dense canopy and sparse groundcover strata. This type of land management is generally not conducive to sustaining populations of gopher tortoises. However, it is likely that suitable gopher tortoise habitat will become available onsite as a dense groundcover stratum develops in the recently harvested pine plantation. Although we don't believe that tortoises are now, or were previously, occupying adjacent habitats (e.g. the April Blvd/I-75 rights-of-way, additional pine plantation, hardwood forests, and wetlands) it is possible that tortoises could migrate onsite to colonize the open habitat forming onsite. Therefore, a detailed gopher tortoise survey should be completed prior to developing the site. If tortoises are found onsite during a future survey, then the project will need to comply with the Florida Fish and Wildlife Conservation Commission's most recent Gopher Tortoise Permitting Guidelines (April 2008 – revised 2020). FWC requires a recent gopher tortoise survey within 90 days of beginning clearing and site preparation. Any survey will have to be redone if it occurred more than 90 days prior to construction.

The report produced by Wood specifically highlighted the well-drained sandy soils in the northern portion of the property. While this portion of the property was also managed as pine plantation, this area supported smaller pine trees and a denser groundcover stratum of grasses and forbs, and in its current state it is more suitable for gopher tortoise that the remainder of the property. However, as was stated in both reports, no tortoises were observed onsite and it is unlikely that they would occupy the surrounding habitats. Furthermore, the northern portion of the property is not proposed for a zoning and land use change, and it would not be considered for development.

Eastern Indigo Snake (Threatened: Federal and State)

The Wood Report noted narrow strips of hardwood forest along the ditches and the creek in the northern portions of the property that could provide habitat for the eastern indigo snake. However, they agreed that the presence of this species is unlikely due to the absence of gopher tortoise burrows and past land management practices associated with pine plantation timber production.

Additionally, like the onsite wetlands, the narrow strips of hardwood forest along the creek will be retained in Conservation land use.

If gopher tortoise burrows are found onsite in the future, then the development will have to follow the "Standard Protection Measures for the Eastern Indigo Snake" published by FWS (August 2013). Additionally, all gopher tortoise burrows (both active and inactive) that will be impacted by the proposed development must be inspected and excavated. Any eastern indigo snakes found in the burrows should be relocated along with any captured gopher tortoises.

Other Species Utilizing Sandy Habitat with Absent Canopy

Wood scientists included the recently cutover pine plantation as sandy habitat with an absent canopy that could be utilized by other listed species such as gopher frogs, Florida burrowing owls, short-tailed snakes, and Florida pine snakes. However, the Wood report also noted that none of these species were observed onsite, and Wood agreed that it is unlikely that these species would occupy the habitat considering past land management. While many these species may be found in sandy, open canopy, habitats; the newly cutover pine plantation on well-drained soils would not be considered high quality, preferred habitat. Many of these other listed species strongly prefer xeric, sandhill or scrub habitats that have a characteristic open canopy maintained by recurring, natural fires.

Furthermore, like the eastern indigo snake, the gopher frog and Florida pine snake are also considered to be gopher tortoise commensals depending on gopher tortoise burrows during one or more periods of their lifecycle. The absence of tortoise burrows makes it increasingly unlikely that these commensal species would be found onsite. If gopher tortoise burrows are found onsite in the future, then project should comply with the 2016-2026 Florida's Imperiled Species Management Plan produced by FWC.

Other Species Not Included in the FNAI Biodiversity Matrix Query

The Wood report also addressed the potential occurrence of three other species that were listed in the IPaC Resource List Report reviewed by Wood, but these species were not included in the site specific FNAI Biodiversity Matrix Query that was used to establish potential listed species discussed in our Environmental Assessment. Wood reported that two of the three species, the frosted flatwoods salamander and the squirrel chimney cave shrimp, would not likely be found onsite due to the known extent of their current range, as well as a lack of their preferred habitat. The third species, the eastern black rail, is rare throughout its range, but it is not listed by the FWC or the FWS as threatened or endangered. Regardless, this rare species prefers marsh habitats (salt, brackish, and freshwater marshes), and it could potentially occupy the freshwater marsh found along the southern property boundary. However, the steep banks and deep-water characteristics of the marsh limits its value as habitat for the eastern black rail and other wading birds.

Secondary Effects of Development on Avoided Habitats

In addition to the wildlife species addressed above, the Wood report discussed secondary impacts to the onsite habitats that may accompany proposed Commercial development on a portion of the property. Of particular concern would be trash and pollution finding its way into Mill Creek and the associated wetlands. The extent of potential secondary effects can be limited if the project is designed to adhere to applicable local, state, and federal development requirements. Specific to future development of the Commercial portion of the property, any future project will need to provide

sufficient buffer/setback from wetland and surface water habitats (75-foot average, 50-foot minimum), as well as demonstrate adequate stormwater treatment in accordance with F.A.C. Chapters 62-330 and 40-41.

Providing appropriate stormwater management and a setback/buffer between development and adjacent wetlands will go a long way in protecting and buffering the quality and quantity of water entering Mill Creek. Both practices will remove pollutants and limit the amount of runoff ultimately entering the creek and wetlands by increasing the amount of stormwater that infiltrates into the soil. This will promote subsurface lateral seepage of water through the soil, and flatten/slow the flow of water into and through the creek and adjacent wetlands. The resulting creek and wetland hydrographs will also more closely mimic those of other similar intermittently flooded ecosystems, which are typically maintained by a seepage dominated hydrologic regime.

Currently, some stormwater generated as a result of Interstate 75 (I-75) and April Blvd. is routed into culverts under April Blvd. and then into ditches that bisect the Tara Forest/Megahee property. This stormwater receives limited treatment and control before it is discharged directly into Mill Creek and associated wetlands. Although the quantity and quality of stormwater flowing through these culverts and ditches was not evaluated as part of our assessment, or this addendum, one would expect that designing a system to capture even a portion of the I-75 runoff would produce a beneficial effect on downstream habitats. These ditches and culverts are located outside of the area proposed for a Commercial zoning and land use change. However, designing a system to treat a portion of this existing runoff in a way that is compatible with Conservation/Recreation Future Land Use would benefit the Mill Creek and Mill Creek Sink system.

Thank you for this opportunity to respond to comments made by Wood regarding our July 2020 Environmental Assessment. Please call me at 352-317-1579 if you have any questions about this addendum or wish to further discuss it.

Sincerely,

Justin Fleischman
CEO, Verde Environmental

Cc: Clay Sweger, EDA Consultants Inc.
Onelia Lazzari, EDA Consultants Inc.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 29, 2020

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Development Review Team (DRT) Comments – Review of September 3, 2020 Submittal:
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h
Tara April Large Scale Comprehensive Plan Amendment (LSCPA) Application
Tara April Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

On September 3, 2020, the City of Alachua received your revised applications submitted on behalf of Tara Forest, LLC. These applications include:

1. ***A proposed Comprehensive Plan Text Amendment*** to create a new Future Land Use Element (FLUE) Policy 1.3.h, which would establish certain requirements for development on Tax Parcels 03020-000-000 and 03067-001-000;
2. ***A proposed Large Scale Comprehensive Plan Amendment (LSCPA)*** to amend the Future Land Use Map (FLUM) Designation of a ±17.29 acre subject property from Recreation to Conservation (±6.79 acres) and to Commercial (±10.5 acres) on a portion of Tax Parcel 03020-000-000; and,
3. ***A proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*** to amend the zoning of a ±17.29 acre subject property from Agricultural (A) to Conservation (CSV) (±6.79 acres) and to Community Commercial (CC) (±10.5 acres) on a portion of Tax Parcel 03020-000-000.

The revised applications received on September 3, 2020 were submitted to address the Development Review Team (DRT) comments issued to you in a letter dated August 18, 2020 and as discussed at a DRT Meeting held on August 20, 2020.

Upon review of the revised applications and materials, additional revisions must be made to the applications before the applications may be scheduled for a hearing before the Planning & Zoning Board (PZB).

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, October 13, 2020**. A total of four (4) copies of each 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.

Please address the following:

NEW COMMENTS FROM REVIEW OF 9/3/20 SUBMITTAL

Comprehensive Plan Text Amendment

1. The proposed Comprehensive Plan FLUE Policy 1.3.h has been amended subsequent to the August 20, 2020 DRT Meeting (*without discussion with or consultation of City Staff*) to state that stormwater quality treatment of I-75 runoff will occur concurrent with any floodplain compensation for Tax Parcel 03067-001-000. Previously, the applicant proposed stormwater quality treatment of I-75 runoff to occur "*…concurrent with the first commercial development on Tax Parcel 03020-000-000…*" This is a fundamental shift in the proposed language and in the timing at which the stormwater quality treatment improvements would occur. Staff is not supportive of this change. The time at which the stormwater quality improvements would be required must remain as previously proposed – concurrent with the first commercial development on Tax Parcel 03020-000-000, or subset of that parcel.

2. The language of proposed FLUE Policy 1.3.h.2. appears to in effect guarantee a right to provide floodplain compensation for existing food hazard areas located on Tax Parcel 03067-001-000. Staff is not supportive of the proposal to effectively 'lock in' such rights through a Comprehensive Plan policy that would apply only to a single, specific property. Floodplain management regulations are subject to updates and revisions over time and are largely promulgated by the Federal Emergency Management Agency (FEMA). Further, in order to remain compliant with the National Flood Insurance Program (NFIP), the City must adopt floodplain management regulations that comply with FEMA requirements. The applicant has acknowledged that floodplain compensation is subject to the regulations established by FEMA, the Suwannee River Water Management District (SRWMD), and the City. As this is the case, any future floodplain compensation proposals should be evaluated and considered for approval at the time such proposals are presented for consideration and not be subject to a Comprehensive Plan policy that applies to a single, specific property.

PREVIOUS COMMENTS

Comprehensive Plan Text Amendment

3. The applicant has portrayed that the intent of the amendment is to improve existing conditions and to enhance water quality. Water quality treatment proposed for stormwater runoff from I-75 must be quantifiable. Also note that the subject property is already subject to a more stringent standard for water quality treatment. See Section 6.9.3(C)(3): *In addition, steps to control erosion and sedimentation must be taken for all development, including exempt development as cited above, that is adjacent to or drains into a surface water, canal, or stream, or that empties into a sinkhole, by first allowing the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three-year, one-hour design storm within 72 hours after a storm event.*

   Remaining Issues:

   a. The applicant proposes to provide, "*…on-site stormwater quality treatment volume of 0.25 inches of runoff of the drainage area (adjacent I-75 watershed)…*" The City will engage the services of a professional engineer to review and comment on the proposal. Comments received following this review shall be provided to the applicant at a later date.

b. The application has not revised to respond to or acknowledge the provisions of Section 6.9.3(C)(3) which requires additional pretreatment for development adjacent to surface waters/streams.

4. *Comments on Proposed Text:*
   a. The first two paragraphs as drafted are informational and should not be included within as part of any language to be adopted into the Comprehensive Plan. Policy should start with "In order to provide…"

   Remaining Issues: Some of the language from the first draft that was requested to be removed remains in the proposed policy.

   b. The use of the terms "existing" and "future" must be rephrased. When written into a Comprehensive Plan policy could lead to confusion.

   Remaining Issues: Terms such as "existing" and "2020 conditions" remain in the proposed policy.

   c. Provide further information about the intended purpose of floodplain compensation, including a map or illustration which identifies existing flood hazard areas which would be affected by such floodplain compensation.

   Remaining Issues: A map/illustration provided but no further analysis has been included within the application.

Comprehensive Plan Map Amendment & Rezoning

5. *Public Facilities Impacts*
   a. The Public Facilities Analysis indicates that the proposed FLUM amendment and rezoning have the potential to generate 8,633 AADT and 871 PM peak hour trips. April Boulevard is a dead-end street, therefore all trips will be directed to the intersection of NW US Highway 441 and April Boulevard. This intersection is located less than 500 feet from the northbound Interstate-75 on/off ramps. A traffic impact analysis, prepared by a licensed professional engineer, evaluating the potential impacts which could be generated by the proposed commercial development must be provided. The analysis must support that project impacts are acceptable from an operational perspective. If improvements are needed to address project impacts, the analysis must identify any modifications needed to address the impacts of future commercial development.

   Remaining Issues: A methodology letter has been prepared and agreed upon by all parties. A traffic study is currently being prepared. It is Staff's understanding that the study will be completed by October 5, 2020. Upon receipt by the City, the traffic study will require review by the professional consultant engaged for review of the study. Comments received from the consultant following this review shall be provided to the applicant.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

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

Zimbra **ju_tabor@cityofalachua.org**

RE: Response to Wood's Review: Tara April Environmental Resource Assessment & Listed Species Survey

From : McMorrow, Shannon E <shannon.mcmorrow@woodplc.com>

Wed, Oct 07, 2020 02:13 PM

2 attachments

Subject : RE: Response to Wood's Review: Tara April Environmental Resource Assessment & Listed Species Survey

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : Kathy Winburn <kwinburn@cityofalachua.org>, Stroehlen, Charlene A <charlene.stroehlen@woodplc.com>

Justin,
In our scope of work, we were tasked to consider if any of the allowable uses within the proposed Future Land Use Map would present potential adverse impacts to nearby and adjacent environmental features. We do not dispute the water quality benefits based on amendments to the comprehensive plan that would require treatment of the I-75 runoff or water quality benefit by the change in zoning from Agriculture to Conservation. Furthermore, from our review of the amendment to the Environmental Resource Assessment & Listed Species Survey, the updates are consistent with our review and we have no comments.

Please let me know if you have any additional questions, or need additional assistance.

Thank you

Shannon McMorrow, PWS
Senior Ecologist
Direct: 352-333-3634
Mobile: 352-284-7094
www.woodplc.com

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, October 5, 2020 9:57 AM
To: McMorrow, Shannon E <shannon.mcmorrow@woodplc.com>
Cc: Kathy Winburn <kwinburn@cityofalachua.org>; Stroehlen, Charlene A <charlene.stroehlen@woodplc.com>
Subject: Response to Wood's Review: Tara April Environmental Resource Assessment & Listed Species Survey

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

Good Morning, Shannon,

EDA and Verde have responded to Wood's review the Environmental Resource Assessment & Listed Species Survey for the Tara April project.

Would you be able to review the attached response and provide feedback, if any?

Thanks in advance.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "olazzari" <olazzari@edafl.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "kwinburn" <kwinburn@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>, "Clay Sweger" <csweger@edafl.com>, "Ashley Scannella" <AScannella@edafl.com>
Sent: Tuesday, September 29, 2020 2:54:57 PM
Subject: RE: Question about responses to Environmental Comments

Justin,

Attached please find the response from Verde to the Wood comments on the original submittal.

Clay will confirm in a separate email our client's agreement to the review fee for the traffic study.

Please let us know if you have further comments on the Verde response.

Thanks,
Onelia

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, September 29, 2020 2:51 PM
To: Onelia Lazzari <olazzari@edafl.com>
Cc: kwinburn <kwinburn@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Clay

Sweger <csweger@edafl.com>; Ashley Scannella <AScannella@edafl.com>
Subject: Re: Question about responses to Environmental Comments

Onelia,

The responses from Verde can be sent electronically to us at this time. Please include their response in future paper resubmittals.

Thank you for the update on the traffic study. Once received, we will engage Volkert to review. Brian has given me a cost of $2,000 to review the traffic study. Please confirm your client's agreement to this amount.

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

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From: "olazzari" <olazzari@edafl.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>, "kwinburn" <kwinburn@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>
Cc: "Clay Sweger" <csweger@edafl.com>, "Ashley Scannella" <AScannella@edafl.com>
Sent: Tuesday, September 29, 2020 11:11:41 AM
Subject: Question about responses to Environmental Comments

Good morning, Justin, Kathy, and Adam,

Our environmental consultant (Verde Environmental) for the Tara April land use and zoning change (April Boulevard property) has developed responses to the Wood comments on the initial (July) environmental study that was submitted.

Please let us know what the City of Alachua's preferred method is for us to submit those environmental comment responses to you. We can either provide hard copy or send the document digitally via email.

In addition, we anticipate having the traffic study from Kimley-Horn by October 5, and we would like instructions as to how to submit that material to you.

Thank you for your assistance with these details,
Onelia

Onelia Lazzari, AICP
Principal Planner
olazzari@edafl.com
edafl.com

720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

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October 13, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

RE: Development Review Team (DRT) Comments – Review of September 29, 2020
Tara April Comprehensive Plan Map & Text Amendments and Rezoning Application

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on September 29, 2020 are below:

NEW COMMENTS FROM REVIEW OF 9/3/20 SUBMITTAL

Comprehensive Plan Text Amendment

1. The proposed Comprehensive Plan FLUE Policy 1.3.h has been amended subsequent to the August 20, 2020 DRT Meeting (*without discussion with or consultation of City Staff*) to state that stormwater quality treatment of I-75 runoff will occur concurrent with any floodplain compensation for Tax Parcel 03067-001-000. Previously, the applicant proposed stormwater quality treatment of I-75 runoff to occur "*...concurrent with the first commercial development on Tax Parcel 03020-000-000...*" This is a fundamental shift in the proposed language and in the timing at which the stormwater quality treatment improvements would occur. Staff is not supportive of this change. The time at which the stormwater quality improvements would be required must remain as previously proposed – concurrent with the first commercial development on Tax Parcel 03020-000-000, or subset of that parcel.

RESPONSE: The resubmitted Justification Report for the Comprehensive Plan text amendment shows the policy has been amended to state that the stormwater water quality improvements will occur concurrent with or prior to the first commercial development on Parcel 03020-000-000, consistent with the direction provided by staff comment above.

2. The language of proposed FLUE Policy 1.3.h.2. appears to in effect guarantee a right to provide floodplain compensation for existing food hazard areas located on Tax Parcel 03067-001-000. Staff is not supportive of the proposal to effectively 'lock in' such rights through a Comprehensive Plan policy that would apply only to a single, specific property. Floodplain management regulations are subject to updates and revisions over time and

are largely promulgated by the Federal Emergency Management Agency (FEMA). Further, in order to remain compliant with the National Flood Insurance Program (NFIP), the City must adopt floodplain management regulations that comply with FEMA requirements. The applicant has acknowledged that floodplain compensation is subject to the regulations established by FEMA, the Suwannee River Water Management District (SRWMD), and the City. As this is the case, any future floodplain compensation proposals should be evaluated and considered for approval at the time such proposals are presented for consideration and not be subject to a Comprehensive Plan policy that applies to a single, specific property

RESPONSE: Text about floodplain compensation in Policy 1.3.h.2. has been deleted from the policy, consistent with the direction provided by staff comment above.

PREVIOUS COMMENTS

Comprehensive Plan Text Amendment

3. The applicant has portrayed that the intent of the amendment is to improve existing conditions and to enhance water quality. Water quality treatment proposed for stormwater runoff from I-75 must be quantifiable. Also note that the subject property is already subject to a more stringent standard for water quality treatment. See Section 6.9.3(C)(3): *In addition, steps to control erosion and sedimentation must be taken for all development, including exempt development as cited above, that is adjacent to or drains into a surface water, canal, or stream, or that empties into a sinkhole, by first allowing the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three-year, one-hour design storm within 72 hours after a storm event.*

Remaining Issues:

a. The applicant proposes to provide, "*...on-site stormwater quality treatment volume of 0.25 inches of runoff of the drainage area (adjacent I-75 watershed)...*" The City will engage the services of a professional engineer to review and comment on the proposal. Comments received following this review shall be provided to the applicant at a later date.

RESPONSE: Understood. We will wait to receive any comments from the professional engineer engaged to review the applicant proposed language.

b. The application has not revised to respond to or acknowledge the provisions of Section 6.9.3(C)(3) which requires additional pretreatment for development adjacent to surface waters/streams.

RESPONSE: The applicant acknowledges that the provisions of Section 6.9.3(c)(3) will apply to commercial development on the portion of the property that is proposed for a change to the Commercial future land use category.

4. *Comments on Proposed Text:*
   a. The first two paragraphs as drafted are informational and should not be included within as part of any language to be adopted into the Comprehensive Plan. Policy should start with "In order to provide…"

Remaining Issues:
Some of the language from the first draft that was requested to be removed remains in the proposed policy.

RESPONSE: The resubmitted Justification Report for the Comprehensive Plan text amendment shows the policy has been amended to remove informational language, consistent with the direction provided by staff comment above.

   b. The use of the terms "existing" and "future" must be rephrased. When written into a Comprehensive Plan policy could lead to confusion.

Remaining Issues:
Terms such as "existing" and "2020 conditions" remain in the proposed policy.

RESPONSE: The terms "existing" and "2020 conditions" have been removed from the revised Policy language included in this resubmittal.

   c. Provide further information about the intended purpose of floodplain compensation, including a map or illustration which identifies existing flood hazard areas which would be affected by such floodplain compensation.

Remaining Issues: A map/illustration provided but no further analysis has been included within the application.

RESPONSE: Additional information has been added to the Justification Report for the proposed Comprehensive Plan Policy along with the map that was previously provided.

Comprehensive Plan Map Amendment & Rezoning

5. *Public Facilities Impacts*
   a. The Public Facilities Analysis indicates that the proposed FLUM amendment and rezoning have the potential to generate 8,633 AADT and 871 PM peak hour trips. April Boulevard is a dead-end street, therefore all trips will be directed to the intersection of NW US Highway 441 and April Boulevard. This intersection is located less than 500 feet from the northbound Interstate-75 on/off ramps. A traffic impact analysis, prepared by a licensed professional engineer, evaluating the potential impacts which could be generated by the proposed commercial development must be provided. The analysis must support that project impacts are acceptable from an operational perspective. If improvements are needed to address project impacts, the analysis must identify any modifications needed to address the impacts of future commercial development.

Remaining Issues: A methodology letter has been prepared and agreed upon by all parties. A traffic study is currently being prepared. It is Staff's understanding that the study will be completed by October 5, 2020. Upon receipt by the City, the traffic study will require review by the professional consultant engaged for review of the study. Comments received from the consultant following this review shall be provided to the applicant.

RESPONSE: The traffic study was prepared consistent with the approved methodology agreement and was submitted on October 5, 2020. Comments concerning the traffic study have been received. Based on a meeting with the City of Alachua on October 13, 2020, revisions to the traffic study are being made that are consistent with an approved distribution for the hotel trips. Comments concerning FDOT and the median modification process are also being added per the comments. The traffic analyses in the Justification Reports for the land use change and rezoning have been modified to reflect the trip distribution and trip generation for the maximum development scenario (Shopping Center) used in the October 5, 2020 traffic study for consistency.

Please let us know if you need any additional information.

Sincerely,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning

MEMORANDUM

City of Alachua

19-0256.04

To: Justin Tabor, AICP

From: Daniel Young, PE

Date: October 19, 2020

RE: Tara April – Review

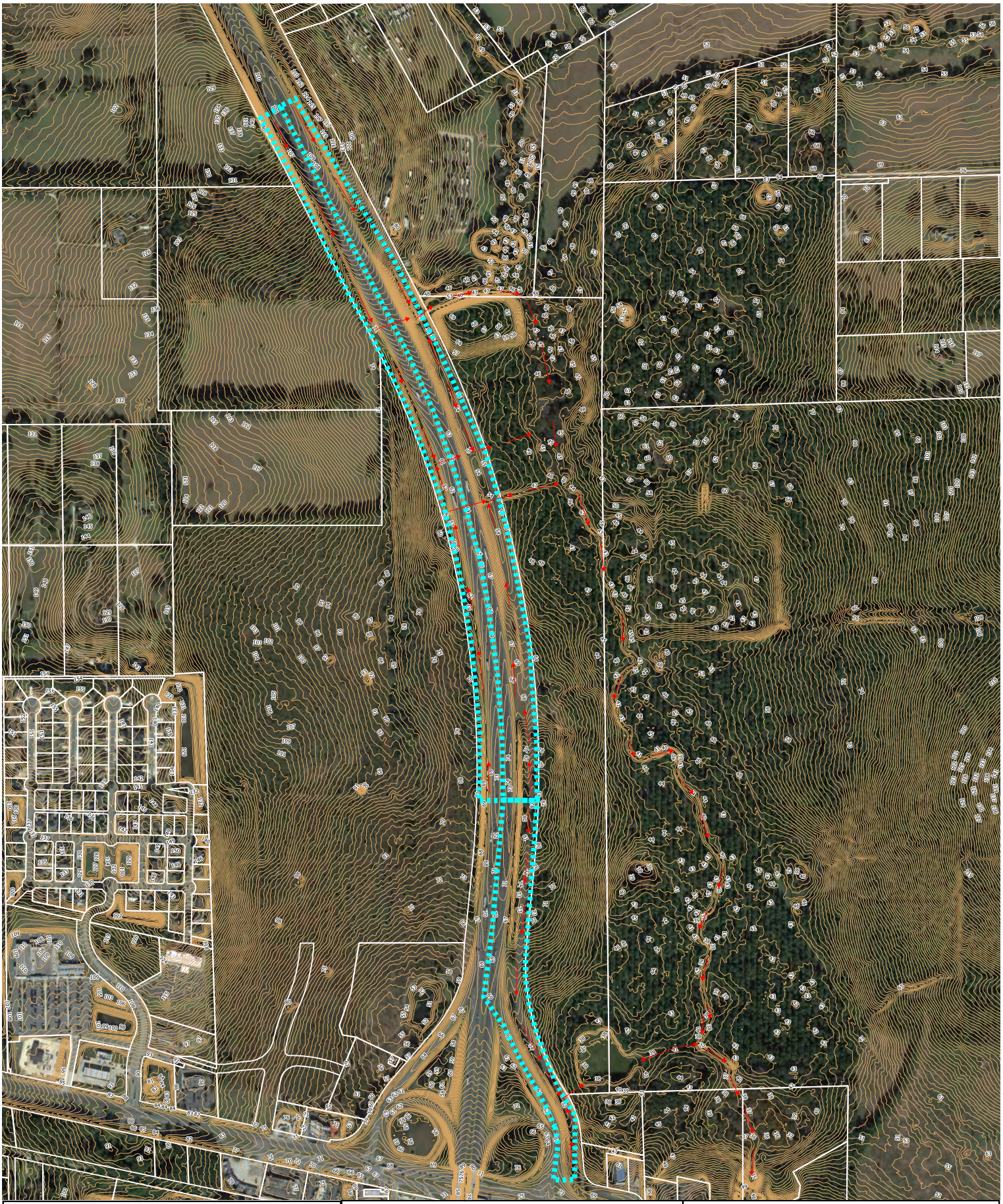
The City of Alachua has requested that CHW review the submitted documents for the below scope on the Tara April Application.

1. Confirm the I-75 Drainage areas identified by EDA as draining across Tax Parcel 03020-000-000 are in fact draining across the property.

    - CHW has reviewed the submitted FDOT Drainage Area Exhibit. In review of the document, it appears the information provided is not exactly correct. In review of the Alachua County's Map Genius GIS mapping topography, it appears there is more of the I-75 watershed that does contribute and drain through the Tara April property. Attached is GIS map showing the I-75 contributing area that drains through the Tara April property.

2. Provide a professional opinion of the benefit to the City and the general public that could be realized by the stormwater treatment proposed by Comprehensive Plan Text Amendment, more specifically the proposal that would require the developer to treat 0.25 inches of the runoff from the I-75 drainage areas concurrent with any commercial development.

    - Providing additional water quality treatment for the I-75 stormwater runoff will only benefit the City and the general public. Currently, the I-75 stormwater runoff discharges through the property and continues to a ground water sink with little to no treatment provided. The sink is a direct connection to the drinking water source for residents of the City and the general public. Additional treatment will only filter the stormwater runoff, via infiltration, prior to entering the drinking water source. Therefore, providing a benefit to the City and general public. Note this will not alleviate any proposed improvements from providing the required water quality treatment volume discharging to a groundwater sink, as required by the Suwannee River Water Management District. Meaning stormwater treatment runoff from I-75 will be in addition to proposed improvements treatment volume.



CHW
Professional Consultants

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Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 FLORIDA
CA-5075

Tara April

Topography Map

0 500 1,000 ft

VOLKERT

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October 20, 2020

Mr. Justin Tabor, AICP
Principal Planner, Office of Planning and Community Development
City of Alachua
15100 NW 142nd Terrace
P. O. Box 6
Alachua, FL 32616

Subject: Independent Review of the Operational Analysis for the Tara April Land Use/Zoning Changes, Alachua, Florida, Located on the North Side of US 441 Immediately East of the I-75 Northbound Ramp Traffic Signal

Dear Mr. Tabor:

At the request of the City of Alachua, FL, Planning and Community Development Department, Volkert, Inc., conducted an independent review of the Operational Analysis for the Tara April Land Use/Zoning Changes project. This project is located on the north side of US 441 immediately east of the I-75 northbound ramp traffic signal The Operational Analysis was prepared by Kimley-Horn in October, 2020.

The proposed land use/zoning changes anticipate several possible buildout scenarios as follows:

- A maximum buildout of 228,690 square feet of commercial space. This produces a total PM peak hour trip generation of 871 gross project trips, 296 pass-by capture trips (34%) and 575 net new external trips.
- A maximum buildout of 50% of the commercial space (114,345 square feet). This produces a total PM peak hour trip generation of 436 gross project trips, 148 pass-by capture trips (34%) and 288 net new external trips.
- A 200 room hotel. This produces a total PM peak hour trip generation of 124 net new external trips (there are no pass-by capture trips for the hotel land use).

The access to the site for all three buildout scenarios will be via April Blvd. April Blvd is accessed from the north side of US 441 and is located immediately east of the northbound ramp from US 441 onto I-75.

The independent review of the Traffic Impact Analysis will include the following:

- US 441 and the I-75 Ramps:
    - Data collection.
    - Volume development.
    - Intersection capacity analysis.

- US 441 and April Blvd:
    - Data collection.
    - Trip generation
    - Trip distribution.
    - Volume development
    - Intersection capacity analysis.
- Other items to be addressed during the site plan review process.
- Report summary.

Independent Review of the Operational Analysis

US 441 and the I-75 Ramps

This section of the Operational Analysis reviews the operations of the US 441 at I-75 ramp traffic signals (traffic signal at the northbound ramps and traffic signal at the southbound ramps).

Data Collection

The existing pm peak hour traffic at the two ramp traffic signals was obtained from the Florida Department of Transportation (FDOT). This traffic data was obtained in conjunction with a FDOT District 2 Traffic Signal Retiming Project in conjunction with the City of Gainesville Traffic Management Center (TMC). The Gainesville TMC maintains and operates all the traffic signals in Alachua County and maintains/operates the traffic signals in the City of Alachua via a contract. The traffic data was obtained in March, 2019. The FDOT and City of Alachua concurred that the 2019 data can be used as the 2020 existing traffic data for this Operational Analysis. The raw traffic data was adjusted to peak season traffic using the FDOT Peak Season Correction Factor.

Volkert concurs with the data collection calculations for the two ramp signals on US 441 at I-75 for the Operational Analysis and has no comments or suggestions.

Volume Development

The calculation of the existing traffic for the Operational Analysis consists of the existing traffic on US 441 at the two ramp traffic signals plus the reserved trips on US 441 contained in the City of Alachua's September 2020 Development Monitoring Report. The reserved trips are from projects along the US 441 roadway segment that includes April Blvd that have been permitted but not yet constructed. This calculation of volume development (existing traffic plus reserved trips) is consistent with the City of Alachua land development procedures.

Volkert concurs with the volume development for the Operational Analysis and has no comments or suggestions.

Intersection Capacity Analysis

This section of the Operational Analysis computes the existing and existing plus reserved intersection level of service (LOS) at the two ramps signals on US 441 at I-75. The LOS calculations were performed using the *Synchro 10* traffic engineering analysis software which applies methodologies from the *Highway Capacity Manual, 6th Edition.* This format is a standard

accepted format for computing intersection LOS. The data inputs were reviewed and are correct. The LOS calculations in the Operational Analysis are correct and represent the existing and existing plus reserved LOS at the two ramp traffic signals.

Volkert concurs with the intersection capacity analysis and calculations for the US 441/I-75 ramp traffic signals and has no comments or suggestions.

US 441 and April Blvd

This section of the Operational Analysis reviews the operation of the stop sign controlled intersection of US 441 and April Blvd, which provides access to the project.

Data Collection

The existing pm peak hour turning movement counts for traffic entering/exiting April Blvd from US 441 were obtained on September 29, 2020. The existing pm peak hour traffic on US 441 was obtained from the FDOT as previous discussed. The traffic counts were adjusted by utilizing the FDOT peak season correction factor. This produced the final traffic data for the intersection of US 441 and April Blvd that is used in the Operational Analysis.

Volkert concurs with the data collection calculations for the Operational Analysis for the intersection of US 441 and April Blvd and has no comments or suggestions.

Trip Generation

The trip generation for the Operational Analysis was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. The three potential buildout scenarios that were examined are:

- A maximum buildout of 228,690 square feet of commercial space. This produces a total PM peak hour trip generation of 871 gross project trips, 296 pass-by capture trips (34%) and 575 net new external trips.
- A maximum buildout of 50% of the commercial space (114,345 square feet). This produces a total PM peak hour trip generation of 436 gross project trips, 148 pass-by capture trips (34%) and 288 net new external trips.
- A 200 room hotel. This produces a total PM peak hour trip generation of 124 net new external trips (there are no pass-by capture trips for the hotel land use).

Pass-by trips are an intermediate stop for traffic that is traveling from a primary origin to a primary destination. A good example of a pass-by trip is when you stop at a local gas station while on your way home from work. You are 'passing-by' the intermediate land use and it is convenient to make the stop. Pass-by percentages are from the ITE Trip Generation Manual and are based on many, many years of observations and driver interviews.

Volkert concurs with the trip generation calculations for the Operational Analysis for the intersection of US 441 and April Blvd and has no comments or suggestions.

Trip Distribution

The distribution of trips from the three project buildout scenarios onto US 441 were developed based on (1) the Gainesville Urbanized Area Transportation Study (GUATS) model, (2) local knowledge of the project area, and (3) a teleconference of all parties involved in the project. The GUATS model is used for long range (20 year horizon) transportation planning. It identifies major transportation trends with respect to land use and population. While it is very useful for long range trends, care needs to be exercised when using the GUATS model on a parcel by parcel basis. There are a number of inputs for the GUATS model and how these inputs are formulated significantly impact the model's output. A teleconference of project participants identified several model inputs that needed adjustments to better represent the components of the land use/zoning changes. These adjustments produced model project trip distributions acceptable to all parties. Local knowledge of the project area can also be very helpful when formulating trip distribution and can serve a check on other methods of producing trip distribution percentages. Based on the revised GUATS model inputs and the teleconference of project participants, a trip distribution of 52% east/48% west for the commercial land use and a trip distribution of 30% east/70% west for the hotel land use was agreed upon. The revised trip distribution for the hotel use represents all parties' concurrence that the hotel distribution would be heavily oriented (70%) to the west (toward I-75).

Volkert concurs with the trip distributions calculations for the Operational Analysis for the three development scenarios and has no comments or suggestions.

Volume Development

The volume development for the intersection of US 441 and April Blvd is based upon (1) the existing traffic, (2) reserved trips on the US 441 roadway segment, and, (3) project traffic from the three development scenarios.

Volkert concurs with the volume development calculations for the intersection of US 441 and April Blvd for the three development scenarios and has no comments or suggestions.

Intersection Capacity Analysis

This section of the Operational Analysis computes the intersection LOS for US 441/April Blvd for (1) the existing traffic, (2) the existing traffic plus reserved trips on US 441, and, (3) the existing traffic plus reserved trips plus development traffic for the three development scenarios. The LOS calculations were performed using the *Synchro 10* traffic engineering analysis software which applies methodologies from the *Highway Capacity Manual, 6th Edition.* This format is a standard accepted format for computing intersection LOS. The data inputs were reviewed and are correct. The LOS calculations are correct and represent the intersection LOS for the different development scenarios. The Operational Analysis correctly points out that when a minor stop sign controlled street intersects a major highway during peak travel hours, the intersection LOS is frequently LOS F. The LOS calculations for the US 441/April Blvd intersection also demonstrated what the added volume on April Blvd would need to be to reach LOS F for the different buildout scenarios. Buildout scenarios A and B (commercial space/shopping center) would require 28,400

square feet to produce LOS F while scenario C (hotel) would require 222 hotel rooms to reach LOS F.

It is important to point out that buildout scenarios A and B (commercial space/shopping center) resulted in the existing intersection capacity analysis for US 441 and April Blvd being LOS F while Scenario C (hotel) resulted in an existing intersection capacity analysis of LOS E. The different LOS levels can partially be explained by the trip distributions from the proposed land uses. The commercial/shopping center land use had a distribution of 52% east/48% west while the hotel land use had a distribution of 30% east/70% west. The commercial/shopping center land use has a much higher percentage of vehicles exiting April Blvd and making a left turn to head east on US 441 than the hotel land use. This left turn maneuver requires more time for a motorist to enter the traffic stream than a right turn, which contributes to a lower LOS. The intersection LOS is also based on the existing median opening configuration on US 441 at April Blvd. When the project reaches the site plan review stage, the median opening configuration of US 441 may change (left turn out prohibited), which may also result in a change for the existing intersection LOS.

The Operational Analysis also has a brief discussion of possible improvements along US 441 and/or at April Blvd that could improve the traffic operations at this location. Volkert concurs with the possible modifications that are described. These improvements will be discussed in great detail at the site plan review stage.

The Operational Analysis also has a short discussion concerning possible median opening modifications on US 441 in the vicinity of April Blvd. Median opening modifications could be construction of a directional median opening (left out prohibited) or a complete closure of the median opening. It is very important to note that any median opening modifications on US 441 in the vicinity of April Blvd are the responsibility of the FDOT. FDOT has a well-established process to address median opening modifications that allows all affected parties to have input in the decision making process.

Volkert concurs with the intersection capacity analysis for the US 441/April Blvd intersection and has no comments or suggestions.

Other Items to be addressed during the Site Plan Review Process

This section of the Operational Analysis contains a short discussion of other items that will be addressed at the site plan review process for the development scenario that is ultimately chosen for this project. It is important to note that US 441 is a FDOT highway and issues involving median openings, traffic signalization, turn lane lengths, etc. fall under the jurisdiction of the FDOT. FDOT routinely works with local agencies and developers in conjunction with the local site plan review process and will do so with respect to this project.

Operational Analysis Summary

This section is a summary of the Operational Analysis and contains the important conclusions obtained.

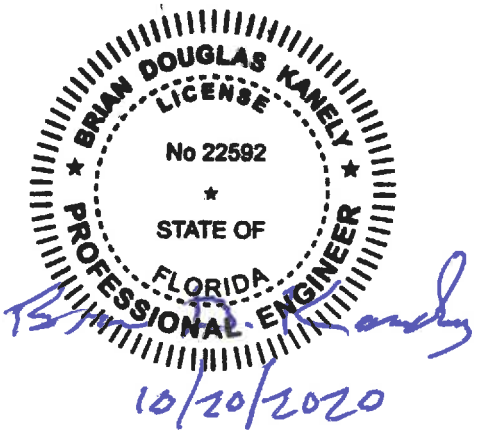
Volkert concurs with the items contained in the summary and has no comments or suggestions.

End of Independent Review of the Operational Analysis

Volkert, Inc. appreciates the opportunity to assist the City of Alachua with this independent review of the Operational Analysis for the Tara April Land Use/Zoning Changes project. Please contact me if you have any questions or need additional information.

Prepared by:
Brian D. Kanely, P.E.
Senior Traffic Engineer
Volkert, Inc.
October 20, 2020

CC: Brian Kirwan



Zimbra **ju_tabor@cityofalachua.org**

Discussion Materials for today's Tara April meeting

From : Onelia Lazzari <olazzari@edafl.com> Wed, Oct 21, 2020 09:57 AM

Subject : Discussion Materials for today's Tara April meeting 2 attachments

To : Justin Tabor <jtabor@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.org>, Daniel Young <daniely@chw-inc.com>

Cc : Clay Sweger <csweger@edafl.com>, Sergio Reyes <sreyes@edafl.com>

Good morning, Justin & Kathy,

In response to the Tara April review comments received from the City of Alachua (CHW memo dated October 19, 2020), we would like to discuss those comments and provide some clarification. To aid in our 1:15 p.m. discussion today, we have provided an FDOT Drainage map (attached) and would like to propose some revisions to the text change policy language. Below is that information for discussion today.

Current Proposed Language:

1. Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.25 inches of runoff of the drainage area (adjacent I-75 watershed) within the portion of Parcel 03020-000-000 with a Recreation land use designation.

Revised Language Option 1:

1. Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.25 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with two FDOT culverts that are located approximately 1,000 and 1,300 feet from the northwest property corner. The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.

Revised Language Option 2:

1.
    a.
        i.
            1. Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.25 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3

& 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.

*FDOT map referenced above is attached to this email.

Thank you,
Onelia

Onelia Lazzari, AICP
Principal Planner
olazzari@edafl.com
edafl.com

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Gainesville, Florida 32601
(352) 373-3541

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2020-07-27 FDOT Drainage Map.pdf
3 MB

October 23, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: CHW Comments – Review of Tara April Text Change Policy: I-75 Drainage Area & Benefit from stormwater treatment

Dear Mr. Tabor:

The applicant's responses to the review comments from CHW issued on October 19, 2020 are below.

COMMENTS FROM REVIEW OF TEXT CHANGE POLICY CONCERNING THE I-75 DRAINAGE AREAS AND BENEFIT TO THE GENERAL PUBLIC FROM STORMWATER TREATMENT PROPOSED IN THE TEXT AMENDMENT

Comprehensive Plan Text Amendment

1. Confirm the I-75 Drainage areas identified by eda as draining across Tax Parcel 03020-000-000 are in fact draining across the property.
    - CHW has reviewed the submitted FDOT Drainage Area Exhibit. In review of the document, it appears the information provided is not exactly correct. In review of the Alachua County's Map Genius GIS mapping topography, it appears there is more of the I-75 watershed that does contribute and drain through the Tara April property. Attached is a GIS map showing the I-75 contributing area that drains through the Tara April property.

RESPONSE: eda agrees with the CHW I-75 drainage area as shown on the provided Tara April Topography Map in the memo dated October 19, 2020 from Daniel Young. To clarify, the map that eda provided in our September 3, 2020 submittal illustrated the FDOT drainage area that feasibly could be treated per the proposed Comprehensive Plan policy requirements. Specifically, the proposed policy would result in water quality treatment of the area of FDOT stormwater runoff that is associated with two FDOT culverts that drain onto Parcel 03020-000-000 (as was originally illustrated on the exhibit submitted by eda on 9/3/20). Those culverts are identified as Culverts 2/3 and 4/5 on the attached FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 to Columbia County Line 26260-3427."

In order to provide a clearer view of the drainage situation, eda has revised its exhibit to illustrate the entire drainage area (as shown in the CHW exhibit) and the area of FDOT

stormwater drainage that will be treated on Parcel 03020-000-000 highlighted. The revised exhibit is attached.

To further clarify the situation, eda proposes that the proposed Comprehensive Plan FLUE Policy 1.3.h.1. be amended as shown below. This revised language can be used to specify the specific drainage area proposed for treatment on the site and includes a reference to a specific FDOT map that is on record/file with FDOT and is available to the public.

Revised Language:

1. **Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.25 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.**

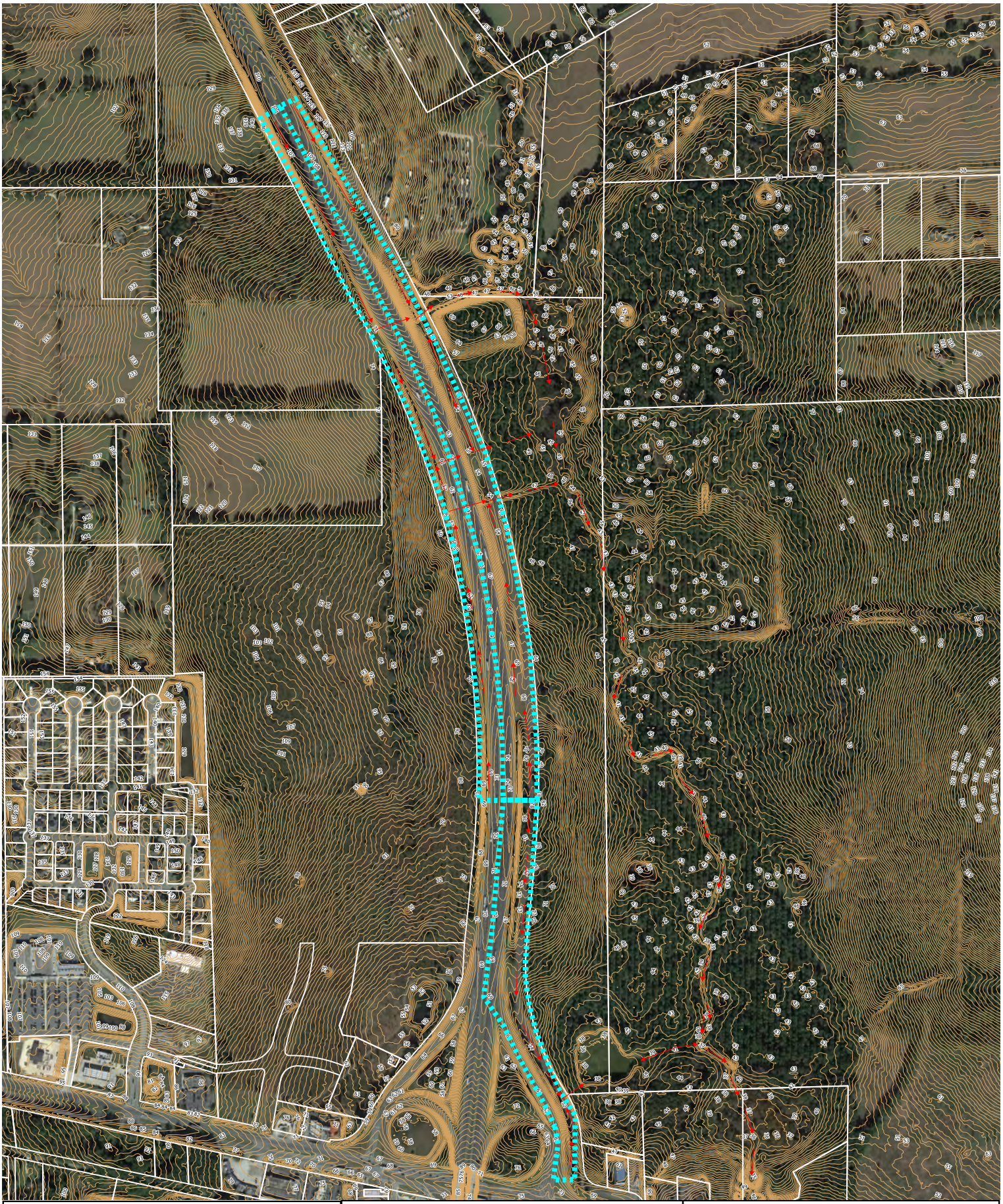
2. Provide a professional opinion of the benefit to the City and the general public that could be realized by the stormwater treatment proposed by Comprehensive Plan Text Amendment, more specifically the proposal that would require the developer to treat 0.25 inches of the runoff from the I-75 drainage areas concurrent with any commercial development.
    - Providing additional water quality treatment for the I-75 stormwater runoff will only benefit the City and the general public. Currently, the I-75 stormwater runoff discharges through the property and continues to a ground water sink with little to no treatment provided. The sink is a direct connection to the drinking water source for residents of the City and the general public. Additional treatment will only filter the stormwater runoff, via infiltration, prior to entering the drinking water source. Therefore, providing a benefit to the City and general public. Note this will note alleviate any proposed improvements from providing the required water quality treatment volume discharging to a groundwater sink, as required by the Suwannee River Water Management District. Meaning stormwater treatment runoff from I-75 will be in addition to proposed improvement treatment volume.

RESPONSE: eda concurs with the above comment and that has been the rationale for providing the proposed Comprehensive Plan text amendment with the rezoning and land use application.

Please let us know if you need any additional information.

Sincerely,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning



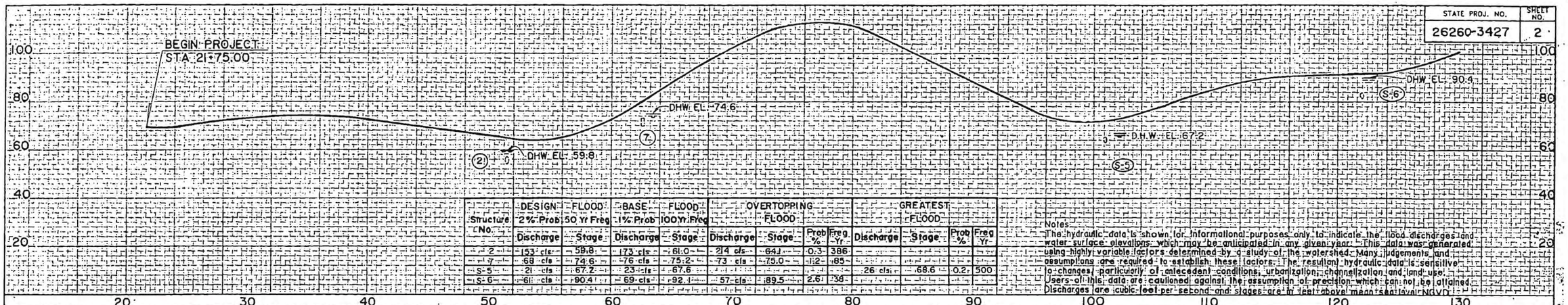
CHW
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CA-5075

Tara April

Topography Map

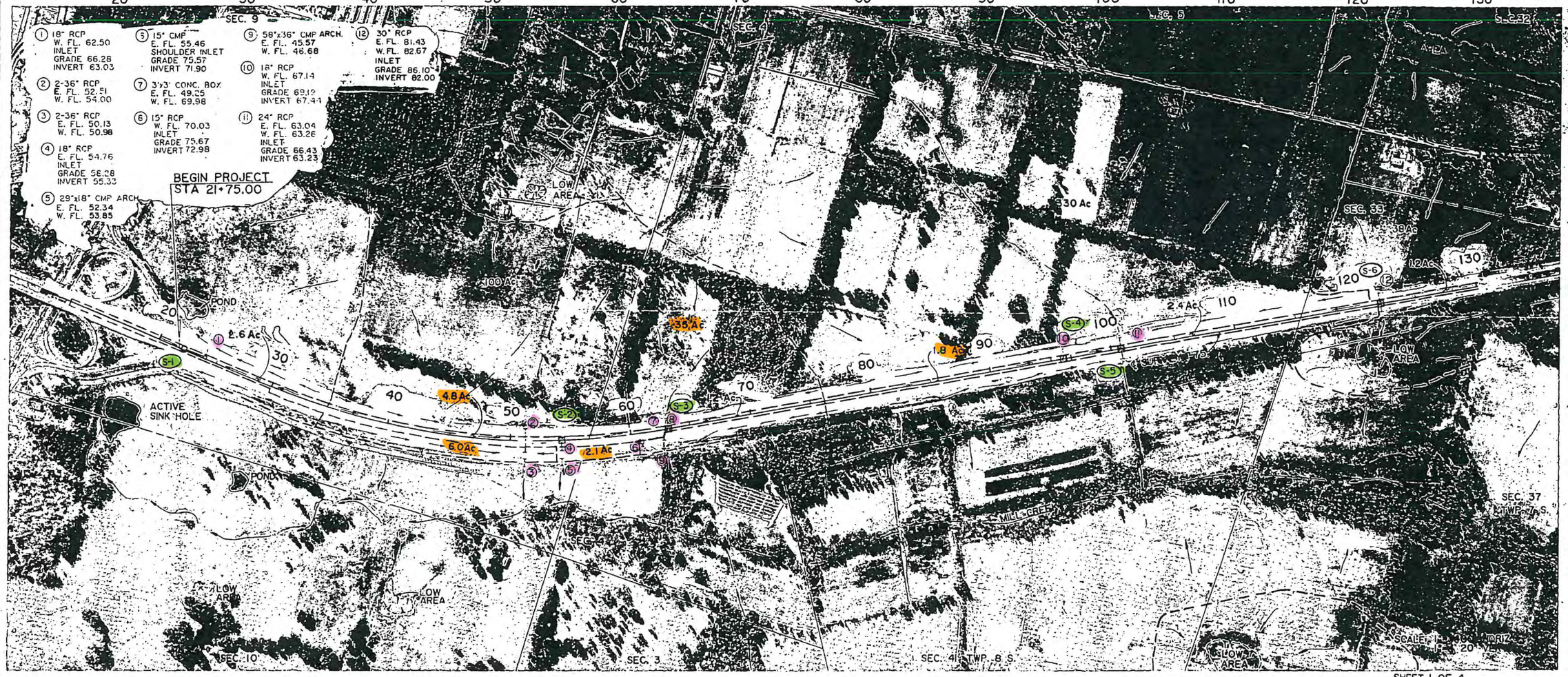
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STATE PROJ. NO.	SHEET NO.
26260-3427	2



Structure No.	DESIGN FLOOD 2% Prob		BASE FLOOD 1% Prob		OVERTOPPING FLOOD				GREATEST FLOOD			
	Discharge	Stage	Discharge	Stage	Discharge	Stage	Prob %	Freq Yr	Discharge	Stage	Prob %	Freq Yr
2	153 cfs	59.8	173 cfs	61.0	214 cfs	64.1	0.3	386				
7	68 cfs	74.6	76 cfs	75.2	73 cfs	75.0	1.2	85				
S-5	21 cfs	67.2	23 cfs	67.6					26 cfs	68.6	0.2	500
S-6	61 cfs	90.4	69 cfs	92.1	57 cfs	89.5	2.6	38				

Notes
The hydraulic data is shown for informational purposes only to indicate the flood discharges and water surface elevations which may be anticipated in any given year. This data was generated using highly variable factors determined by a study of the watershed. Many judgements and assumptions are required to establish these factors. The resultant hydraulic data is sensitive to changes, particularly of antecedent conditions, urbanization, channelization and land use. Users of this data are cautioned against the assumption of precision which can not be attained. Discharges are cubic feet per second and stages are in feet above mean sea level NGVD.



SHEET 1 OF 4

REVISIONS											
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

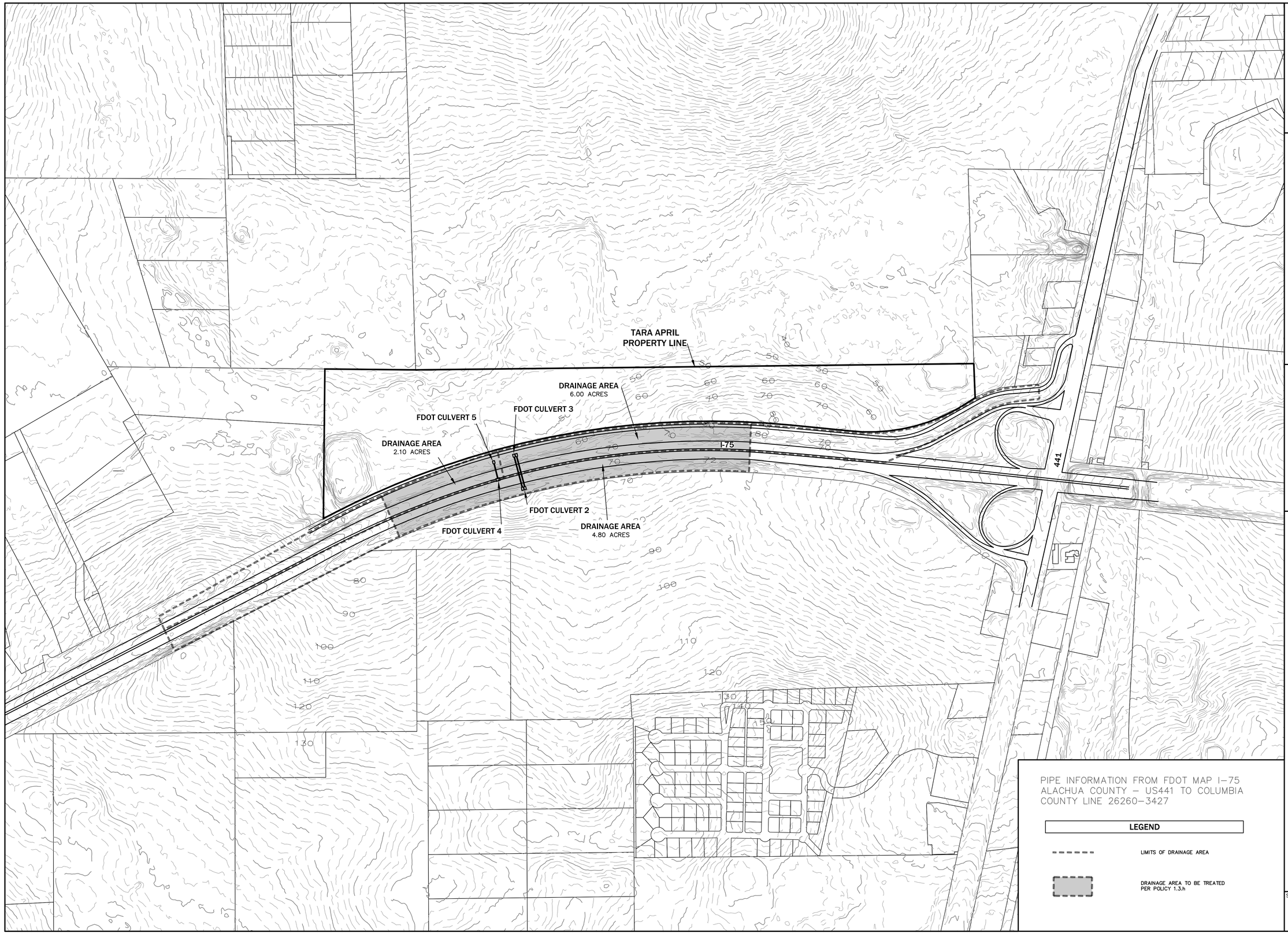
	NAME	DATE		NAME	DATE
DESIGNED BY	DWG	8/89	DRAWN BY	JTW	8/89
CHECKED BY	LDT	8/89	CHECKED BY	DWG	8/89

SUPERVISED BY L.D. LOW

FLORIDA DEPARTMENT OF TRANSPORTATION
APPROVED BY
DATE

HDR Engineering, Inc.
Tampa, Florida

DRAINAGE MAP



PIPE INFORMATION FROM FDOT MAP I-75 ALACHUA COUNTY - US441 TO COLUMBIA COUNTY LINE 26260-3427

LEGEND

LIMITS OF DRAINAGE AREA

DRAINAGE AREA TO BE TREATED PER POLICY 1.3.h

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1"=300'

0 150 300 600

GRAPHIC SCALE

Sheet title:

FDOT DRAINAGE AREA EXHIBIT

\\server3\engprojects\Tara Forest\Plans\Current DWG\Concepts\FDOT Culverts Exhibit\S20003E1-FDOT-CULVERTS.dwg, DA, 10/22/2020 3:39:17 PM, TAR, DWG to PDF.pc3

Zimbra **ju_tabor@cityofalachua.org**

RE: Tara April Updated Comprehensive Plan Language

From : Clay Sweger <csweger@edafl.com> Wed, Nov 11, 2020 05:10 PM
Subject : RE: Tara April Updated Comprehensive Plan Language 1 attachment
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : kwinburn <kwinburn@cityofalachua.org>, Sergio Reyes <sreyes@edafl.com>, Onelia Lazzari <olazzari@edafl.com>

Justin:

I cannot remember if I replied to you already, but we are in agreement with your suggested language. We will resubmit the information tomorrow if your office is open.

Thank you-

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, November 10, 2020 5:07 PM
To: Clay Sweger <csweger@edafl.com>
Cc: kwinburn <kwinburn@cityofalachua.org>; Sergio Reyes <sreyes@edafl.com>; Onelia Lazzari <olazzari@edafl.com>
Subject: Re: Tara April Updated Comprehensive Plan Language

Clay,

Thank you for sending the revised language for our review. Our concern about the potential of a future request to rezone the property to CI, presuming for a moment the current land use and rezoning petitions are approved, is not necessarily exclusive to auto oriented uses. In our discussion last week, I gave this as an example of the types of uses that are permitted in CI but not in CC, however, there are other uses which might not be appropriate for the subject property that would be permitted in CI.

That said, we would propose the following:

FLUE Policy 1.3.h.

The following sub-policies shall be applicable to Tax Parcel 03020-000-000 or any subset of the parcel.

1. *In order to enhance stormwater treatment conditions and to provide stormwater water quality improvements, the owner/developer of Tax Parcel 03020-000-000 will provide on-site stormwater water quality treatment for the Florida Department of Transportation (FDOT) stormwater runoff as set forth ~~in the sub-policies~~ below:*

a. *Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.5 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.*

b. *The owner/developer shall coordinate the stormwater water quality improvements with the FDOT and the City of Alachua. Improvements will be in the form of a stormwater basin(s) providing volume treatment to infiltrate through the natural ground. The stormwater basin(s) shall be privately owned and maintained.*

c. *Construction of the stormwater water quality improvements may include partnership on the project with, but not limited to, FDOT, Suwannee River Water Management District, or another governmental agency.*

d. *Consistent with the Recreation future land use category on the property, the stormwater water quality treatment area shall be designed to encourage passive recreation use in the form of pervious pathways or nature trails. This passive recreation area shall be privately owned and maintained.*

2. ~~Auto-oriented uses, as defined in Section 4.2.5(L) of the Land Development Regulations, are prohibited on Parcel 03020-000-000 (or subset of the parcel).~~ The portion of Tax Parcel 03020-000-000 (or subset of the parcel) designated as Commercial on the Future Land Use Map by Ordinance 21-XX shall be zoned Community Commercial (CC) or a less intensive zoning district.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Clay Sweger" <csweger@edafl.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "kwinburn" <kwinburn@cityofalachua.org>, "Sergio Reyes" <sreyes@edafl.com>,

"olazzari" <olazzari@edafl.com>
Sent: Monday, November 9, 2020 10:32:37 AM
Subject: RE: Tara April Updated Comprehensive Plan Language

Thank you, Justin. Please let us know.

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, November 9, 2020 10:02 AM
To: Clay Sweger <csweger@edafl.com>
Cc: Kathy Winburn <kwinburn@cityofalachua.org>; Sergio Reyes <sreyes@edafl.com>; Onelia Lazzari <olazzari@edafl.com>
Subject: Re: Tara April Updated Comprehensive Plan Language

Clay,

Confirming receipt. Please let us review the proposed revisions addressing Commercial FLUM and CI zoning before formally resubmitting materials. I'll follow up with you once we've had a chance to review your draft edits.

Thanks.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Clay Sweger" <csweger@edafl.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Sergio Reyes" <sreyes@edafl.com>, "olazzari" <olazzari@edafl.com>
Sent: Friday, November 6, 2020 8:26:35 AM
Subject: Tara April Updated Comprehensive Plan Language

Good Morning, Justin:

The applicant has agreed to make the following revisions to the proposed text amendment, per our recent conversation. The changes in yellow highlight should address both issues that we discussed. Please let us know what you need from us in order to proceed. I will assume that you want a PDF copy of the Comp Plan text amendment application package with he changes below and we'll be able to provide that to you on Monday. Please advise if you need anything further.

Thank you very much -

FLUE Policy 1.3.h.

1. *In order to enhance stormwater treatment conditions and to provide stormwater water quality improvements, the owner/developer of Tax Parcel 03020-000-000 will provide on-site stormwater water quality treatment for the Florida Department of Transportation (FDOT) stormwater runoff as set forth in the sub-policies below:*

    a. *Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of ~~0.25~~ 0.5 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.*

    b. *The owner/developer shall coordinate the stormwater water quality improvements with the FDOT and the City of Alachua. Improvements will be in the form of a stormwater basin(s) providing volume treatment to infiltrate through the natural ground. The stormwater basin(s) shall be privately owned and maintained.*

    c. *Construction of the stormwater water quality improvements may include partnership on the project with, but not limited to, FDOT, Suwannee River Water Management District, or another governmental agency.*

    d. *Consistent with the Recreation future land use category on the property, the stormwater water quality treatment area shall be designed to encourage passive recreation use in the form of pervious pathways or nature trails. This passive recreation area shall be privately owned and maintained.*

2. *Auto-oriented uses, as defined in Section 4.2.5(L) of the Land Development Regulations, are prohibited on Parcel 03020-000-000 (or subset of the parcel).*

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com



720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

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"MailScanner - Signature COA> </body> </html>

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 17, 2020

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearings:
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h
Tara April Large Scale Comprehensive Plan Amendment (LSCPA) Application
Tara April Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

The City of Alachua has reviewed the revised applications and materials submitted on behalf of Tara Forest LLC. These applications include:

1. ***A proposed Comprehensive Plan Text Amendment*** to create a new Future Land Use Element (FLUE) Policy 1.3.h;
2. ***A proposed Large Scale Comprehensive Plan Amendment (LSCPA)*** to amend the Future Land Use Map (FLUM) Designation of a ±17.29 acre subject property from Recreation to Conservation (±6.79 acres) and to Commercial (±10.5 acres) on a portion of Tax Parcel 03020-000-000; and,
3. ***A proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*** to amend the zoning of a ±17.29 acre subject property from Agricultural (A) to Conservation (CSV) (±6.79 acres) and to Community Commercial (CC) (±10.5 acres) on a portion of Tax Parcel 03020-000-000.

Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of EACH **complete** application package 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 **December 8, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Monday, November 23, 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 ***Monday, November 23, 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, December 7, 2020***). 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
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File

ORDINANCE 21-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±17.29 ACRES FROM RECREATION TO CONSERVATION ON ±6.79 ACRES AND FROM RECREATION TO COMMERCIAL ON ±10.50 ACRES; LOCATED EAST OF APRIL BOULEVARD, APPROXIMATELY 1,800 FEET NORTH OF THE INTERSECTION OF APRIL BOULEVARD AND NW US HIGHWAY 441; CONSISTING OF A PORTION OF TAX PARCEL NUMBER 03020-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, an application for a large scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on December 8, 2020 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on _____, 2021 provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

DRAFT

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on _____, 2021 and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

DRAFT

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended on ±17.29 acre portion of Tax Parcel Number 03020-000-000 from Recreation to Conservation on ±6.79 acres and from Recreation to Commercial on ±10.50 acres, in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

DRAFT

Section 6. Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the _____ day of _____, 2021.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2021.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Adam Boukari, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM RECREATION TO CONSERVATION:

Parcel A

A portion of Government Lot 8 of Section 9, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 01°52'17" West, along the east boundary of said Section 9, a distance of 1352.21 feet to the Point of Beginning; thence continue North 01°52'17" West, along said east boundary, 1262.45 feet; thence South 17°41'49" West, 85.72 feet; thence South 11°50'50" East, 68.32 feet; thence South 14°06'43" West, 229.65 feet; thence South 19°13'30" West, 106.17 feet; thence South 25°25'13" West, 106.54 feet to the beginning of a curve, concave northwesterly, having a radius of 102.18 feet; thence southwesterly, along the arc of said curve, through a central angle of 64°34'29", an arc distance of 115.16 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 57°42'27" West, 109.16 feet; thence North 89°59'41" West, 60.07 feet to the beginning of a curve, concave southeasterly, having a radius of 58.82 feet; thence southwesterly, along the arc of said curve, through a central angle of 95°28'53", an arc distance of 98.01 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 42°15'15" West, 87.06 feet; thence South 05°29'11" East, 98.11 feet to the beginning of a curve, concave northwesterly, having a radius of 71.79 feet; thence southwesterly, along the arc of said curve, through a central angle of 79°11'19", an arc distance of 99.23 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 34°06'28" West, 91.51 feet; thence South 73°42'08" West, 34.54 feet to a point on the easterly right of way line of a 66' wide Department of Transportation Service Road, said point lying on the arc of a curve, concave northeasterly, having a radius of 828.93 feet; thence southeasterly, along said right of way line, and along the arc of said curve, through a central angle of 08°06'16", an arc distance of 117.25 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 26°31'27" East, 117.15 feet; thence South 30°34'35" East, along said easterly right of way line, 342.90 feet; thence North 87°16'09" East, 249.46 feet to the Point of Beginning.

Together with:

Parcel B

A portion of Government Lot 1 of Section 9, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 01°52'17" West, along the east boundary of said Section 9, a distance of 3806.15 feet; thence North 17°41'03" West, 78.19 feet to the Point of Beginning; thence continue North 17°41'03" West, 69.58 feet; thence South 41°43'32" West, 7.68 feet; thence South 00°11'15" East, 23.02

DRAFT

EXHIBIT "A"

feet; thence South 17°03'41" East, 29.14 feet; thence South 38°47'52" East, 13.73 feet; thence North 83°38'34" East, 9.08 feet to the Point of Beginning.

Together with:

Parcel C

A portion of the South ½ of the East ½ of Government Lot 7 of Section 4 and a portion of Government Lot 1 of Section 9, all lying and being in Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 4, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 00°39'56" West, 559.98 feet; thence South 88°52'32" West, 500.02 feet; thence South 00°39'56" East, 414.61 feet; thence South 17°41'03" East, 86.01 feet to the Point of Beginning; thence South 05°19'02" West, 56.36 feet; thence South 00°19'11" East, 62.30 feet; thence South 14°17'54" East, 56.84 feet; thence South 31°57'53" East, 42.56 feet; thence South 30°58'26" East, 63.77 feet; thence South 26°44'35" East, 48.21 feet; thence South 29°26'47" East, 55.07 feet; thence North 17°41'03" West, 372.91 feet to the Point of Beginning.

Containing, in aggregate, 6.79 Acres (295,739 Square Feet), more or less.

DRAFT

EXHIBIT "A"

PAGE 3 OF 3

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM RECREATION TO COMMERCIAL:

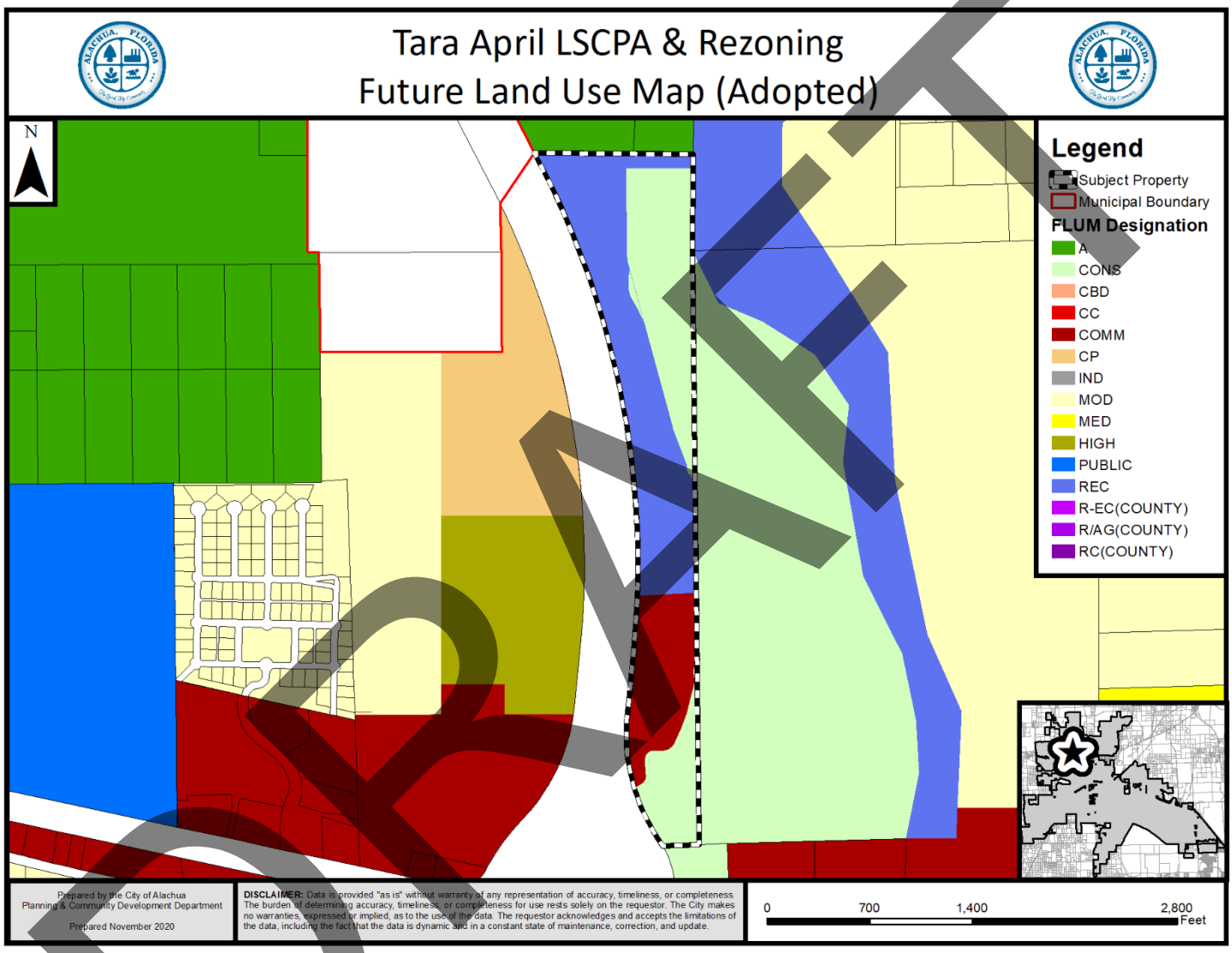
A portion of Government Lots 1 and 8 of Section 9, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 01°52'17" West, along the east boundary of said Section 9, a distance of 2614.66 feet to the Point of Beginning; thence South 17°41'49" West, 85.72 feet; thence South 11°50'50" East, 68.32 feet; thence South 14°06'43" West, 229.65 feet; thence South 19°13'30" West, 106.17 feet; thence South 25°25'13" West, 106.54 feet to the beginning of a curve, concave northwesterly, having a radius of 102.18 feet; thence southwesterly, along the arc of said curve, through a central angle of 64°34'29", an arc distance of 115.16 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 57°42'27" West, 109.16 feet; thence North 89°59'41" West, 60.07 feet to the beginning of a curve, concave southeasterly, having a radius of 58.82 feet; thence southwesterly, along the arc of said curve, through a central angle of 95°28'53", an arc distance of 98.01 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 42°15'15" West, 87.06 feet; thence South 05°29'11" East, 98.11 feet to the beginning of a curve, concave northwesterly, having a radius of 71.79 feet; thence southwesterly, along the arc of said curve, through a central angle of 79°11'19", an arc distance of 99.23 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 34°06'28" West, 91.51 feet; thence South 73°42'08" West, 34.54 feet to a point on the easterly right of way line of a 66' wide Department of Transportation Service Road, said point lying on the arc of a curve, concave northeasterly, having a radius of 828.93 feet; thence northwesterly, along said right of way line, and along the arc of said curve, through a central angle of 12°04'55", an arc distance of 174.80 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 16°25'51" West, 174.47 feet; the end of said curve being the beginning of a curve, concave easterly, having a radius of 161.18 feet; thence northerly, along said right of way line and along the arc of said curve, through a central angle of 14°48'53", an arc distance of 41.68 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 02°58'59" West, 41.56 feet; thence North 04°25'25" East, along said easterly right of way line, 711.16 feet to the beginning of a curve, concave westerly, having a radius of 5945.58 feet; thence northerly, along said right of way line and along the arc of said curve, through a central angle of 03°46'23", an arc distance of 391.54 feet, said arc being subtended by a chord having a bearing and distance of North 02°32'13" East, 391.47 feet; thence North 87°13'22" East, 399.65 feet to a point on said east boundary of Section 9; thence South 01°52'17" East, along said east boundary, 454.98 feet to the Point of Beginning.

Containing 10.50 Acres (457,381 Square Feet), more or less.

DRAFT

EXHIBIT "B"



DRAFT

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

City of Alachua
Comprehensive Plan Amendment Application

☑ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☐ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

Application revised 9/3

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: Tara April Land Use Map Change
2. Address of Subject Property: 17129 April Boulevard
3. Parcel ID Number(s): 03020-000-000 (portion of)
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Conservation/Recreation
6. Proposed Future Land Use Map Designation: 6.79 +/- ac. from Recreation to Conservation, 10.50 +/- ac. from Recreation to Commercial
7. Acreage: 17.29 +/- of a 58.32 +/- acre parcel

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   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: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tara Forest, LLC
   Mailing Address: 7717 NW 20TH LN
   City: Gainesville State: FL ZIP: 32601

* 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. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:

   (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers 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. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

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.)

6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

7. Three (3) 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).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **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 attachments are required for a complete application. **A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Clay Sweger
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 3rd day of September, 2020 by Clay Sweger who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Audra Burrell
Signature of Notary Public, State of Florida

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 17129 APRIL BLVD

Parcel ID Number(s): 03020-000-000

Acreage: 58.32 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Sayed Moukhtara Title:

Company (if applicable): Tara Forest LLC

Mailing Address: 7717 NW 20TH LN

City: GAINESVILLE State: FL ZIP: 32605

Telephone: +1(352) 278 5317 FAX: e-mail: sayed@moukhtara.com

C. AUTHORIZED AGENT

Name: Clay Sweger Title: Director of Planning

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: csweger@edafl.com

D. REQUESTED ACTION:

Large Scale Comprehensive Plan Amendment

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning)

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

SAYED MOUKHTARA - TARA FOREST LLC

Typed or printed name and title of applicant CEO

Typed or printed name of co-applicant

State of Florida County of Alachua

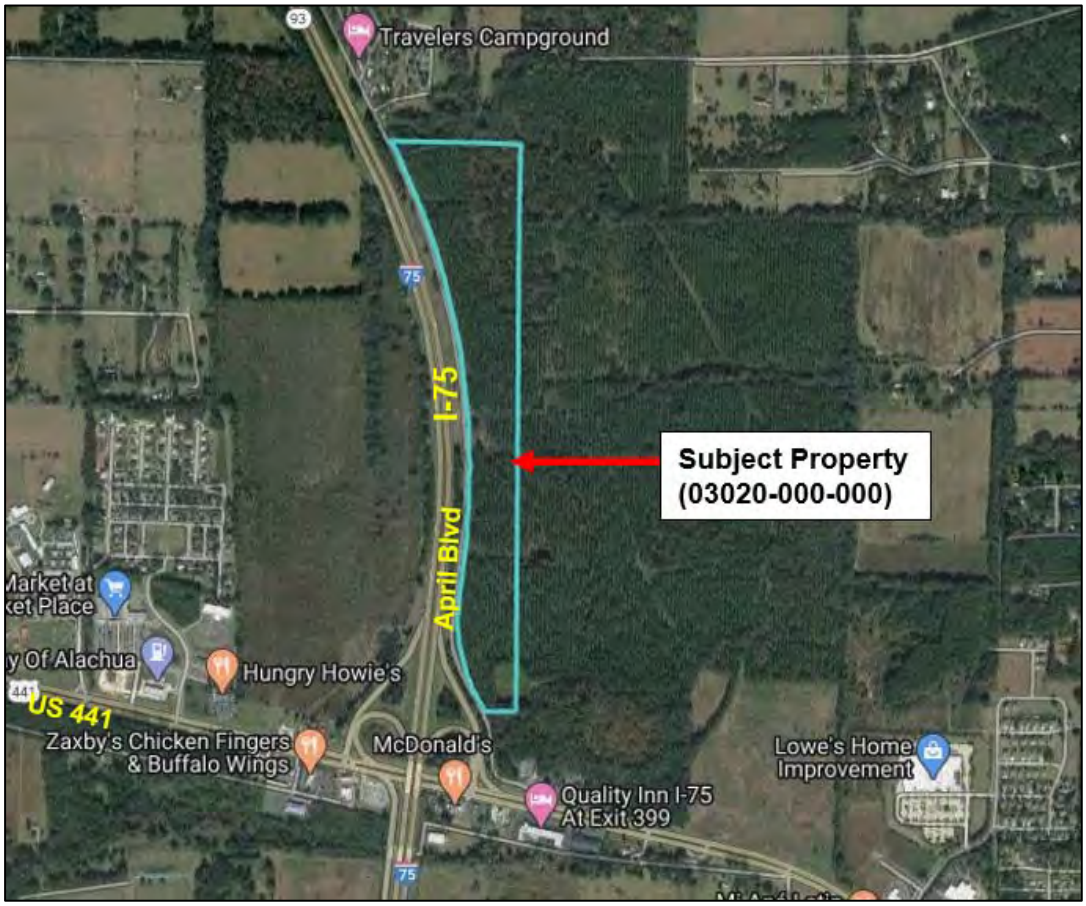
The foregoing application is acknowledged before me this 11 day of July, 2020 by SAYED MOUKHTARA, who is/are personally known to me, or who has/have produced License as identification.

Brittanie R. Earnhart

Signature of Notary Public, State of Florida

Brittanie R. Earnhart
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG335095
Expires 5/15/2023

Future Land Use Map Amendment Justification Report



Project Request:	Large Scale Future Land Use Map Amendment application from Recreation to Commercial & Conservation for a portion of Parcel Number 03020-000-000
Location:	17129 April Boulevard
Parcel Number:	Portion of 03020-000-000
Acreage:	Approximately 17.29 Acres of a 58.3 +/- acre Parcel
Prepared By:	Clay Sweger, AICP, LEED AP eda consultants, inc.
Agents for:	Tara Forest, LLC
Date:	August 5, 2020; Revised September 1, 2020 & October 13, 2020

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

Table of Contents

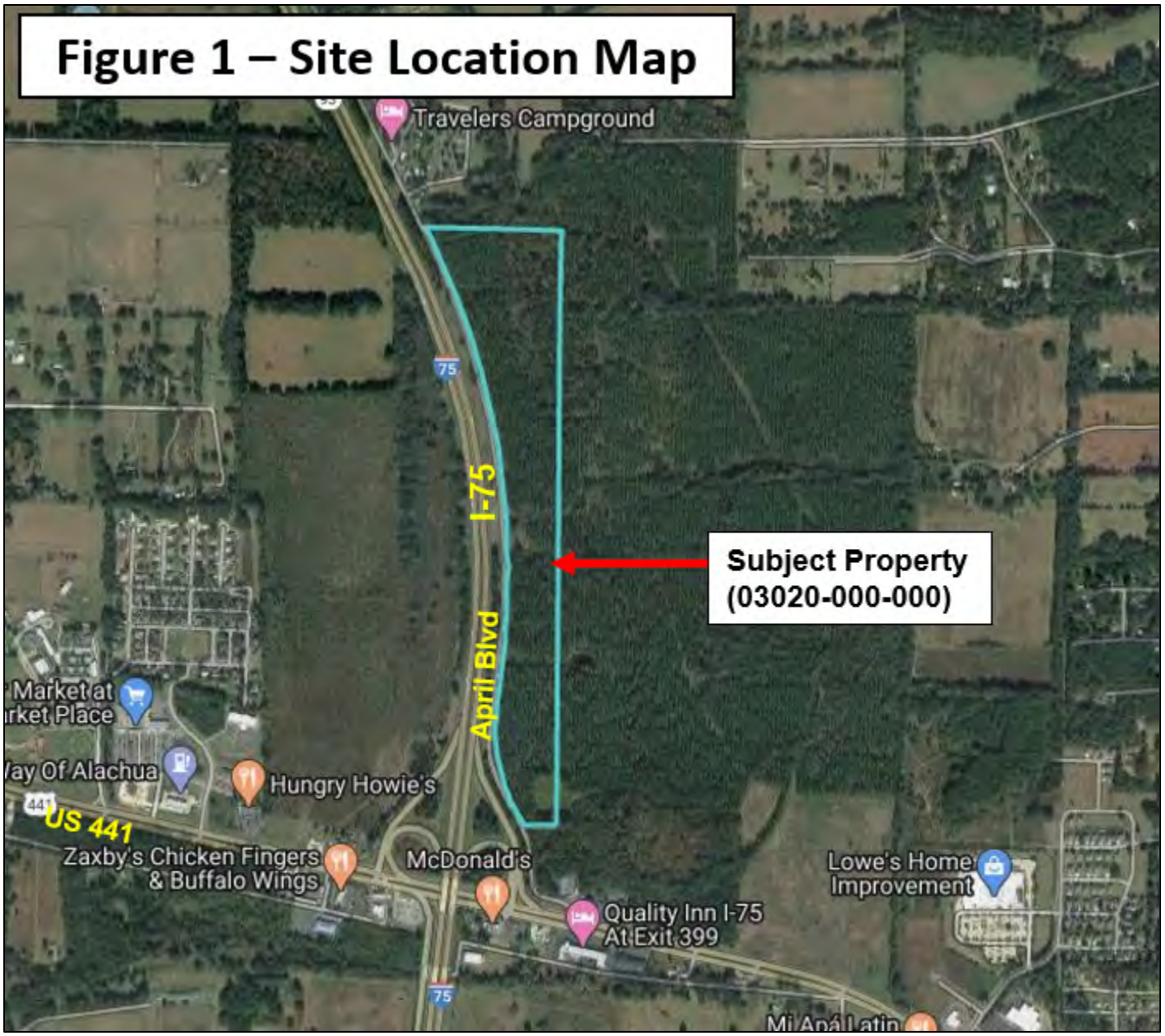
Background 1
Statement of Proposed Change 3
Environmental / Suitability Analysis 7
Needs Analysis 13
Public Facilities Analysis 15
Compatibility Analysis 19
Urban Sprawl Analysis 20
Comprehensive Plan Consistency 25

List of Figures

Figure 1: Site Location Map 1
Figure 2: Future Land Use Map (Existing) 3
Figure 3: Future Land Use Map (Proposed) 4
Figure 4: Proposed Zoning Map 5
Figure 5: Wetlands 8
Figure 6: Soils 10
Figure 7: FEMA Flood Zones 11
Figure 8: Topography North 12
Figure 9: Topography South 13
Figure 10: Surrounding Land Uses 20

Background

The subject property is located at 17129 April Boulevard (see Figure 1 below) in the City of Alachua. The property is located east of I-75 and north of US 441. The proposal concerns an approximately 17.29-acre portion of the 58.3 +/- acre total property. The tax parcel number is 03020-000-000. The parcel is located within Section 9, Township 8, Range 18.



Roughly the southern ¼ of the parcel falls within the adopted Generalized US 441/I-75 Activity Center Map in the Future Land Use Element Map Series. This map is the foundation for the Gateway Activity Center. This relates to Future Land Use Element Policy 1.3.f.1. which states,

> *The City of Alachua shall maintain a **Gateway Activity Center at the interchange of US 441 and Interstate 75**. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. **The intent of this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community**.*

This parcel was included within a large-scale Comprehensive Plan map amendment application submitted in 2008. That large-scale amendment for the property was known then as the Megahee property and included five tax parcels that totaled approximately 523 acres. This application concerns only a portion (17.29 +/- acres) of one of those parcels (03020-000-000). On December 1, 2009, the future land use categories for Parcel 03020-000-000 were changed from Agriculture to Recreation and Conservation by Ordinance 09-14. The Conservation future land use area lines on the parcel were drawn at that time based on mapping that was not field verified.

The zoning districts on the subject parcel were changed on October 11, 2010 by Ordinance 10-23. The parcel went from being all Agricultural zoning to Agricultural and Conservation. The Conservation zoning also attempted to mirror the wetland areas that were mapped at the time. However, as was the case with the Conservation future land use mapping, those wetlands were not field verified.

As part of this application, an Environmental Report prepared by Verde Environmental has field verified the locations of wetlands on the property (see Figure 5). As a result, additional wetland areas have been identified that were not included within the currently adopted Conservation future land use category and zoning district mappings. This application proposes to add additional wetland areas to the Conservation future land use map to provide better environmental protection.

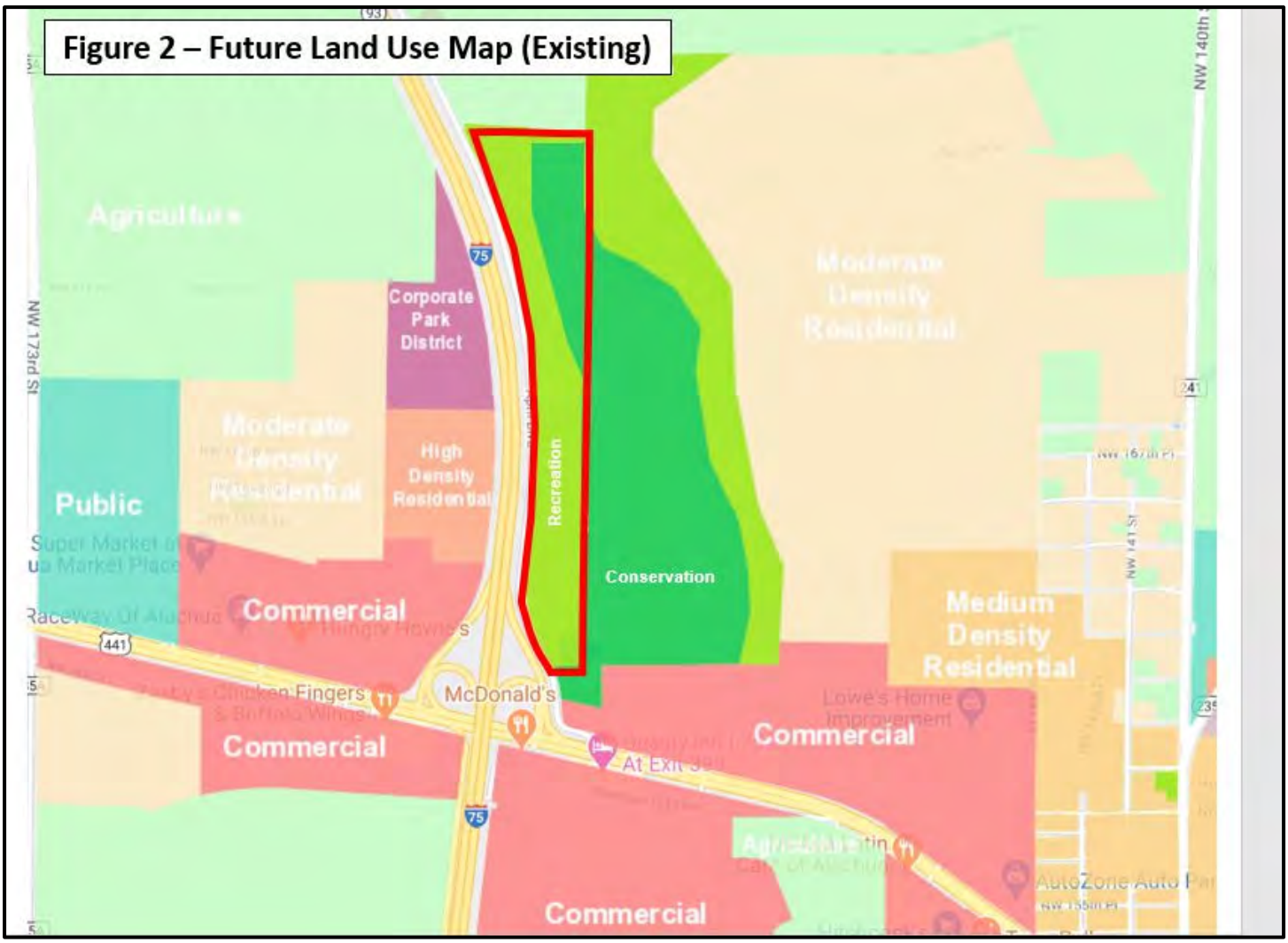
This proposed large-scale future land use map amendment is related to two other applications that have been submitted simultaneously. These related applications are:

1. A proposed rezoning application to change the zoning districts on a portion of the property from Agricultural and Conservation to Conservation (6.79 +/- acres) and Community Commercial (10.50 +/- acres).

2. A proposed large-scale Comprehensive Plan text amendment to add a new regulatory policy for Tax Parcel 03020-000-000 that would require stormwater water quality treatment (at a rate specified in the policy) for stormwater runoff from I-75 that is adjacent to the subject parcel. The proposed policy requires this stormwater water quality treatment prior to or concurrent with any commercial development on the parcel.

Statement of Proposed Change

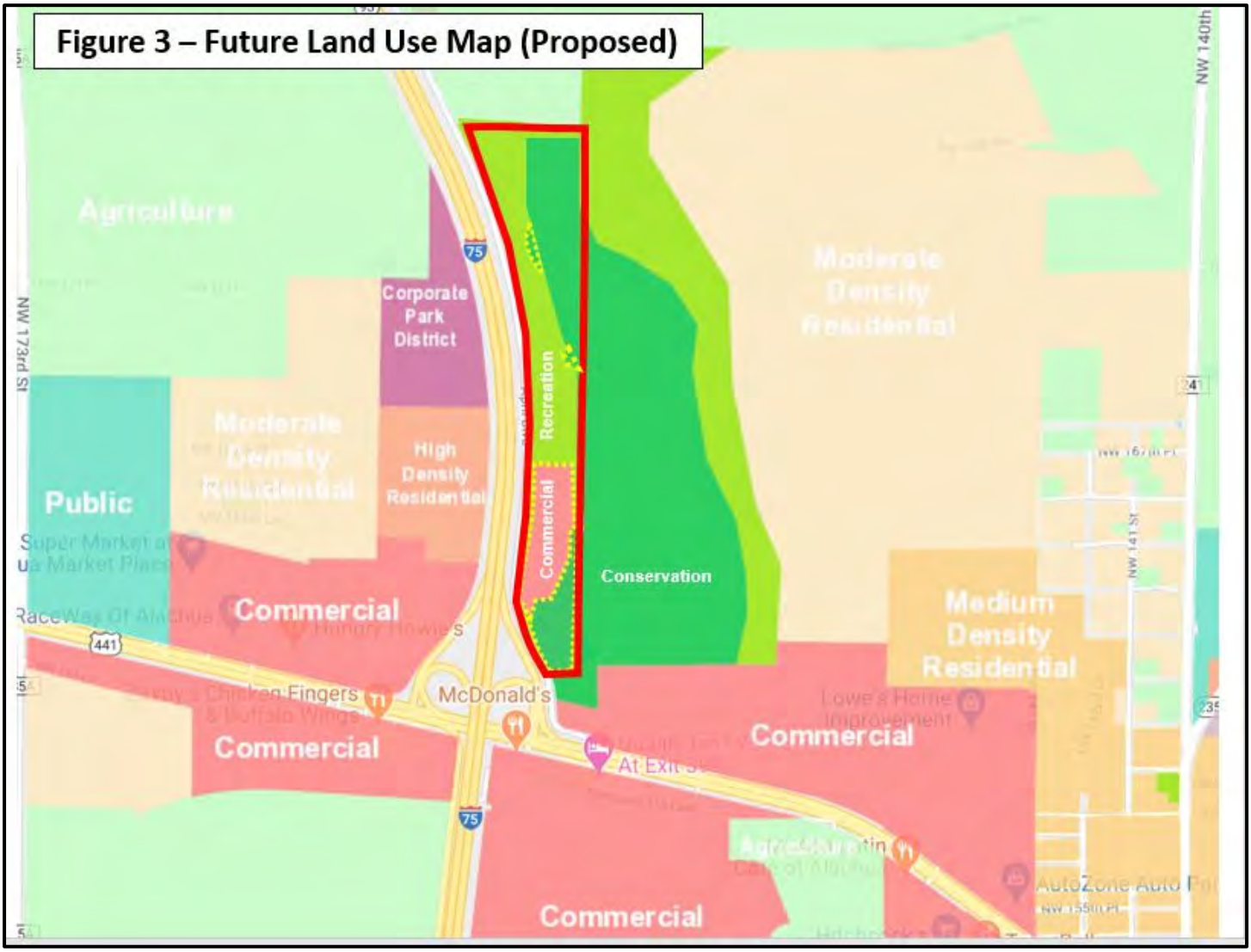
The property owner requests to amend the Future Land Use Map of the Comprehensive Plan from Recreation and Conservation to Commercial (10.50 +/- acres) and Conservation (6.79 +/- acres) on 17.29 +/- acres of Tax Parcel 03020-000-000. The Existing Future Land Use Map for the site is shown below in Figure 2 below.



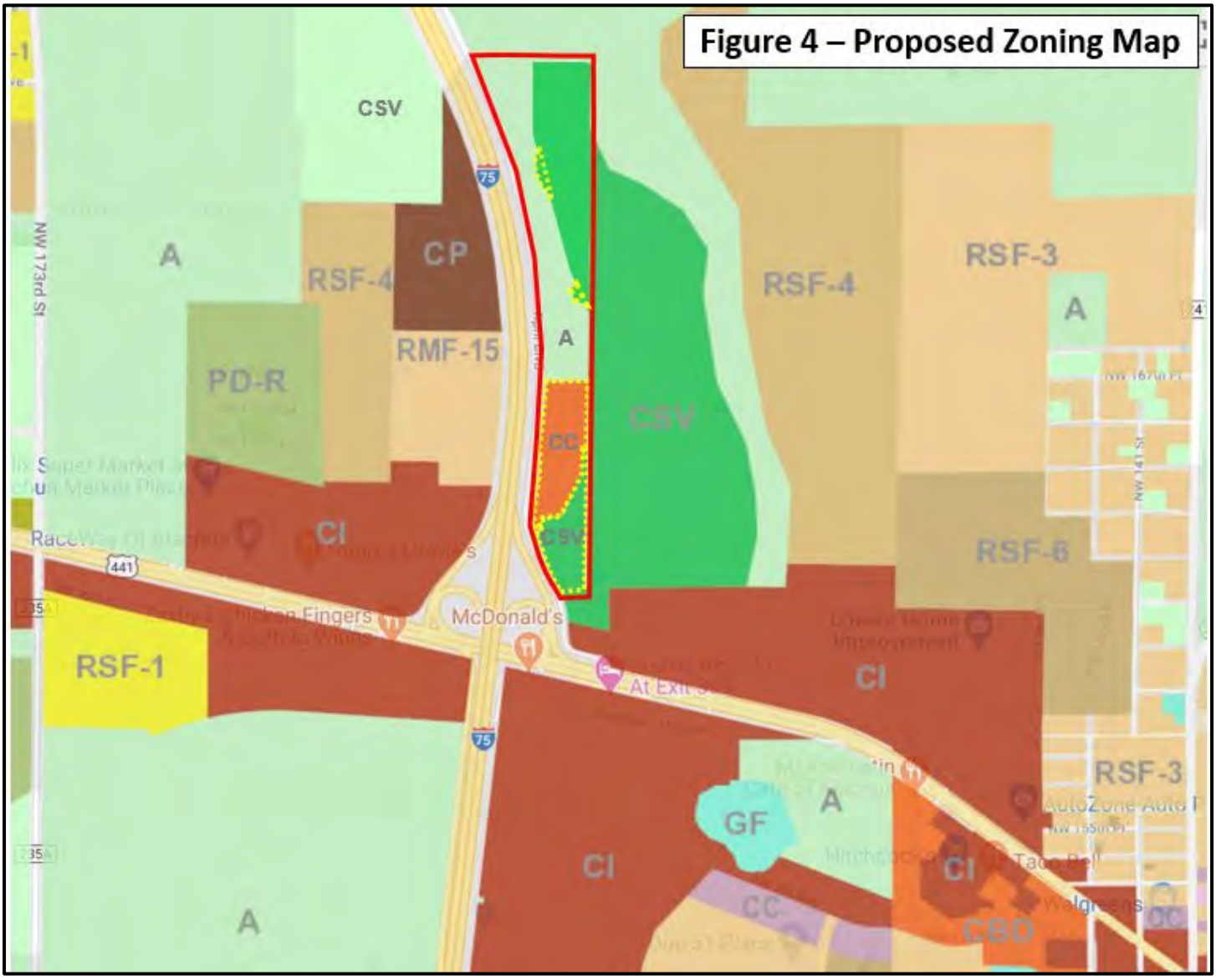
This proposed future land use map amendment will add areas (6.79 +/- acres) that have been field verified as wetlands and additional FEMA floodplain areas to the Conservation-designated areas to increase the environmental protection at the site. Currently, the subject property is vacant and contains planted pine that is in silviculture usage. Recently, a portion of the site was harvested in keeping with the agricultural designation.

The subject parcel is bounded to the north by Travelers Campground, an RV Park, and a vacant agricultural parcel. Both of those parcels are designated Agriculture on the future land use map. To the west is April Boulevard along the entire western frontage of the parcel, and west of that is I-75. To the south, the property abuts a vacant parcel owned by the City of Alachua that is designated Conservation. To the east, the subject property abuts Conservation land use on a larger parcel that also has Recreation land use to the east of the Conservation-designated area, and Medium Density Residential on its eastern-most property line. This large, 292.95-acre (+/-) parcel is vacant and is in the same ownership as the subject property proposed for the future land use map amendment.

Figure 3 below illustrates the Proposed Future Land Use Map for the portions of the property that are the subject of this application.



As indicated earlier, this proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously. The proposed rezoning would place zoning districts on the property that are consistent with the proposed future land use map designations of Commercial and Conservation on a portion of the property. Figure 4 below illustrates the proposed zoning districts for the property that will be consistent with this future land use map change application request.



As can be noted in Figure 3, the proposed Commercial land use area is located in part of the southern half of the parcel, abutting April Boulevard. Based on wetlands mapping, a small portion of the proposed Commercial area is separated from the Conservation-designated area on the parcel to the east by providing additional proposed Conservation land use for a wetland buffer area at the eastern property line. The Commercial land use designation will allow for a variety of commercial/office uses

that include: hotels and motels; eating establishments, retail sales and services, offices, tourist related uses, personal services, financial institutions, etc. The proposed Commercial land use area is outside of the floodplain on land suitable for urban development.

The area proposed for Commercial land use designation is proximate to the I-75 and US 441 interchange area. It is approximately ½-mile from the proposed Commercial area to the southeastern Interstate on-ramp. The I-75 interchange area already is designated Commercial on all four sides, which reflects the activity level associated with traffic and travel in the vicinity. Adding the 10.50 +/- acres of Commercial to the subject property will provide additional development opportunities near I-75 and provide property tax benefits to the community.

There are multiple areas (see the attached legal description sketch that illustrates these areas as Parcels A through C) on Tax Parcel 03020-000-000 that are being proposed for change from Recreation land use to Conservation. These areas are proposed for addition to the Conservation land use category on the site due to the field location of wetlands in those areas by the Environmental Assessment and Listed Species Survey prepared by Verde Environmental in July 2020. These areas are all contiguous to existing Conservation-designated land. The existing Conservation category lines on the map were not ground truthed in 2009/2010 when the previous land use change and rezoning actions occurred. The addition of 6.79 +/- acres to Conservation land use will provide for increased environmental protection of the wetland areas. This is especially true for the addition of Conservation zoning on the southernmost portion of the property, which will add to the contiguous Conservation land use in an area where water flows into Mill Creek and eventually Alachua Sink (off site).

The City of Alachua Comprehensive Plan Future Land Use Element, describes the Commercial and Conservation future land use categories as shown below.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;

14.Eating Establishments

Objective 1.8 *Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.*

As described in the policies listed above, the proposed future land use designations of Commercial and Conservation are appropriate for the portions of the subject property that are illustrated in Figure 3. The added 6.79 +/- acres of Conservation land use will protect the additional field-identified wetlands on the property. The Commercial future land use designation is appropriate due to the location of the site relative to the intersection of I-75/US 441 with existing Commercial future land use designations.

Environmental / Suitability Analysis

Verde Environmental prepared an Environmental Assessment and Listed Species Survey (attached) of the parcel in July 2020. They also produced an addendum letter (dated September 28, 2020) that has been submitted as supplemental information to the City of Alachua. The July study had the following findings:

> *In general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Most onsite habitats provide relatively low-quality habitat due to historical land management and development of adjacent parcels and earthwork associated with the construction of Interstate 75. The mixed wetland hardwood community found in the northeast corner of the property is the only onsite community that could provide moderately high habitat potential for local wildlife. The age of this forest, and resulting structure of the vegetative community provides suitable cavities, cover, forage, and browse for various species of wildlife anticipated to occupy the area. As such, development of the subject property should take steps to maintain the level of function provided by this habitat. Conditions within this system is most closely associated with water flow and conditions within Mill Creek. Because of this, changes in the immediately adjacent upland habitats would have a minimal effect on the mixed wetland hardwood community, as long as direct impacts to the wetland are avoided. Therefore, maintaining a narrow (25-foot minimum) undisturbed upland buffer around this wetland community would likely be sufficient to protect the mixed wetland hardwood community from any negative effects of adjacent development or altered land use. This is especially true if the development does not increase stormwater flow into the wetland, or if the new stormwater*

> *system could be designed to collect and treat some of the stormwater from Interstate 75 prior to it entering Mill Creek.*
>
> *The only other notable onsite habitat is the marsh in the southeast corner of the property. This marsh currently provides only moderate quality habitat due to the abrupt transitional zone between the marsh and the adjacent communities, as well as, the current management of the adjacent pine plantation. However, the value of the marsh to local wildlife could be increased by improving the adjacent hydric pine flatwoods. Eliminating the intensive management of the pine plantation adjacent to the marsh community and allowing the area to develop into a mature forested community would significantly increase the value of both habitats.*

It should be noted that the proposed additional Conservation land use areas include the southeastern corner area referenced in the report. Thus, the change in land use designation from Recreation to Conservation will improve the environmental protection for this area.

Wetlands:

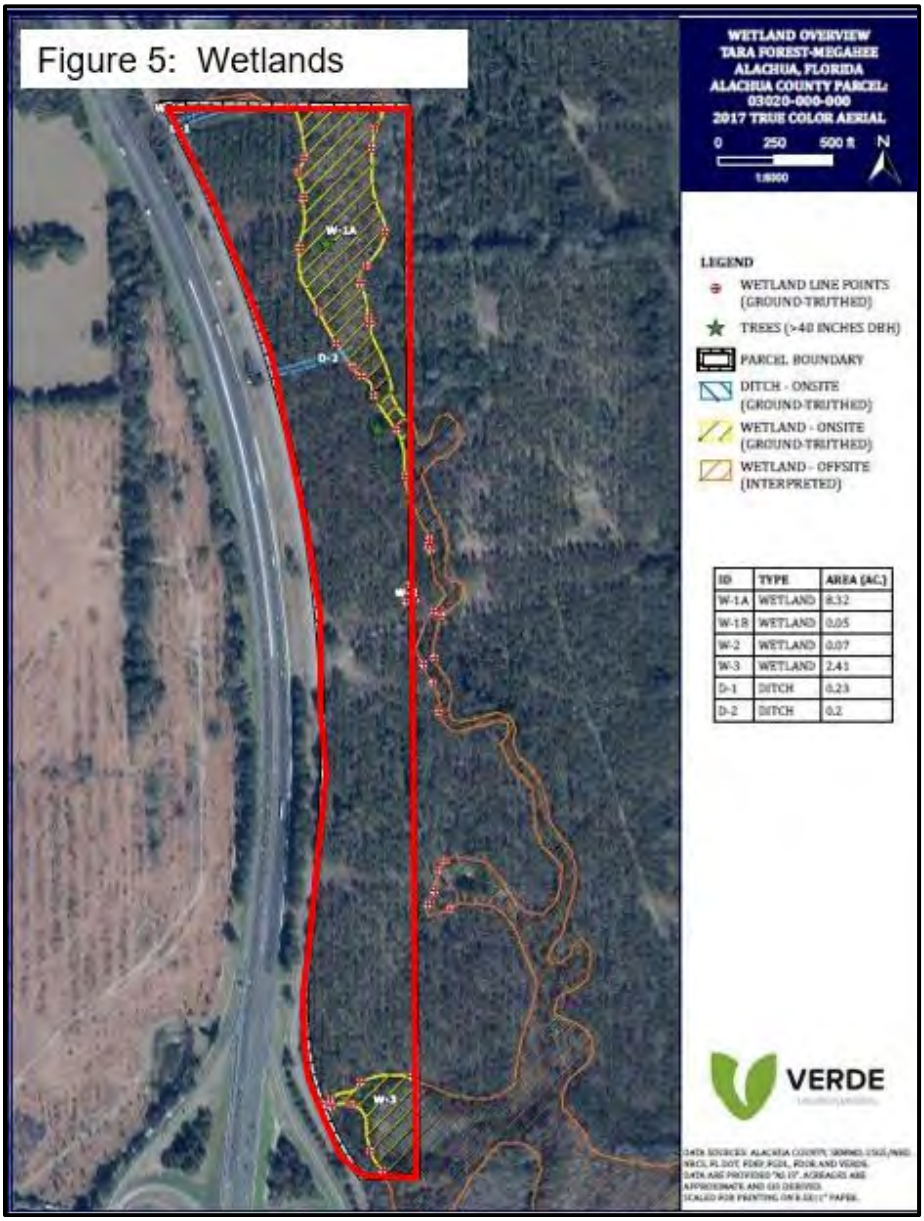
Figure 5 below illustrates the wetlands on the parcel. The Environmental Assessment field verified wetland lines as part of the study. Figures 5, 5A, 5B, and 5C in Verde Environmental's report show these wetland areas in greater detail, and it is helpful to view those figures for a better understanding of the wetlands.

According to the report, the "vast majority (greater than 99 percent) of wetland habitats mapped on and adjacent to the Tara Forest/Megahee Property are associated with or adjacent to Mill Creek."

As previously indicated, currently only some of the wetland areas are designated with the Conservation land use category. This application proposes to add 6.79 +/- acres of Recreation-designated land that contains wetlands that are contiguous to existing Conservation-designated land to Conservation land use.

In addition to the wetlands on the site, there are two FDOT ditches that direct stormwater runoff from I-75 into Mill Creek according to the Environmental Assessment. The northern ditch is approximately 15 feet wide and 5 – 8 feet deep. The second ditch is in the north central portion of the site and it is approximately 15 – 20 feet wide and 3 – 5 feet deep. The Environmental Assessment further discusses these existing ditches and the existing water quality issues as follows:

> *"These ditches provide minimal habitat value for local wildlife and may have a detrimental effect on downstream habitats. The ditches quickly move stormwater from Interstate 75 into Mill Creek…This in turn could increase downstream erosion and increase sedimentation of downstream habitats. Furthermore, the ditches provide little to no treatment of stormwater prior to being discharged into the creek, thus causing a decrease in water quality."*



A related application (submitted concurrent with this application) for a text change to the Future Land Use Element for the subject property addresses the issue of water quality degradation from the FDOT ditches even though this is not a circumstance caused by the owner/developer. That text change would provide for stormwater runoff water quality improvements, as specified in the policy.

Strategic Ecosystem:

The subject property is not located within the Strategic Ecosystem overlay.

Soils:

The Environmental Assessment included an analysis of soils on the parcel. Figure 6 below illustrates the 9 soil types that were noted by the Assessment. The Assessment contains a detailed description of these soils (refer to the Assessment for larger detail on the map).

Soils on the site include: Arredondo Fine Sand, 0 to 5 percent slopes; Surrency Sand, Lochloosa Fine Sand, 2 to 5 percent slopes; Kendrick Sand, 2 to 5 percent slopes, Blichton Sand, 0 to 2 percent slopes; Arredondo Fine Sand, 5 to 8 percent slopes; Lochloosa Fine Sand, 5 to 8 percent slopes; Blichton Sand, 5 to 8 percent slopes; and Bivans Sand, 5 to 8 percent slopes. The area proposed for Community Commercial zoning is mapped as containing Lochloosa Fine Sand, 5 to 8 percent slopes and Arrendondo Fine Sand, 5 to 8 percent slopes.



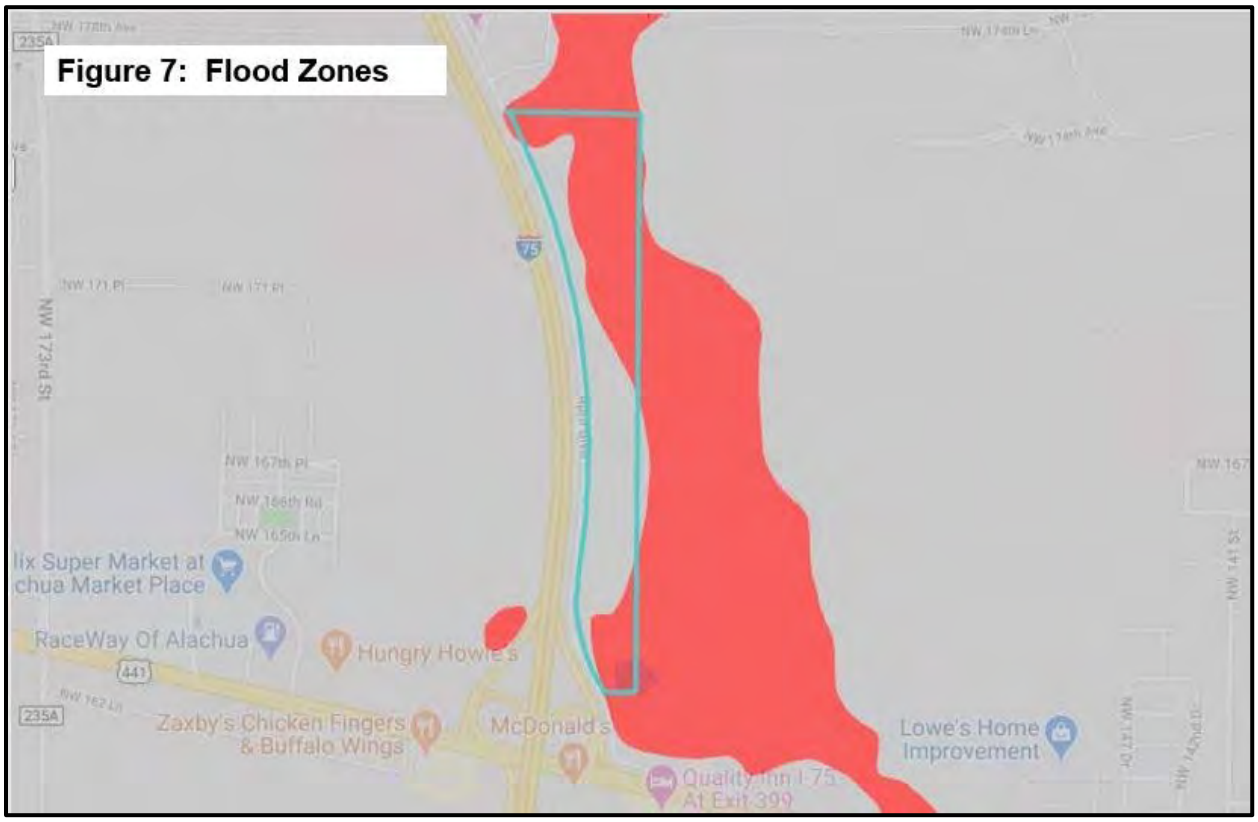
According to the *Soil Survey of Alachua County Florida*, Lochloosa Fine Sand, 5 to 8 percent slopes is a "sloping, somewhat poorly drained soil in relatively small areas on sharp breaking slopes and along long, narrow slopes of the upland….Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight."

Arredondo Fine Sand, 5 to 8 percent slopes is a "sloping, well drained soil in small areas on sharp breaking slopes and in relatively large areas on long slopes of the uplands.….Limitations as sites for small commercial buildings are moderate."

Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

<u>100-Year Flood Zone / Flood Potential:</u>

The subject parcel contains large areas of FEMA Flood Zone A (a 1% annual chance flood hazard with no base flood elevations) as indicated below in Figure 7. However, the area proposed for a Commercial land use designation does not contain any FEMA floodplain. Therefore, floodplain issues are not a problem for that area. Areas that fall within FEMA Zone A are designated Conservation (including newly proposed Conservation land use designation on some areas) or Recreation designation (which will remain in that land use category).



Wellfield Protection Zone:

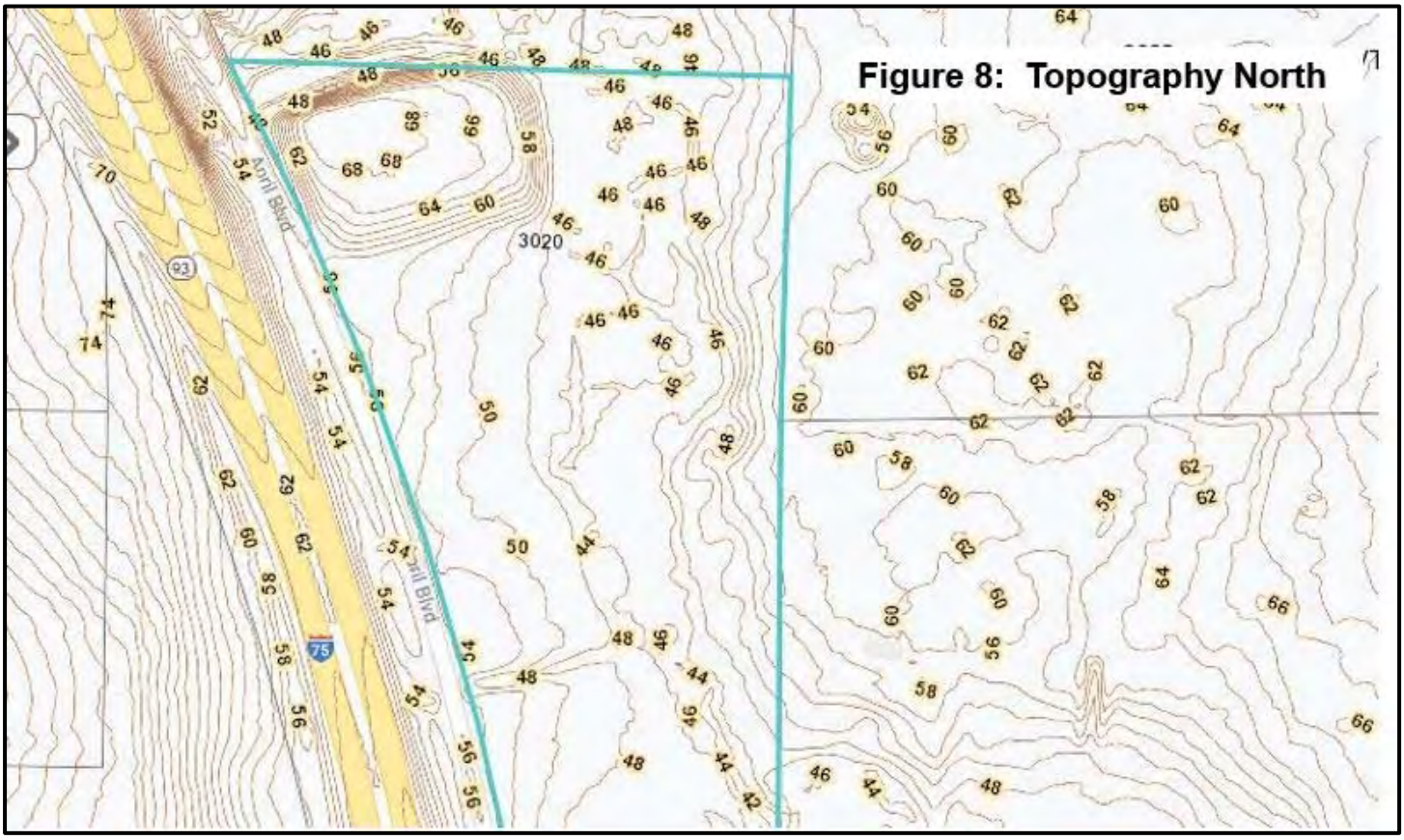
The subject parcel is not located in a wellfield protection zone.

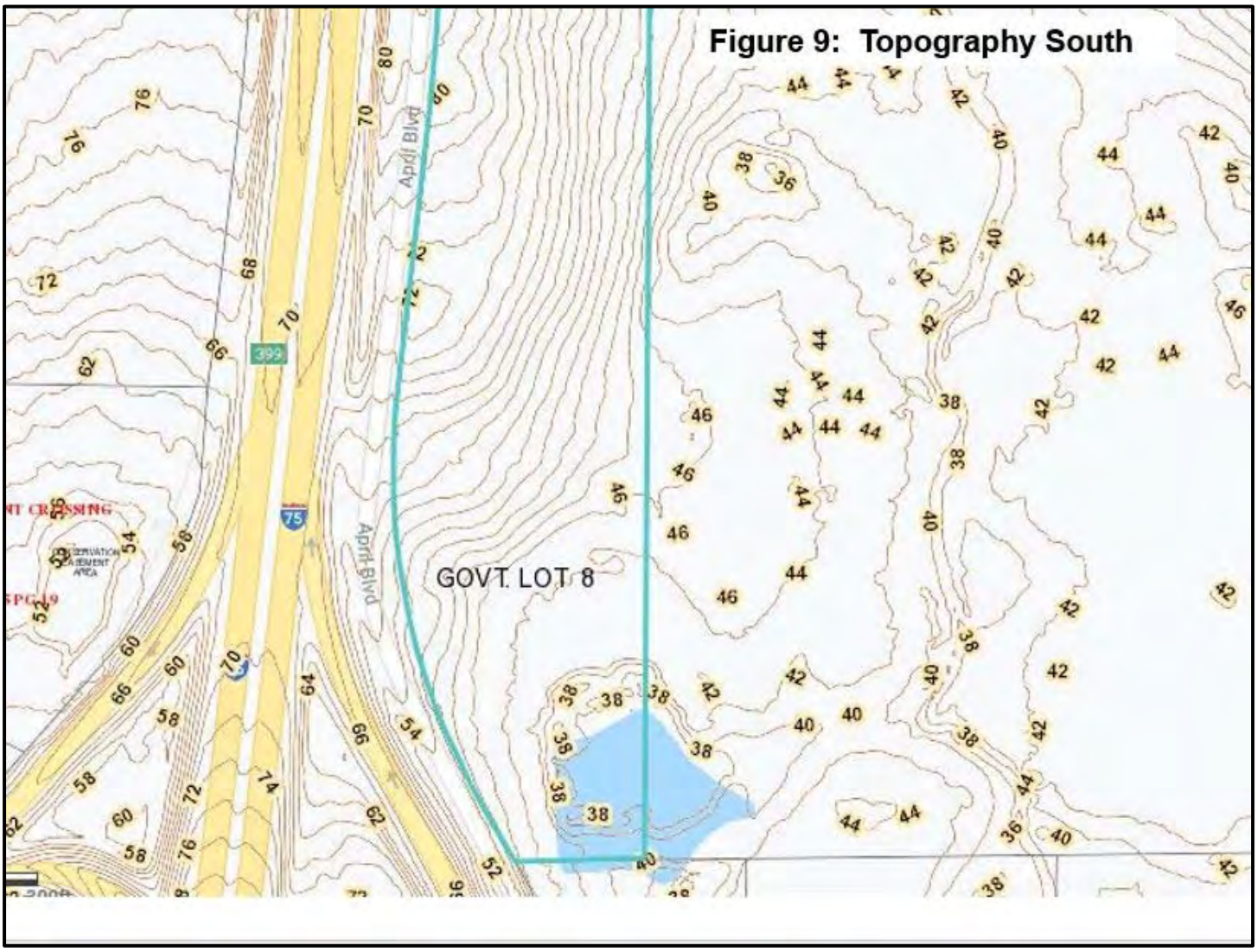
Topography:

The Environmental Assessment indicates that the property slopes down from west (April Boulevard) to east (eastern parcel boundary), with elevations ranging from approximately 75 to 45 feet. Topographic maps are contained in the Assessment. According to the Assessment:

> *"The steepest slopes are in the south-central portion of the property. The lowest portions of the property are associated with Mill Creek that runs along and near the eastern property boundary."*

Figures 8 and 9 illustrate the topography on the northern and southern portions of the parcel respectively.





Needs Analysis

State Requirements

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development.

This proposed land use change is one such example of urban infill. There are existing developments to the south of the parcel that include restaurants and other commercial uses. The four quadrants surrounding the I-75/US 441 interchange include additional restaurants, a hotel, and gas station uses.

Existing vs. Proposed Designations

In addition to the new state policy direction explained above, this proposed land use change application includes a change to Conservation land use for 6.79 +/- acres of the site, which will protect field identified wetland areas. Therefore, the acreage proposed for Conservation land use can be excluded from the needs analysis.

The proposed land use change to Commercial for 10.50 +/- acres of the site is relatively small in size. As illustrated below, the maximum development scenario for Commercial land use uses a FAR of 0.5 based on Future Land Use Element Policy 1.3.d.11. for parcels 10 acres or greater. A FAR of 0.05 is used for the Recreation land use consistent with FLUE Policy 1.7.d because the property is in private ownership and any recreation uses therefore would be privately owned.

At a maximum development intensity, the proposed land use change to Commercial would add an increase of 205,821 square feet over what is allowed under the existing Recreation land use category. As detailed in the "Public Facilities Impact Analysis" section, there is adequate capacity to serve this increased intensity on the site.

Existing FLUM Designation	**Acreage**	**Max. Density/Intensity**	**Max Dev. Scenario**
Recreation	10.50	0.05 FAR	22,869 Square Feet

Proposed FLUM Designation	**Acreage**	**Max. Density/Intensity**	**Max Dev. Scenario**
Commercial	10.50	0.5 FAR	228,690 Square Feet

The existing developed nature of the I-75/US 441 intersection/interchange indicates that this is an urban infill situation and that there is a need for additional commercial options in this activity center area due to travel and tourism associated with the Interstate.

The existing City of Alachua future land use designation of Commercial allows for a variety of retail, personal services, financial institutions, and limited industrial service, and office uses. While the request will change the FLUM designation from Recreation to Commercial, the uses and intensities within the proposed Commercial category are appropriate in this area designated and mapped as the Gateway Activity Center in the Comprehensive Plan. The proposed Commercial FLUM designation will allow for expansion of already existing commercial activity in the area and provide for an increased tax base.

Public Facilities Analysis

A future land use map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. For this land use amendment proposal, only the proposed amendment to Commercial (10.50 +/- acres) is analyzed since the proposed change to Conservation land use (6.79 +/- acres) will not result in impacts on public facilities. Because there is no residential component, there are no impacts on public school facilities or recreation facilities.

The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.1*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any new development allowed in the proposed Commercial land use category will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed Commercial land use designation is described below. To provide for a conservative analysis, the project trips have not been reduced to account for pass-by trips.

Land Use Category	Acreage	Max. Density/Intensity	Max Development Scenario
Commercial	10.50 +/-	0.5 FAR	228,690 Square Feet

Traffic:

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
820	228,690 SF	Shopping Center	37.75 / 1,000 SF	8,633

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
820	228,690 SF	Shopping Center	3.81 / 1,000 SF	871

Increase in Daily Trips

- ADT: 8,633 ADT

- PM PEAK: 871 ADT

Affected Roadway Segments

- US 441 Segment 5
- I-75 Segment 1
- I-75 Segment 2

Trip Distribution on Affected Roadway Segments

- 52% Distribution on US 441 Segment 5 (4,489 ADT, 453 PM Peak)
- 2% Distribution on I-75 Segment 1 (173 ADT, 17 PM Peak)
- 16% Distribution on I-75 Segment 2 (1,381 ADT, 139 PM Peak)
- NOTE: The site is along US 441 Segment 5. Therefore, the maximum GUATS distribution along this segment (52%) is utilized. The remaining trips along US 441 distribute east and west of the segment. These segments do not have impacts above 5% of MSV. Trip generation and distribution below are consistent with the October 5, 2020 Kimley-Horn supplemental traffic study.

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 5	I-75 Segment 1	I-75 Segment 2
Maximum Service Volume	39,000	91,600	91,600
Existing Traffic and Reserved Trips	29,769	45,913	70,372
Project Trips (ADT)	4,489	173	1,381
Available Capacity	4,742	45,514	19,847

Note: Segment numbers and traffic data from COA Table 2a. Concurrency Report and subsequent updates up to July 2020

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 5	I-75 Segment 1	I-75 Segment 2
Maximum Service Volume	3,510	8,250	8,250
Existing Traffic and Reserved Trips	2,833	4,823	7,377
Project Trips (PM Peak)	453	17	139
Available Capacity	224	3,410	734

Note: Segment numbers and traffic data from COA Table 2a. Concurrency Report and subsequent updates up to July 2020

The table above indicates that the existing transportation network and the affected road segments provide sufficient available capacity (even at the maximum development scenario) to serve future development activity on the proposed land use map amendment site. It should be noted that, since this application involves only a land use map amendment, capacity will not be reserved and any future development at the site will have to meet concurrency requirements at the time of application.

It should be further noted that, at the request of the City of Alachua, a supplemental traffic study by Kimley-Horn (dated October 5, 2020) has been submitted to the City for review. The study methodology was agreed upon by all parties in a methodology letter dated August 21, 2020. This study provides an analysis evaluating the potential operational impacts of the proposed commercial land use on intersections in the vicinity of the subject property for the proposed land use and zoning changes. The methodology uses 3 potential development scenarios: maximum build-out using the Shopping Center land use variable; 50% of maximum build-out; and 200 hotel rooms.

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

The following analysis examines public facilities impacts to City wastewater facilities.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, an increase of 22,869 GPD may occur.

Adequate capacity is available to support the impact from the proposed Community Commercial zoning, as demonstrated below:

Sanitary Sewer Impact

Sanitary Sewer Impact – Proposed Zoning[1]	22,869 GPD

1. *Per 64E-6.008, F.A.C. (Shopping Center): (10.50 x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 22,869 GPD*

Sanitary Sewer Impacts

System Category	**GPD**
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	675,000
Reserved Capacity	113,833
Parcel Demand for Site	22,869
Residual Capacity	688,298

Source: City of Alachua Public Services Department, July 2020

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

The following analysis examines public facilities impacts to the City potable water system.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, an increase of 22,869 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact

Potable Water Impact – Proposed Zoning[1]	22,869 GPD

1. *Per 64E-6.008, F.A.C. (Shopping Center): (10.50 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 22,869 GPD*

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,295,000
Reserved Capacity[2]	118,759
Parcel Demand for Site	22,869
Residual Capacity	863,372

Source:
City of Alachua Public Services Department, July 2020

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). As shown in the following table, based on generic non-residential calculations, a proposed increase of 500.83 tons/year will occur for potential solid waste impact and adequate capacity is available to support this development.

Solid Waste Impact

Solid Waste Impact – Proposed Zoning[1]	500.83 Tons

1. *Formula*: ((12 lbs per 1,000 SF/day x 228,690 SF) x 365 days/year) / 2,000 = 500.83 Tons/Year*
**Source*: *Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

Recreation:

No impact on recreation facilities because there is no residential component.

Drainage:

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new development on the portion of this property proposed for Commercial land use designation will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

COMPATIBILITY ANALYSIS

Compatibility with adjacent land uses is a key factor when considering a proposed change in future land use. The following list of adjacent uses and accompanying map (Figure 10) illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designation of the adjacent properties are as follows:

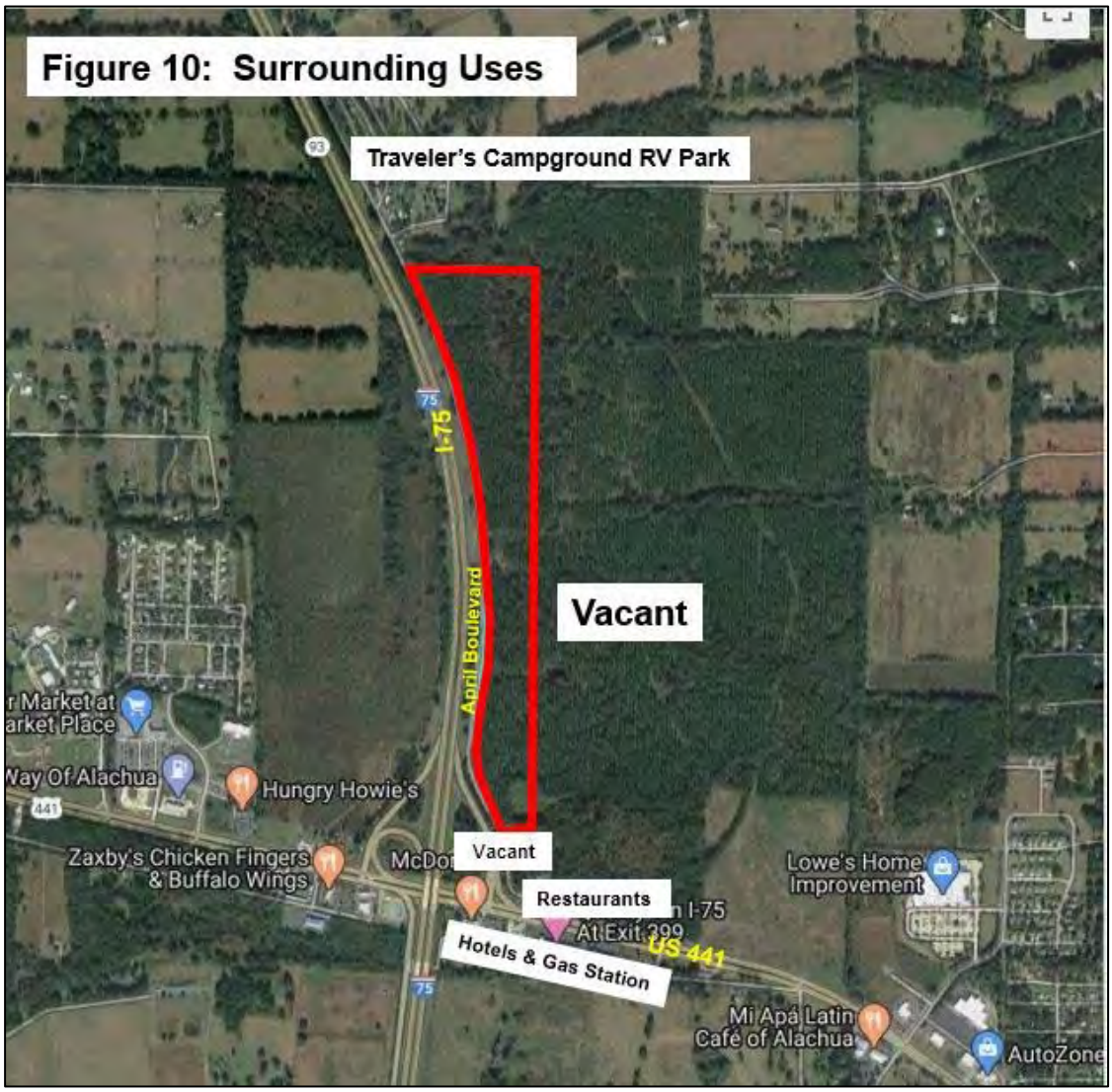
North: Traveler's Campground and agricultural land
Agriculture future land use designation

East: Vacant Land
Conservation future land use designation

West: April Boulevard & I-75
Roadway

South: Vacant Land
Conservation future land use designation

The Conservation land use designations to the east and south of the parcel provide adequate buffering from other adjacent properties. In addition, April Boulevard and I-75 to the west provide a wide separation from other uses. The Recreation future land use designation will remain on the subject parcel to the north of the area proposed for Commercial land use. The Recreation land use category provides compatibility with the Agricultural uses and RV park to the north. There is no residential development adjacent to the subject property or the portion of the property proposed for a land use change to Commercial. In addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also help ensure compatibility at the time of development review.



Urban Sprawl Analysis

Urban Sprawl Indicators

This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: This proposed land use map amendment to Commercial for a portion of Tax Parcel 03020-000-000 is in a geographic area that is already developed in the City of Alachua (urban core). The proposed commercial area does not contain any environmentally sensitive resources and is suitable for development. In addition, the application also proposes to add acreage (6.79 +/- acres) to Conservation zoning to protect environmentally sensitive areas that have been mapped on the property, including wetland and flood zone areas.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The subject property is currently served by an existing roadway (April Boulevard). Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines routed along the April Boulevard right-of-way (ROW). These extensions will be at the developer's expense. The wastewater gravity piping will be routed in the April Boulevard ROW to an existing lift station (Lift Station 9) near the intersection of US 441 and April Boulevard, which may require upgrades as part of future development.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: Only a small portion of the subject property (10.50 acres—approximately 18%) is proposed for a change to the Commercial land use category. The existing Future Land Use category for the property is Recreation and not Agriculture, which means that this application is not impacting land designated for agricultural use on the Future Land Use Map.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed land use map amendment for a portion of the property to the Commercial land use category will provide commercial land is close proximity (within approximately 1/2 mile) to the interchange area of I-75 and US 441 to meet nonresidential needs associated with highway travel, tourism, and local commercial needs. Residential populations may have visiting families, friends, or business associates who need the services in the proposed Commercial land use area. In addition, employment opportunities in the Commercial area may assist the residential population. Finally, the residential population can benefit from the additional commercial uses in the provision of services to meet needs such as retail, restaurant, or other commercial services.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. *Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Response: The proposed amendment will create a land use designation (Commercial) in an area of the City of Alachua that is primed for development due to geographic considerations and availability of centralized utilities. Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines routed along the April Boulevard right-of-way (ROW). These extensions will be at the developer's expense. The wastewater gravity piping will be routed in the April Boulevard ROW to an existing lift station (Lift Station 9) near the intersection of US 441 and April Boulevard, which may require upgrades as part of future development. The property lies at the major intersection/interchange of US 441 and I-75 and is located within the designated Gateway Activity Center.

2. *Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

Response: The subject property is located in an urban area that is already developed around the I-75 / US 441 interchange. To the south of the subject property are multiple properties with the Commercial future land use designations. Centralized utilities are available to serve the site. Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines routed along the April Boulevard right-of-way (ROW). These extensions will be at the developer's expense. The wastewater gravity piping will be routed in the April Boulevard ROW to an existing lift station (Lift Station 9) near the intersection of US 441 and April Boulevard, which may require upgrades as part of future development. The portion of the property that is proposed for Commercial land use also falls within the Gateway Activity Center as mapped in the Future Land Use Element Map Series.

3. *Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. The development of the subject property as a commercial development will not promote strip

development because it is surrounded to the north, south, and east by Recreation or Conservation land use. To the west is April Boulevard and I-75.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Response: The proposed future land use amendment for the subject property includes the addition of 6.79 acres to the Conservation land use category to provide additional protection for field identified wetlands. An Environmental Assessment (included with this application) did not identify any natural resources on the portion of the property proposed for Commercial land use. In addition, any on site environmental resources will be fully protected at the development stage by the existing City of Alachua Comprehensive Plan and Land Development Regulations.

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.

Response: The Future Land Use category for the property that is proposed to go to Commercial is Recreation and not Agriculture, which means that this application is not impacting land designated for agricultural use on the Future Land Use Map. As previously discussed, this property is located within approximately ½ mile of the major intersection of US 441/I-75. The proposed Commercial portion of the property is within the area identified in the Comprehensive Plan as the Gateway Activity Center.

6. Fails to maximize use of existing public facilities and services.

Response: Upon approval of the land use change and development of the site, all existing utilities provided by the City of Alachua shall be utilized. An existing road, April Boulevard, provides access to the property. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines routed along the April Boulevard right-of-way (ROW). These extensions will be at the developer's expense. The wastewater gravity piping will be routed in the April Boulevard ROW to an existing lift station (Lift Station 9) near the intersection of US 441 and April Boulevard, which may require upgrades as part of future development.

7. Fails to maximize use of future public facilities and services.

Response: As stated above, future development will be required to maximize the existing public facilities that are available to serve the site. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable

water and wastewater lines routed along the April Boulevard right-of-way (ROW). These extensions will be at the developer's expense. The wastewater gravity piping will be routed in the April Boulevard ROW to an existing lift station (Lift Station 9) near the intersection of US 441 and April Boulevard, which may require upgrades as part of future development.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, educational, health care, fire and emergency response, and general government.

Response: The subject property is located in the urban part of the City of Alachua proximate to the I-75/US 441 intersection/interchange. Potable water and sanitary sewer facilities are available to the site and connections shall be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines routed along the April Boulevard right-of-way (ROW). These extensions will be at the developer's expense. The wastewater gravity piping will be routed in the April Boulevard ROW to an existing lift station (Lift Station 9) near the intersection of US 441 and April Boulevard, which may require upgrades as part of future development. Adequate vehicular capacity is currently available on the local road network to serve the maximum development scenario. An existing roadway, April Boulevard, provides access to the property that is proposed for Commercial land use. All other public services are currently available. Due to the close proximity of the site to the center of existing commercial and residential development in the City of Alachua, the development of this site will not result in a disproportionate burden on public facilities and services.

9. Fails to provide a clear separation between rural and urban uses.

Response: The southern portion of the subject property falls within the Gateway Activity Center as designated on the Future Land Use Map Series. Given the proximity to the I-75/US 441 interchange/intersection area, the property can be developed as part of the future "urban" section of Alachua. Properties that surround the I-75/US 441 interchange currently have the same Commercial urban future land use designation. Both centralized water and sewer services are available to serve the property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines routed along the April Boulevard right-of-way (ROW). These extensions will be at the developer's expense. The wastewater gravity piping will be routed in the April Boulevard ROW to an existing lift station (Lift Station 9) near the intersection of US 441 and April Boulevard, which may require upgrades as part of future development.

10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site as a commercial site should be considered to be infill in nature based on the existing local development pattern and future land use designations of Commercial at the US 441/I-75 interchange.

11. Fails to encourage an attractive and functional mix of uses.

Response: The subject property is located in an area with a mix of future land use designations that encourage and support the development of commercial activities. Within close proximity to the subject property, there is an active mix of commercial uses oriented to serving tourism and travel needs associated with I-75. The proposed land use change will place an appropriate land use designation on a portion of the property (Commercial) that is highly compatible with the existing surrounding land use map.

12. Results in poor accessibility among linked and related land uses.

Response: The proposed amendment will not result in poor accessibility among linked and related uses. The subject property has direct access to April Boulevard, which links to US 441 and the I-75 interchange.

13. Results in loss of significant amounts of functional open space.

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, the development of the site shall provide at least 10% functional open space as part of the overall development, per LDR requirements.

Comprehensive Plan Consistency

This future land use map amendment Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan and the proposed Commercial and Conservation future land use categories for a portion of the property. The proposed land use map amendment application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities and Natural Groundwater Recharge Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element.

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

Objective 1.3 Commercial: The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region..

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Consistency: **The City of Alachua provides a set of allowable uses in the Commercial land use category (Policy 1.3.b) that are compatible with proposed uses for the proposed Commercial portion of this property. The proposed Commercial land use area (10.50 +/- acres) on the parcel is located approximately 1/2 mile from the major intersection/interchange of I-75 and US 441 (and is adjacent to I-75 along its western frontage across from April Boulevard). Thus, this area is appropriate for highway commercial types of uses as shown in the above policy.**

Policy 1.3.f.1: *The City of Alachua shall maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.*

Consistency: **Roughly the southern ¼ of the parcel falls within the adopted Generalized US 441/I-75 Activity Center Map in the Future Land Use Element Map Series. This map is the foundation for the Gateway Activity Center. The proposed Commercial land use area (10.50 +/-**

acres) is almost completely within the US 441/I-75 Activity Center. This is an appropriate area for Commercial land use and commercial uses based on the Activity Center mapping.

Objective 1.8 *Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.*

Consistency: **A portion of the property is proposed for additional Conservation land use (6.79 +/- acres), which is intended to protect environmentally sensitive resources, including portions of floodplain and newly identified wetland areas that were discovered when field verification occurred during the Environmental Assessment.**

Policy 2.4.a: *Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.*

Policy 2.4.b: *Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.*

Consistency: **Any future development on the Commercial portion of the subject property will comply with the landscaping and buffering requirements of the Future Land Use Element and Land Development Code.**

Policy 2.4.c: *Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.*

Policy 2.4.d: *Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.*

Policy 2.4.e Tree Protection: Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Consistency: Any new development on the Commercial portion of the site shall adhere to the policies stated above that relate to tree protection. Development proposals must include a tree survey that identifies all regulated trees and a site design focused on the preservation of heritage and champion trees. Any proposed tree removal shall adhere to the mitigation and banking standards administered by the City.

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.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Consistency: Any new development on the Commercial portion of the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Code.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Consistency: The proposed additional Conservation land use area on the site is consistent with future land use designations to protect wetland areas. The proposed Commercial land use area is outside of the floodplain and wetland areas and has appropriate soils for urban development.

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 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The area proposed for Commercial land use has access to an existing public street (April Boulevard). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines routed along the April Boulevard right-of-way (ROW). These extensions will be at the developer's expense. The wastewater gravity piping will be routed in the April Boulevard ROW to an existing lift station (Lift Station 9) near the intersection of US 441 and April Boulevard, which may require upgrades as part of future development.**

New development in the commercial portion of the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan. Because this land use amendment involves Conservation and Commercial land use categories, there will be no impacts to Public Schools facilities.

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.*

Policy 9.1: *Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.*

Consistency: **Any new development on the Commercial portion of this site will be required to connect to public potable water and wastewater facilities as indicated above.**

Transportation Element:

Objective 1.2: *Access Management The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.*

Consistency: **The proposed Commercial portion of this site has direct access to April Boulevard (an existing FDOT roadway). FDOT staff has indicated that a connection to this roadway for potential future commercial development is acceptable.**

GOAL 1: *Provide for a traffic circulation system, which serves existing and future land uses.*

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.

Consistency: **The proposed future land use map amendment will add 10.50 +/- acres of Commercial land use in the City of Alachua. Any new development on the site will require a concurrency analysis at the development plan application stage.**

An analysis of the proposed 10.50 +/- acres of Commercial land use (see the "Public Facilities Analysis" section of this Justification Report) based on land use maximum development scenarios reveals that the proposed future land use map amendment will not result in an increase in traffic impacts that will exceed the adopted Level of Service (LOS) standards consistent with the Transportation Element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. New development on the Commercial portion of the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.**

Conservation & Open Space Element:

The proposed future land use amendment is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.1: Conservation Designations The City shall provide additional protection to particularly sensitive natural resources, habitats and ecosystems by establishing conservation designations, with specific uses, buffers and management protocol.

Consistency: The proposed future land use amendment includes adding 6.79 +/- acres of Conservation-designated areas within the subject property to provide additional protection for wetland areas identified in the Environmental Assessment.

Objective 1.2: Native Communities and Ecosystems

Consistency: Based on the Environmental Assessment, no significant native communities and ecosystems have been documented on the site area proposed for Commercial land use designation. Areas with native communities and ecosystems are either already in Conservation or are proposed to be added to Conservation land use with this application.

Objective 1.3: Listed Species

Consistency: Based on the Environmental Assessment and September 2020 supplement, no listed animal species have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental resources.

Objective 1.4: Air Quality

Consistency: There are no development proposals associated with this future land use amendment, therefore there are no air quality impacts. Any future development proposal associated with these parcels will meet the City's air quality standards.

Objective 1.5: Soils

Consistency: As described in the "Environmental Analysis" section of this application, there are two soil types present on the portion of the site proposed for Commercial land use. Neither of these soil types has limitations for urban development. The portions of the site with soil limitations for development are either in or will be in Conservation or Recreation land use categories.

Objective 1.6: Mineral Resources

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources

Consistency: **The Environmental Assessment did not identify any geological resources on the property.**

Objective 1.8: Hazardous Materials

Consistency: **Any hazardous materials associated with commercial development on this site would have to be registered and regulated by the Alachua County Hazardous Materials Management Code.**

Objective 1.9: Agriculture and Silviculture

Consistency: **Currently, silvicultural operations are ongoing within the subject property.**

Objective 1.10: Wetlands

Consistency: **As noted in the Environmental Assessment, there are wetlands on portions of the subject property. One aspect of this future land use amendment request is to include adding newly identified wetland areas to the Conservation land use area on the site. At the time of development review on the proposed Commercial portion of the property, wetlands also will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations. Specifically, Policy 1.10.g establishes the required natural vegetative buffers around wetlands. Any future development of the site will be consistent with the required buffer widths.**

Objective 1.11: Open and Green Space

Consistency: **The required open and green space requirements shall be met upon development of the Commercial portion of the site.**

Objective 1.12: Water Resources

Consistency: **As indicated in the "Environmental Analysis" section of this report and the Environmental Assessment, there are existing water quality issues (not associated with the owner/applicant) from untreated FDOT stormwater runoff from I-75. This results from two ditches that direct stormwater runoff from I-75 into Mill Creek. An associated application (submitted concurrently) to add a new Future Land Use Element policy concerning the subject property adds a requirement that the owner/developer will voluntarily add stormwater water quality treatment facilities to improve existing conditions (not caused by the owner/developer) prior to or concurrent with commercial development on the Commercial-designated portion of the site.**

Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities and Natural Groundwater Aquifer Recharge Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines routed along the April Boulevard right-of-way (ROW). These extensions will be at the developer's expense. The wastewater gravity piping will be routed in the April Boulevard ROW to an existing lift station (Lift Station 9) near the intersection of US 441 and April Boulevard, which may require upgrades as part of future development.

Intergovernmental Coordination Element:

Objective 1.2: The City shall provide the City of Gainesville, the City of High Springs, the Suwannee River Water Management District, the North Central Florida Regional Planning Council and the Florida Department of Community Affairs, and any other affected agency the opportunity to comment on Comprehensive Plan amendments, rezonings, and other development proposals.

Consistency: The subject property is located within the City of Alachua and no change in the jurisdiction line is proposed. Notice of the application will be given to all applicable agencies throughout the Comprehensive Plan amendment application process.

Policy 1.2.b. *The City shall, as part of the development review process, review the relationship of proposed development provided for in the Comprehensive Plan to the existing Comprehensive Plan of adjacent local governments.*

Policy 1.2.c: *The City, through the Development Review process, shall coordinate with the County, regional agencies and State agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.*

Policy 1.2.d: *The City shall, as part of the development review process, provide notice of development proposals to governmental agencies providing services that may be impacted, such as the School Board of Alachua County, the Suwannee River Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection, and provide the opportunity for concerns to be addressed.*

Policy 1.2.e: *The City shall, as part of the development review process, provide notice of development proposals that may impact the City of Gainesville, the City of High*

Springs and Alachua County to the applicable local government(s) and provide them an opportunity for concerns to be addressed.

Consistency: There are no development proposals associated with this future land use amendment application. However, if any development applications are made, the above Policies will require notification to applicable governmental agencies.

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Plan, the Land Development Regulations, and availability of public facilities and services necessary to support such development while maintaining the adopted level of service standards adopted for public facilities.

Consistency: Any new development of the proposed Commercial portion (10.50 +/- acres) of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. The proposed Commercial portion of the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities and Natural Groundwater Aquifer Recharge Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.

TARA FOREST / MEGAHEE PROPERTY

Environmental Assessment and Listed Species Survey

Alachua County Parcel Number: 03020-000-000

July 2020

Prepared for:
Sayed Moukhtara

Prepared by:

CONTENTS

PROJECT OVERVIEW **1**

PROJECT LOCATION **1**

METHODOLOGY **1**

REVIEW OF GEOGRAPHIC INFORMATION SYSTEMS DATA 1
REVIEW OF AERIAL PHOTOGRAPHS 2
SITE RECONNAISSANCE FIELD VISIT 2

RESULTS AND DISCUSSION **2**

LANDSCAPE AND HYDROLOGY 2
PAST USES OF THE PROPERTY 3
SOILS 3
WETLANDS AND OTHER SURFACE WATERS 4
LAND COVER AND NATURAL COMMUNITIES 5
WILDLIFE UTILIZATION 8
LISTED PLANT SPECIES AND THEIR HABITATS 8
LISTED WILDLIFE SPECIES AND THEIR HABITATS 11

CONCLUSION AND CONSIDERATIONS **13**

FIGURES

Figure 1: Site Location
Figure 2: USGS 24k Topoquad
Figure 3: Topography (LiDAR)
Figure 4: NRCS Soils
Figure 5: Wetlands Overview
Figure 5A: Wetlands Detail-North
Figure 5B: Wetlands Detail-Central
Figure 5C: Wetlands Detail-South
Figure 6: Land Cover and Land Use

APPENDICES

Appendix A: FNAI Biodiversity Matrix Query

PROJECT OVERVIEW

Verde Environmental Co. (Verde) was retained by Sayed Moukhtara to complete an environmental assessment and listed species survey of a 58.26-acre property located along April Boulevard in Alachua, Florida. The parcel (Alachua County Parcel No. 03020-000-000) is currently managed for timber production and is referred to as the Tara Forest/MeGahee property. This assessment documents the natural communities, the quality of the habitats onsite, and the presence of, or potential for, listed wildlife or plant species within the Tara Forest/MeGahee Property. This report is being prepared in partial fulfillment of the City of Alachua's Land Development Ordinances, Specifically Sub Part B, Sections 2.4.3, 3.6.2, 3.6.3, and 6.9. Listed species include wildlife and plant species listed as Endangered, Threatened, or Species of Special Concern listed in rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C., and in 50 Code of Federal Regulations 17.12. The condition of onsite habitat and potential wildlife use was evaluated by conducting a field site visit and reviewing pertinent databases maintained by the Florida Natural Areas Inventory (FNAI), Alachua County, the Suwannee River Water Management District (SRWMD), and the Florida Fish and Wildlife Conservation Commission (FWC) for land cover, listed species habitat, anticipated wildlife utilization and documented occurrences of rare species or community types on or adjacent to the property.

PROJECT LOCATION

The Tara Forest/MeGahee Property is situated along and east of April Blvd., between Travelers Campground and the Waffle House in Alachua, Florida (Figure 1). The central entrance to the property is located approximately 0.5 miles north of the intersection of April Blvd. and US Highway 441. The subject parcel is more specifically bound by April Blvd. and Interstate 75 to the west, Travelers Campground and an undeveloped parcel to the north, various restaurants and an undeveloped parcel to the south, and a large undeveloped tract to the east. The City of Alachua owns the undeveloped parcel to the south, located between the subject property and the Waffle House, while the undeveloped land to the east of the subject property is privately owned and managed for timber production. The Tara Forest/MeGahee Property is currently managed for timber production, but had been managed as improved pasture during much of the twentieth century.

METHODOLOGY

The collection of data pertinent to this report included both a desktop review of available datasets and a site reconnaissance field visit to document existing conditions onsite. Prior to visiting the site, Verde scientists reviewed available Geographic Information Systems (GIS) datasets to evaluate the extent of different habitats anticipated to be found onsite, as well as the potential presence of listed species and/or their preferred habitats within the subject property. The information obtained during the preliminary GIS review was considered while conducting the site visit. Conversely, the information collected during the site visit was incorporated into the information collected during the desktop review and described in this report.

Review of Geographic Information Systems Data

GIS data and several maps were reviewed to aid in characterizing the subject property and to prepare for the field visit. This data included a U.S. Geological Survey (USGS) quadrangle (Figure 2); various aerial photographs; U.S. Department of Agriculture, Natural Resources Conservation Service soil maps; U.S. Fish and Wildlife Service, National Wetland Inventory (NWI); LiDAR elevation models; Federal Emergency Management Agency (FEMA) flood zones; and a Suwannee River Water Management District (SRWMD) Florida Land Use, Cover and Forms Classification System (FLUCCS)

map. During this desktop review, Verde scientists also interpreted the extent of wetland habitat on and adjacent to the subject property.

Additionally, a site-specific Florida Natural Area Inventory (FNAI) Biodiversity Matrix Query was obtained for the property and adjacent areas (Appendix A). The results of the query were reviewed to determine the potential for listed species on and around the Tara Forest/MeGahee Property.

Review of Aerial Photographs

Current (2017) true color aerial photographs were obtained from the Florida Department of Transportation (FDOT) to review the subject property and other parcels within its immediate vicinity (Figure 3). Additional aerial photographs dating to 1937 were also reviewed as part of this investigation. Photographs dating to 1995 are maintained by the Bureau of Survey and Mapping, Florida Department of Environmental Protection (FDEP) as part of the Land Boundary Information System (LABINS) (http://www.labins.org). Photographs taken between 1937 and 1990 are maintained by the Map and Imagery Library at the University of Florida (http://www.ufdc.ufl.edu/aerials). These historical aerial photographs were used to evaluate the past property uses and potential presence of environmental resources.

Site Reconnaissance Field Visit

A Verde scientist visited the site on July 13, 2020, and thoroughly traversed the property on foot. While onsite, our scientist recorded the condition of encountered habitats, existing community structure, direct or indirect observations (i.e., scat, tracks, burrows, nests, etc.) of listed species, and the extent of potential habitats or other habitats of significant quality. Onsite vegetative communities were further described in accordance with the Florida Land Use, Cover, and Forms Classification System (FLUCFCS, FDOT 1999), and the type and quality of onsite habitats were evaluated relative to the preferred habitats of the listed species returned in the FNAI Biodiversity Matrix Query.

During the site visit, Verde scientists reviewed select locations along the wetland habitat interpreted as part of the desktop review. This field review was performed in accordance with the methods outlined in the Florida Unified Wetland Delineation Methodology (Chapter 62–340, F.A.C.) and the Army Corps of Engineers Wetland Delineation Manual (1987). The location of each field-verified wetland boundary point was recorded using hand-held GPS. These locations were later used to adjust the remotely interpreted wetland habitats.

RESULTS AND DISCUSSION

Landscape and Hydrology

The Tara Forest/MeGahee Property primarily slopes down from west to east, with elevations ranging from approximately 75 to 45 ft-NAVD88 (Figure 3). The steepest slopes are found in the south-central portion of the property. The lowest portions of the property are associated with Mill Creek that runs along and near the eastern property boundary. The intermittent creek flows from north to south, eventually entering Alachua Sink just north of US Highway 441, where the creek flows underground. The entire reach of the creek channel was dry during the July 13th site visit.

Available topographic data suggests that Mill Creek has a drainage basin of approximately 20 square miles. The majority of this drainage basin consists of agricultural and silvicultural land uses. Interstate 75 bisects the western edge of the drainage basin, and the interstate may serve as an

impediment and divide between the Mill Creek basin and the larger Santa Fe River basin to the west. Water sources to the creek include direct rainfall, surface water runoff during significantly large rain events, lateral subsurface seepage of water that infiltrates into the upland soils and moves downhill to the creek, and stormwater runoff from Interstate 75. Of these, lateral seepage is likely the most significant source of water to Mill Creek. However, the relative contribution of stormwater associated with Interstate 75 is unknow. Verde scientists encountered and mapped two large drainage ditches bisecting the northern portions of the subject property. These ditches originate at stormwater culverts under April Blvd., and they most definitely direct Interstate 75 stormwater into Mill Creek.

Past Uses of the Property

A review of historical aerial photography indicates that upland habitats on the subject property and adjacent parcels were maintained as improved pasture back until at least 1937, which is the date of the oldest aerial photograph maintained by the Map and Imagery Library at the University of Florida. Other than the construction of Interstate 75 in the 1960s, the area remained mostly unchanged throughout the twentieth century. Interstate 75 was built during the period between photographs taken in 1966 and 1968. In evaluating the 1968 photograph, one can see that the construction of Interstate 75 brought with it several other changes to the subject property. The two ditches described above can now be seen connecting Interstate 75 drainage to Mill Creek. It can also be seen that a large rectangle area in the northern portion of the property was used as a fill storage area, which encroached into some of the historically forested habitats associated with Mill Creek. This fill is still present today and can be seen in available topographic data. Furthermore, the 1968 aerial shows evidence of the construction of a large berm or road along the southern property boundary. The road was built adjacent to, or bisecting the southern portion of a large freshwater marsh that remains onsite today. The subject property remained unchanged through the remainder of the century until a 2004 aerial photograph shows that the property had been planted as pine at some time between 1999 and 2004.

Soils

The Natural Resources Conservation Service (NRCS) has mapped nine soil types and two other mapping units (Water and Pits and Dumps) within the subject parcel (Figure 4). All onsite soils (excluding the areas mapped as Water or Pits and Dumps) are characterized as sand or fine sand. The soil drainage classes range from well drained (Arredondo and Kendrick) to very poorly drained (Surrency). The remaining soils are somewhat poorly drained (Lochloosa) or poorly drained (Blichton and Bivans). The area mapped as Water does not represent existing conditions observed during the July site visit. Although this area includes Mill Creek, the creek is intermittent and will only have flow for a period of time following local rain events. Rather, the area mapped as Water should likely be considered part of the Blichton Sand soil mapped to the west.

The creek and associated wetlands are located within portions of the Surrency Sand, Lochloosa Fine Sand, and Blichton Sand (and also within the area mapped as Water). These soils, as well as the Bivans Sand, are described as having an elevated or perched water table for several months during typical years. The water table in the Lochloosa, Blichton, and Bivans soils is described as being at or within 10 inches of the soil surface for one to four months of most years, while the water table in the Surrency soils is at these depths for six months. In contrast, the water table within the well-drained Arredondo Fine Sand and Kendrick Sand is found more than 72 inches below the soil surface but may rise to about 40 inches from the soil surface for a couple months in the Kendrick soils. The Alachua County Soil Survey states that under natural conditions the dominant native vegetation on eight of

the nine soil types (all but the Surrency Sand) included various pines (slash, loblolly, and longleaf), oaks (live, laurel, post and water), and other hardwoods such as magnolia, sweetgum, and hickory. Natural native vegetation on the Surrency Sand would have included various wetland trees such as cypress, tupelo, bays, and pond pine (Thomas, B.P., E. Cummings, and W.H. Wittstruck. 1985. *Soil Survey of Alachua County, Florida*. Soil Conservation Service, U.S. Department of Agriculture).

Wetlands and Other Surface Waters

Onsite wetlands and other surface waters are shown in Figures 5, 5A, 5B, and 5C. The vast majority (greater than 99 percent) of wetland habitats mapped on and adjacent to the Tara Forest/MeGahee Property are associated with or adjacent to Mill Creek. The creek and associated wetlands were described as four distinct community types and are discussed in more detail in the Land Cover and Natural Communities section that follows.

The wetland in the northern portion of the property is comprised of a broad hardwood swamp (Mixed Wetland Hardwoods community). Within this reach, the creek flows through a broad floodplain with a braided flow channel pattern. Below the braided reach, the creek is collected into a single, larger channel and continues flowing south-southeast and onto the adjacent parcel. This section of the creek (the Streams and Waterways land cover) lacks any noticeable floodplain or other wetland habitat adjacent to the main channel. Although the channel has developed a typical geomorphology, it is likely that the channel was ditched at some point in the past as part of active agriculture of silviculture land management. Farther to the south, the channel enters a broader flat represented by the Surrency Sand soil mapping unit described above. Here, the creek remains in a single channel, but it is bordered by a hydric pine flatwoods community. While Mill Creek will likely flood into the hydric pine flatwoods community during periods of exceptionally high flow, the creek is likely not the primary source of water entering these adjacent wetland habitats. Rather, hydrologic conditions within the hydric pine flatwoods are likely maintained by lateral subsurface seepage of the water table towards the creek, where characteristics of the soil keep the water table near the soil surface for extended periods during the growing season. In addition to the hydric pine flatwoods, a large freshwater marsh was mapped in the southeast property corner. Like the adjacent hydric pine flatwoods, the hydrologic conditions within the marsh are likely driven and maintained by an elevated water table. Mill Creek itself does not appear to flow into the marsh during periods of moderate or low flow, but the marsh may receive water from the creek during times of exceptionally high creek flow and significant flood events. Lastly, a small isolated depressional wetland (W-2) was identified in the field. This wetland has been managed as pine plantation and is included in the description of the Hydric Pine Flatwoods community presented below.

As described above, Verde scientists also mapped two ditches that direct stormwater runoff from Interstate 75 into Mill Creek. The more substantial of the two ditches was excavated from the upland hardwood forest along the northern boundary. This ditch is approximately 15 feet wide and 5 to 8 feet deep. The ditch itself is unvegetated. It is bordered to the south by the large fill area described above, which rises ten to fifteen feet above the ditch's top-of-bank. The second ditch bisects the northcentral portion of the property. This broad, swale-like, feature is approximately 15 to 20 feet wide and 3 to 5 feet deep. Vegetation within the ditch is similar to the vegetation observed within the adjacent upland habitat.

Land Cover and Natural Communities

Verde scientists classified/verified seven different land cover types within the Tara Forest/MeGahee Property (Figure 6). These land cover classifications include Upland Hardwood Forest (4200), Coniferous Plantation (4410), Streams and Waterways (5100), Mixed Wetland Hardwoods (6170), Hydric Pine Flatwoods (6250), Freshwater Marsh (6410), and Surface Water Collection Features (8370). The two ditches are grouped together in the Surface Water Collection Features land cover, but are described individually below due to differences in size, shape, and vegetation. Adjacent offsite land use/cover also includes Roads and Highways (8140) in addition to the various cover types found onsite. The condition of these habitats is typical for the surrounding landscape, and the species composition is as expected considering past and current land management. Each onsite community is discussed in more detail below.

Upland Hardwood Forest (FLUCFCS 4200) – +/-2.27 Acres Onsite

This habitat type was found in uplands that were not planted as pine and were mapped within the northeast and southwest corner. of the property. Historically, this habitat was managed as improved pasture, but active management ceased around the turn of the century. At that time, these hardwood forests were left to naturally revegetate after the remainder of the onsite uplands were converted to pine plantation. The canopy trees within the upland hardwood forests range in size from 6 to 18 inches diameter at breast height (dbh) with some scattered individuals larger than 30 inches in diameter. These larger trees were likely remnant shade trees that can be seen scattered throughout the improved pasture habitat in aerial photographs from the 1990s. The community was characterized by a closed canopy and relatively open understory. Canopy trees include laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), water oak (*Quercus nigra*), sugar berry (*Celtis laevigata*), pignut hickory (*Carya glabra*), sweetgum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), loblolly pine (*Pinus taeda*), tree-of-heaven (*Ailanthus altissima*), southern magnolia (*Magnolia grandiflora*), and red mulberry (*Morus rubra*). The understory and groundcover strata were dominated by common persimmon (*Diospyros virginiana*), hardy orange (*Citrus trifoliata*), winged sumac (*Rhus copallinum*), American beauty berry (*Callicarpa americana*), American pokeweed (*Phytolacca americana*), green briar (*Smilax* sp.), woods grass (*Oplismenus setarius*), flat sedges (*Cyperus* sp.), beggar tick (*Bidens alba*), blackberry (*Rubus* sp.), grapevine (*Vitis* sp.), ebony spleenwort (*Asplenium platyneuron*), elephant's foot (*Elephantopus* sp.), poison ivy (*Toxicodendron radicans*), bracken fern (*Pteridium aquilinum*), Virginia creeper (*Parthenocissus quinquefolia*), and various canopy tree saplings and seedlings.

The upland hardwood forests observed onsite generally provide low to moderate quality habitat for local wildlife. The closed canopy benefits wildlife species that prefer forested communities, but the age/size structure of the canopy trees is more typical of an immature, even-aged forest because of its relative age and origin just two decades ago. Because of this, the forest is lacking in the complex community structure seen in older, more mature, uneven aged forest communities. The upland hardwood forest generally lacks large canopy trees preferred for nesting. It also lacks scattered canopy gaps resulting from the periodic death of large canopy trees, and as a result, lacks the variable densities of groundcover vegetation typically seen in mature uneven-aged forests. Rather, the understory and groundcover strata are sparsely vegetated and provide minimal cover, forage, and browse value.

Coniferous Plantation (FLUCFCS 4410)

The majority of onsite uplands were planted in pine between 1999 and 2004. This timber was recently harvested prior to the site visit and the area had not yet been replanted. Due to the recent harvest, this community lacked definitive canopy and understory strata, but had some scattered remnant hardwoods such as laurel oak, live oak, sweetgum, mulberry, black cherry and southern magnolia. The understory and groundcover is dominated by winged sumac, bracken fern, Florida betony (*Stachys floridana*), green briar, common persimmon, flat sedge, tread softly (*Cnidoscolus stimulosus*), slim-leaf pawpaw (*Asimina angustifolia*), American pokeweed (*Phytolacca americana*), American beauty berry, fireweed (*Erechtites hieraciifolius*), Virginia creeper, blackberry, soda apple (*Solanum capsicoides*), common yellow woodsorrel (*Oxalis corniculata*), beggartick (*Bidens alba*), bahia grass (*Paspalum notatum*), pepper vine (*Nekemias arborea*), and various tree seedlings and saplings.

The coniferous pine plantation community provides minimal to low quality habitat for local wildlife. Routine management of the planted pine (mechanical soil manipulation, planting, thinning, and harvesting) eliminates the natural community structure that would develop in a natural pine forest. Furthermore, management of a closed canopy to maximize timber production, and the general lack of periodic wildfires, prevents the establishment of a dense groundcover strata. As a result, the forest canopy lacks mature trees favored for cavity nesting, and the sparse groundcover strata associated with pine plantations provides minimal cover and foraging value.

Streams and Waterways (FLUCFCS 5100)

This community is found within the central reach of Mill Creek as it passes through the property, and is located immediately south of the braided stream floodplain associated with the mixed wetland hardwood community found in the northeast property corner. Here the creek is confined to a single channel and lacks adjacent wetland habitats associated with a typical flood plain. The adjacent upland habitat is managed as planted pine as discussed under the coniferous plantation community above. This section of the creek is characterized by a relatively narrow and deep stream channel that has developed a typical channel morphology with alternating cut banks, shallow riffles, and deeper pools. Dominant vegetation growing along the stream bank included false nettle (*Boehmeria cylindrica*), smartweed (*Persicaria* sp.), green briar, poison ivy, alligator weed (*Alternanthera philoxeroides*), sedges (*Carex* spp.), common persimmon, loblolly pine, red maple (*Acer rubrum*), soda apple, Virginia chain fern (*Woodwardia virginica*), buttonbush (*Cephalanthus occidentalis*), Carolina willow (*Salix caroliniana*), and American elm (*Ulmus americana*).

This section of mill creek provides low to moderate quality habitat for local wildlife. While the creek channel and bed display a typical pattern of variable instream habitat (alternating riffles, run, pool morphology and distinct zones of erosion and deposition), Mill Creek would not sustain a significant fish population because of the creek's intermittent nature. Thus, it provides low foraging value for wading birds and foraging mammals. Furthermore, while the creek would provide moderate to high quality habitat for cyclic amphibians and invertebrates that partly depend on intermittent aquatic habitats, the lack of adjacent undisturbed riparian habitats reduces the overall habitat value of this section of Mill Creek.

Mixed Wetland Hardwoods (FLUCFCS 6170)

Mixed wetland hardwoods communities were encountered along the southern boundary, adjacent to and southeast of the freshwater marsh community, and in a larger area in the northeast corner of the

property associated with a broad floodplain of Mill Creek. This wetland community is characterized by a closed canopy of mature hardwood trees mostly ranging from 4 to 20 inches dbh with some trees exceeding 30 inches in diameter. The canopy is dominated by American elm, sugarberry, laurel oak, red maple, swamp tupelo (*Nyssa biflora*), and sweetgum. The understory stratum was dominated by canopy tree saplings as well as boxelder (*Acer negundo*), hawthorn (*Crataegus* sp.), muscle wood (*Carpinus caroliniana*), and common persimmon. The sparse groundcover stratum included swamp milkweed (*Asclepias incarnata*), loose-flower waterwillow (*Justicia ovata*), false nettle, smartweed, poison ivy, and spadeleaf (*Centella asiatica*).

The mixed wetland hardwoods community in the northeast corner of the property provides moderate to high quality wildlife habitat. This forest has remained relatively untouched since at least 1937. Because of this, the forest possesses the characteristics of a mature, uneven-aged forest. The canopy includes a mix of large mature trees that provide suitable nesting potential for various wildlife species, as well as younger, immature specimens ready to replace older trees following natural senescence. This age-class structure also increases structural diversity within the forest and can result in the periodic formation of canopy gaps following the death of larger canopy trees. All of these qualities combine to form a habitat that can benefit multiple species of local wildlife.

Hydric Pine Flatwoods (FLUCFCS 6250)

This wetland habitat was found in areas of lower elevation within the pine plantation where the water table is elevated near the soil surface for extended periods during the growing season. The hydric pine flatwoods community was most often found adjacent to Mill Creek and around the freshwater marsh located near the southern parcel boundary; however, one small isolated wetland was observed in the central portion of the property near the eastern boundary, set back approximately 100 feet from Mill Creek. This community is similar to the Coniferous Plantation community described above, as the pine canopy had also been harvested shortly before the July site visit. This area currently lacks a definitive canopy or understory stratum. Remaining vegetation was dominated by sweetgum, laurel oak, water oak, red maple, sugarberry, common persimmon, Carolina willow, pepper vine, warty sedge (*Carex verrucosa*), bladderpod (*Sesbania vesicaria*), fireweed, maidencane (*Panicum hemitomon*), beggartick, Baldwin's eryngo (*Eryngium baldwinii*), mock bishop weed (*Ptilimnium capillaceum*), alligator weed, spadeleaf, and maiden fern (*Thelypteris* sp.).

This habitat provides low quality wildlife habitat. Like the coniferous plantation discussed above, the routine management of the planted pine, canopy characteristics, and lack of natural periodic fires prevents the establishment of suitable groundcover vegetation and mature canopy trees. While the hydric pine flatwoods community in the southeast portion of the property is in close proximity to Mill Creek and a freshwater marsh community, the low quality of the pine plantation does not provide additional benefits to the other aquatic resources. The cessation of intensive silviculture would benefit local wildlife and increase the overall value of this habitat, as well as the adjacent marsh.

Freshwater Marshes (FLUCFCS 6410)

This community is found in the southeast corner of the property. The Freshwater Marsh is located in a deep depression feature and was flooded during the July site visit. The dense vegetative cover was dominated by warty sedge, maidencane, frog's bit (*Limnobium spongia*), and big floating heart (*Nymphoides aquatica*). The edge of the marsh abruptly increased in elevation, with a narrow ecotone between the marsh and the adjacent hydric pine flatwoods and mixed wetland hardwoods

communities. The perimeter of the marsh was dominated by buttonbush, Carolina willow, poison ivy, and green briar.

This habitat provides moderate quality wildlife habitat. The marsh does provide suitable habitat for amphibians and potentially for small fishes, however, edge of the marsh abruptly rises to meet the adjacent habitats. Because if this, the quality of the marsh as foraging habitat for wading birds and other wildlife may be limited. Additionally, the intensive management of the adjacent coniferous plantation reduces the value of the marsh for wildlife that would require both aquatic and terrestrial habitats during one or more periods of their lifecycle.

Surface Water Collection Features (FLUCFCS 8370)

As discussed previously, two drainage ditches were encountered and mapped during the July site visit. Both features drain stormwater from Interstate 75 into Mill Creek along the eastern property boundary. The more substantial ditch is located along the northern property boundary and bisects an upland hardwood forest community. Dominant vegetation along the edges of this ditch was similar to the plants described in the hardwood forest community. The bottom of the ditch was unvegetated, and it is likely that the feature holds water for an extended period of time after large storm events that result in substantial flooding along Mill Creek.

The second ditch bisects the coniferous plantation community. The entire ditch was vegetated and there was little observable difference between the plants found in the ditch and those found in the adjacent pine plantation. It is likely that this feature will only carry water immediately following local rain events, quickly discharging the water into Mill Creek.

These ditches provide minimal habitat value for local wildlife and may have a detrimental effect on downstream habitats. The ditches quickly move stormwater from Interstate 75 and into Mill Creek. This produces an unnaturally "flashy" hydroperiod, potentially increasing the velocity of flow through the ditch and Mill Creek systems. This in turn could increase downstream erosion and increase sedimentation of downstream habitats. Furthermore, the ditches provide little to no treatment of stormwater prior to being discharged into the creek, thus causing a decrease in water quality.

Wildlife Utilization

Verde scientists observed (directly or indirect evidence of) white tailed deer (*Odocoileus virginianus*), raccoon (*Procyon lotor*), eastern gray squirrel (*Sciurus carolinensis*), feral hog (*Sus scrofa*) and nine-banded armadillo (*Dasypus novemcinctus*) during site visits to the property. Provided the property's location and condition of onsite habitats, there is potential for Virginia opossum (*Didelphis virginiana*), turkey (*Meleagris gallopavo*), cottonmouth (*Agkistrodon piscivorus*), black racer (*Coluber constrictor*), and various other woodpeckers, songbirds, small mammals, reptiles, and amphibians to also utilize the site.

Listed Plant Species and Their Habitats

No listed plant species or their preferred habitats were observed on site. The site-specific FNAI Biodiversity Matrix Query identified ten State-listed plant species as potentially occurring in the area. These include the incised groove-bur (*Agrimonia incisa*), Flyr's brickell-bush (*Brickellia cordifolia*), many-flowered grass-pink (*Calopogon multiflorus*), Godfrey's swamp privet (*Forestiera godfreyi*), hartwrightia (*Hartwrightia floridana*), pondspice (*Litsea aestivalis*), Florida spiny-pod (*Matelea*

floridana), Florida mountain-mint (*Pycnanthemum floridanum*), Florida willow (*Salix floridana*), and silver buckthorn (*Sideroxylon alachuense*), all of which are listed as either Endangered or Threatened in the State of Florida. Species are returned as "potentially occurring" if the queried area is located within the known range of the species but no individuals have been documented on the property or within the local landscape. Although the Tara Forest/MeGahee Property is located within the accepted range of these ten listed plant species, it is unlikely that they would be found onsite due to a lack of suitable habitat and current and past land management practices. The habitat requirements of these species are discussed in more detail below.

Incised Groove-Bur (Threatened: State)

This species is primarily observed in fire-maintained pine-oak forests. Periodic fires within these habitats would maintain a moderately open canopy with small forest openings dominated by a dense groundcover stratum of forbs and grasses. The incised groove bur could also be found within forest openings that can develop because of natural canopy tree mortality or windfall, but only if a suitable seedbank exists (i.e. as long as the seed bank includes forb and graminoid species, rather than consisting primarily of tree and vine species). It is unlikely that incised groove-bur would be found onsite due to lack of the species' preferred habitat as well as the absence of periodic fires or mature uneven aged forests necessary to produce and maintain forest openings dominated by a dense groundcover stratum.

Flyr's Brickell-Bush (Endangered: State)

There is a low probability of finding this species within the Tara Forest/MeGahee Property. The Flyr's brickell-bush occurs within forest clearings and the edges of forest roads and trails within hammocks and other hardwood forests. While hardwood forests were encountered onsite, the relative degree of canopy closure and lack of forest openings precludes the presence of this species. Additionally, mechanical mixing of the soil during site preparation for pine plantings is a large threat to the Flyr's brickell-bush. Past land management on the subject property further reduces the likelihood of this species being found onsite.

Many-Flowered Grass-Pink (Threatened: State)

The Tara Forest/MeGahee Property does not provide suitable habitat for the many-flowered grass-pink. This species is most often found within flatwoods habitats (both mesic and wet flatwoods) in association with longleaf pine (*Pinus palustris*), saw palmetto (*Serenoa repens*), three-awn-grass (*Aristida* sp.), and various other forb and graminoid species. Flatwoods habitats with that preferred species assemblage are typically characterized as a pyrogenic community with an open canopy, sparse understory and dense groundcover strata. Although pine plantations can occasionally mimic the characteristics of a pine flatwoods, the habitats found on the Tara Forest/MeGahee Property are not maintained by periodic fires and lack the plant assemblage and community structure preferred by the many-flowered grass-pink.

Godfrey's Swamp Privet (Endangered: State)

This species is found in calcareous hammocks often on sloping bluffs where limestone is at or near the soil surface. These habitats were not encountered on the Tara Forest/MeGahee Property, and exposed limestone or calcareous soils were not observed during the site visit. It is unlikely that the Godfrey's swamp privet would be found on the property.

Hartwrightia (Threatened: State)

The species is found in mesic to wet flatwoods, bogs, bayheads, and other open seepage areas. While suitable habitats were found onsite, hartwrightia also tends to require periodic fires to maintain an open canopy and remove competing shrubs and grass species. The previous management for dense pasture grasses, conversion to pine plantation and the establishment of a dense pine canopy make it unlikely that hartwrightia would be found onsite.

Pondspice (Endangered: State)

Pondspice is found along the margins of ponds, wet hammocks, and cypress domes. While this species could potentially be found around the edges of the freshwater marsh community, the soils observed within the marsh are not suitable to support pondspice. The soils observed around the perimeter of the marsh were sandy, while pondspice prefers mucky or peaty soils maintained by frequent and prolonged inundation.

Florida Spiny-Pod (Endangered: State)

This species can potentially be found within a variety of habitats ranging from mesic hammock to dry hardwood or mixed hardwood-conifer forests, often in association with recently formed canopy openings. However, it is unlikely that the Florida spiny-pod would be found onsite. The Florida spiny-pod would not be found within improved pasture, which much of the site was managed as prior to the turn of the century, thus the species would not be expected to be found in the existing seed bank. Furthermore, the upland forest communities that have developed following the cessation of ranching are too young to have developed into an uneven age forest that would provide a mix of canopy trees and scattered forest openings that typically support populations of the Florida spiny-pod.

Florida Mountain-Mint (Threatened: State)

The Florida mountain-mint is primarily found in wet flatwoods, openings in wetland forests, or edges along swamps. The species is also occasionally association within floodplains or stream banks, where openings in the canopy support a dense groundcover stratum. While hydric pine flatwoods were found in southern portions of the site. Previous management for timber production and the dense canopy associated with pine production makes it unlikely that this species would be found onsite. The Florida mountain mint is shade intolerant, often depending on periodic fires to maintain the canopy openings. A pine plantation is typically managed to achieve a closed canopy to eliminate competition from other tree species and maximize timber production. The closed canopy of the onsite forested habitats would eliminate the chance of finding Florida mountain mint on the property.

Florida Willow (Endangered: State)

It is unlikely that the Florida willow would be found on the Tara Forest/MeGahee Property due to the intermittent nature of Mill Creek, the canopy cover of the onsite mixed hardwood wetland communities, and previous management of the property as improved pasture. The Florida willow is found along spring-fed rivers and streams, bottomland forests, swamps and wet hammocks with consistent hydroperiods, and it would be negatively affected by periods of drought and the periodic elimination of shrubby species from improved pasture, which the stream habitat was managed as over much of the twentieth century.

Silver Buckthorn (Endangered: State)

The Tara Forest/MeGahee Property does not provide suitable habitat for the silver buckthorn. This species is found within calcareous upland forests, most often around limestone sinks or shell middens. No sink holes were observed on the Tara Forest/MeGahee Property.

Wagner's spleenwort, ruffled spleenwort, and Curtiss' spleenwort (not listed)

The FNAI Biodiversity Matrix Query also identified three additional rare spleenwort species as potentially occurring in the area. These species included Wagner's spleenwort (*Asplenium heteroresiliens*), ruffled spleenwort (*Asplenium plenum*), and Curtiss' spleenwort (*Asplenium x curtissii*). It is unlike that these three species would be found onsite. Like many other spleenworts, these three species are epipetric and are found on exposed limestone or calcareous soils typically seen around and in close association with sinkholes within mesic hammocks. This community was not found on the subject parcel, and Verde scientists did not observe any exposed limestone or calcareous soils during the July site visit.

Listed Wildlife Species and Their Habitats

No listed animal species were observed during this environmental assessment. The FNAI Biodiversity Matrix Query returned one listed species, the eastern indigo snake (*Drymarchon couperi*), as likely occurring within the area (i.e. the snake has been documented near, but not on the property or adjacent parcels). The matrix query also identified the Florida burrowing owl (*Athene cunicularia floridana*), short-tailed snake (*Lampropeltis extenuata*), gopher tortoise (*Gopherus polyphemus*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida sandhill crane (*Grus canadensis pratensis*), gopher frog (*Rana capito*), Florida mouse (*Podomys floridanus*), and Sherman's fox squirrel (*Sciurus niger shermani*) as species that could potentially be found in the area.

These species returned by the FNAI Biodiversity Matrix Query would not likely utilize the property to any significant extent due to current property management and general lack of preferred habitat. The habitat requirements of each species, and their potential to be found onsite, is discussed in more detail below.

Eastern Indigo Snake (Threatened: Federal and State)

There is little potential for indigo snakes to occupy this site due to the lack of suitable habitat on the property. Although the species commonly feeds in wetlands during summer months, indigo snakes require burrows within sandy, upland habitats for overwintering. Indigo snakes are most often observed as commensal species with gopher tortoises, utilizing tortoise burrows during winter months. The lack of tortoise burrows on the property decreases the likelihood of indigo snakes utilizing the property's habitats.

Florida Burrowing Owl (Threatened: State)

Utilization of the property by burrowing owls is unlikely due to the lack of high, well drained, sparsely vegetated sandy habitat such as dry prairie and sandhill. Burrowing owls are also often found in ruderal habitats (e.g. pastures, airports, vacant fields, and road rights-of-way) provided the area has a sparsely vegetated canopy or the canopy is entirely absent. The forested upland habitats found onsite, and past management as pine plantation, are not conducive to supporting burrowing owl populations.

Short-Tailed Snake (Threatened: State)

The short-tailed snake prefers dry sandhill, xeric hammock, sand pine scrub or other similar sandy habitats with a relatively open or absent canopy. This type of habitat is not found on the Tara Forest/MeGahee Property; thus, it is unlikely that short-tailed snakes would be found onsite.

Gopher Tortoise (Threatened: State)

No gopher tortoises were observed during the site visit and it is unlikely that tortoises would utilize any portion of the property. Tortoises prefer dry, well drained habitats dominated by herbaceous vegetation and a sparse canopy or shrub stratum. Although the recently harvested pine plantation currently lacks a closed canopy, there is minimal tortoise habitat adjacent to the Tara Forest/MeGahee Property and it is unlikely that tortoises would migrate onsite due to adjacent roads. Mill Creek itself would also likely inhibit migration of tortoises onto the property from adjacent parcels to the east.

Florida Sandhill Crane (Threatened: State)

No cranes were observed onsite during the site visit. Florida sandhill cranes are frequently observed within wet prairies, freshwater marshes and pasturelands, often foraging within the transitional zones between the deeper marshes and adjacent prairies and pastures. While the onsite marsh likely supports a reasonable amount of foraging biomass, the slope of the bank and overall depth of the marsh are not conducive to foraging by sandhill cranes. Additionally, foraging habitats are commonplace along the nearby Santa Fe River. Therefore, sandhill cranes would likely prefer other available habitat, and they would not likely be found on the Tara Forest/MeGahee Property.

Gopher Frog (recently de-listed: State)

There is little potential for gopher frogs to occupy the site due to the lack of their preferred habitat, dry sandhill and scrub. Additionally, like the indigo snake, gopher frogs are frequently observed as commensal species with gopher tortoises, utilizing tortoise burrows as shelter during the day. The lack of tortoise burrows on the property further decreases the likely hood of gopher frogs inhabiting the property's uplands. It should also be noted that gopher frogs are no longer listed as a species of special concern by the FWC. This species, however, remains a part of the Imperiled Species Management Plan.

Florida Mouse (recently de-listed: State)

The Florida mouse has been primarily or exclusively documented in fire-maintained xeric habitats over deep, well-drained, sandy soils. The presence of this species is unlikely due to the lack of these habitats onsite. It should also be noted that the Florida mouse is no longer listed as a species of special concern by the FWC. However, this species remains part of the Imperiled Species Management Plan.

Florida Pine Snake (Threatened: State)

Much like the short-tailed snake discussed above, the Florida pine snake prefers dry sandhill, xeric hammock, or sand pine scrub with a relatively open or absent canopy. This type of habitat is not found on the Tara Forest/MeGahee Property; thus, it is unlikely that the Florida pine snake would utilize the upland habitats onsite.

Sherman's Fox Squirrel (Species of Special Concern: State)

The Sherman's fox squirrel prefers mature, fire maintained longleaf pine-turkey oak sandhills and/or flatwoods. The species is also commonly observed along the edges of mature forests bordering open pastures. It is unlikely that fox squirrels will reside on the property due to the lack of a mature forest community, appropriate fire regime, or adjacent, open habitats.

CONCLUSION AND CONSIDERATIONS

In general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Most onsite habitats provide relatively low-quality habitat due to historical land management and development of adjacent parcels and earthwork associated with the construction of Interstate 75. The mixed wetland hardwood community found in the northeast corner of the property is the only onsite community that could provide moderately high habitat potential for local wildlife. The age of this forest, and resulting structure of the vegetative community provides suitable cavities, cover, forage, and browse for various species of wildlife anticipated to occupy the area. As such, development of the subject property should take steps to maintain the level of function provided by this habitat. Conditions within this system is most closely associated with water flow and conditions within Mill Creek. Because of this, changes in the immediately adjacent upland habitats would have a minimal effect on the mixed wetland hardwood community, as long as direct impacts to the wetland are avoided. Therefore, maintaining a narrow (25-foot wide minimum) undisturbed upland buffer around this wetland community would likely be sufficient to protect the mixed wetland hardwood community from any negative effects of adjacent development or altered land use. This is especially true if the development does not increase stormwater flow into the wetland, or if the new stormwater system could be designed to collect and treat some of the stormwater from Interstate 75 prior to it entering Mill Creek.

The only other notable onsite habitat is the marsh in the southeast corner of the property. This marsh currently provides only moderate quality habitat due to the abrupt transitional zone between the marsh and the adjacent communities, as well as, the current management of the adjacent pine plantation. However, the value of the marsh to local wildlife could be increased by improving the adjacent hydric pine flatwoods. Eliminating the intensive management of the pine plantation adjacent to the marsh community and allowing the area to develop into a mature forested community would significantly increase the value of both habitats.

FIGURES

TARA FOREST / MEGAHEE PROPERTY

Environmental Assessment and Listed Species Survey

Alachua County Parcel Number: 03020-000-000

July 2020

FIGURE 1: SITE LOCATION
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000

0 2000 4000 ft

1:48000

N

LEGEND

- PARCEL BOUNDARY
- CITIES
- INTERSTATES
- HIGHWAYS
- STREETS
- STREAMS
- WATER BODIES

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, NRCS, USGS/NHD, FL DOT, FDEP, FGDL, FDOR AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
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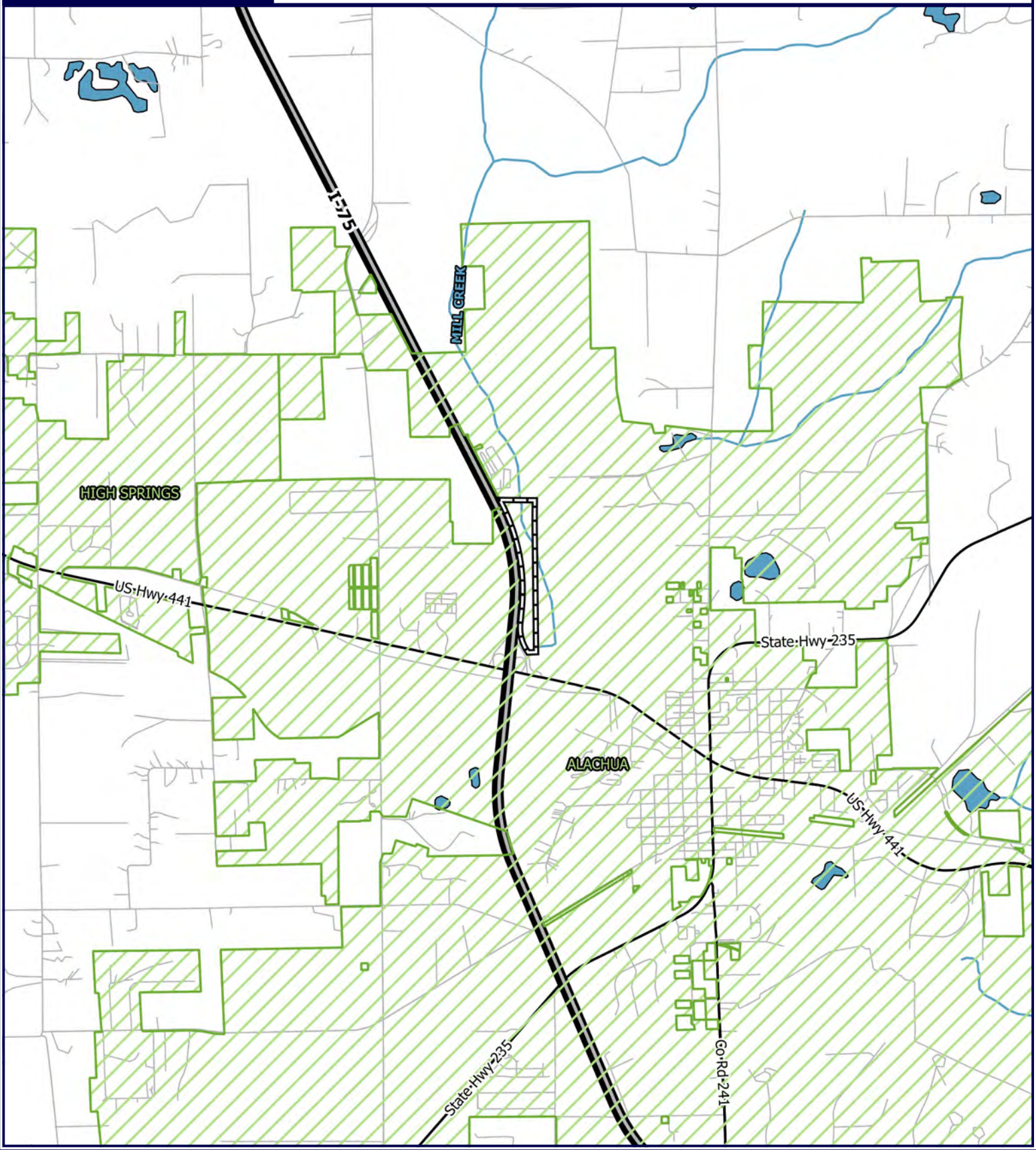


FIGURE 2: USGS 24K TOPOQUAD TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA ALACHUA COUNTY PARCEL: 03020-000-000

0 1000 2000 ft

1:24000

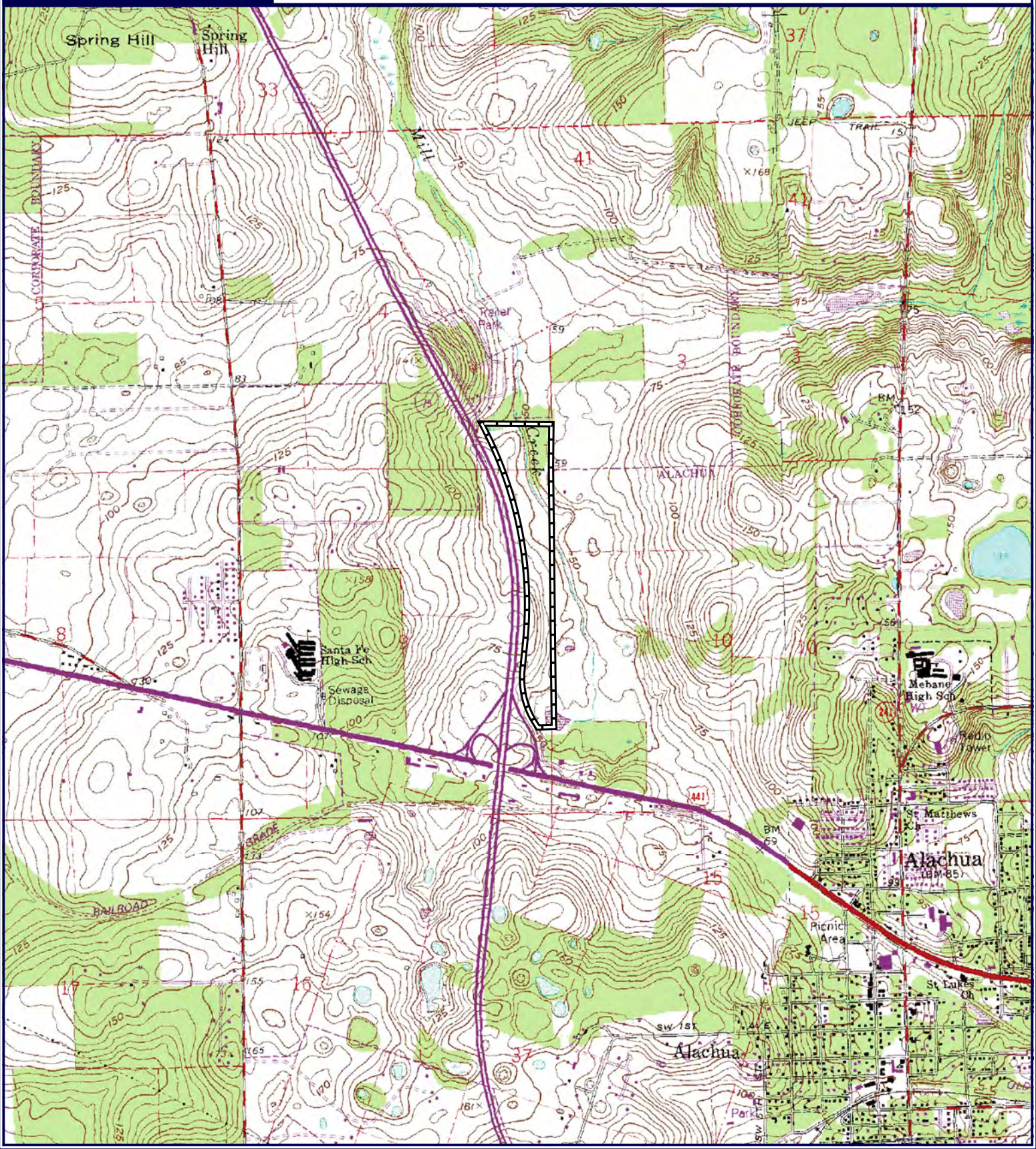
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LEGEND

PARCEL BOUNDARY

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, NRCS, USGS/NHD, FL DOT, FDEP, FGDL, FDOR AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
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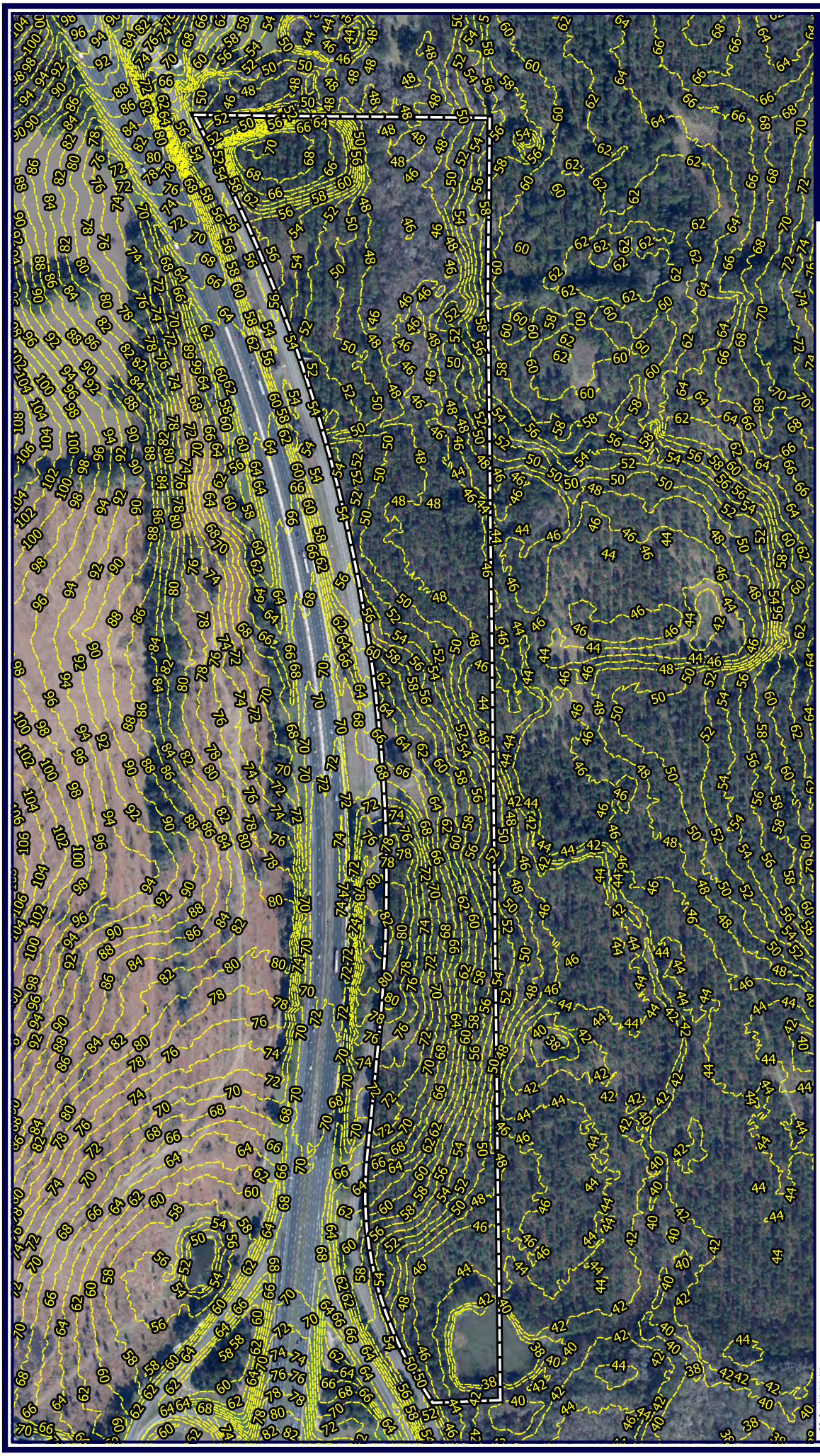


FIGURE 3: TOPOGRAPHY (LIDAR)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 250 500 ft

1:6000

N

LEGEND

PARCEL BOUNDARY

2-FT ELEVATION CONTOURS
ALACHUA COUNTY
2001 lIDAR (FT-NAVD88)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
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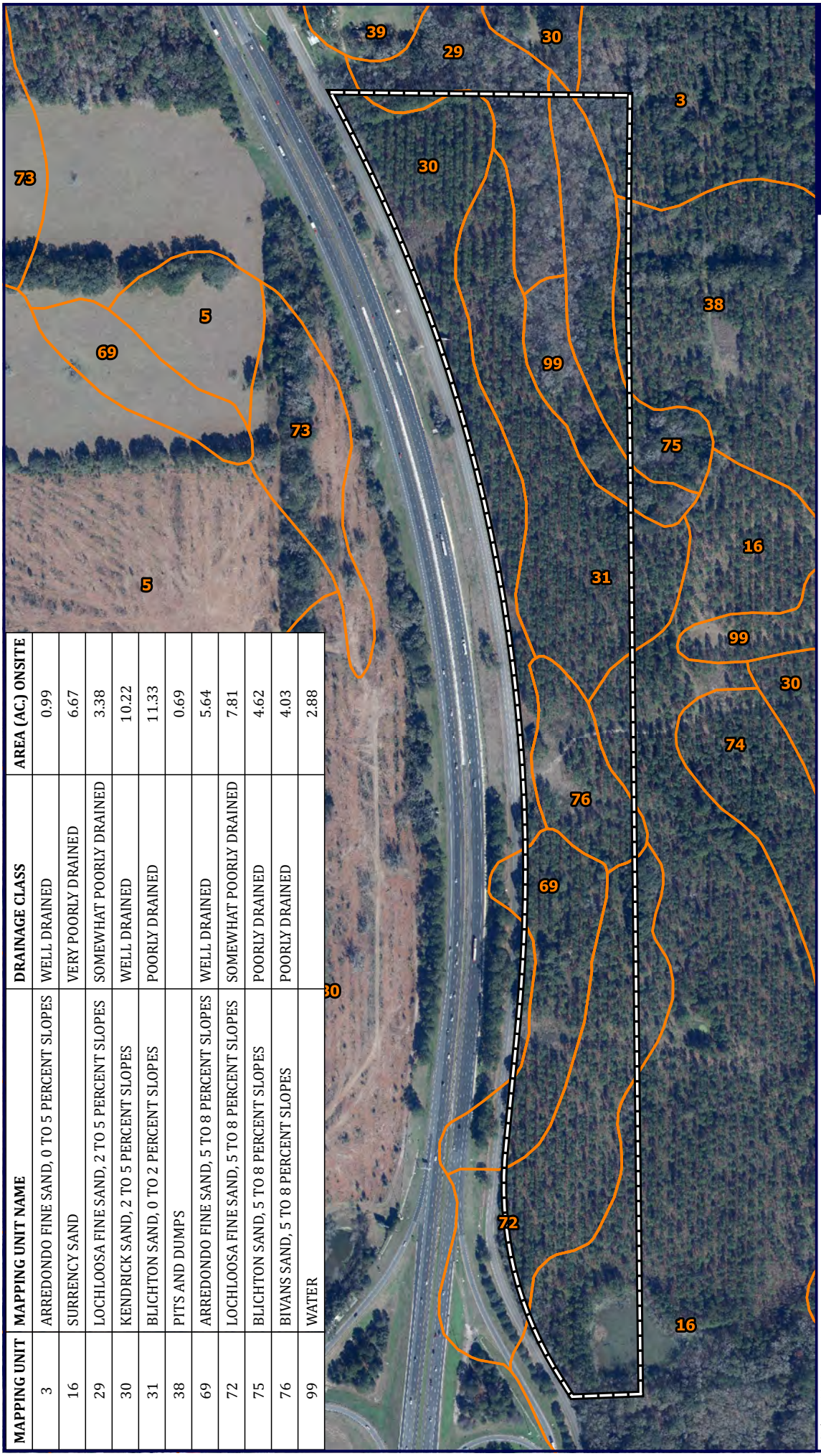


FIGURE 4: NRCS SOILS
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 250 500 ft

1:6000

N

LEGEND

PARCEL BOUNDARY

SOIL MAPPING UNITS (NRCS 2018)

MAPPING UNIT	MAPPING UNIT NAME	DRAINAGE CLASS	AREA (AC.) ONSITE
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	WELL DRAINED	0.99
16	SURRENCY SAND	VERY POORLY DRAINED	6.67
29	LOCHLOOSA FINE SAND, 2 TO 5 PERCENT SLOPES	SOMEWHAT POORLY DRAINED	3.38
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	WELL DRAINED	10.22
31	BLICHTON SAND, 0 TO 2 PERCENT SLOPES	POORLY DRAINED	11.33
38	PITS AND DUMPS		0.69
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	WELL DRAINED	5.64
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	SOMEWHAT POORLY DRAINED	7.81
75	BLICHTON SAND, 5 TO 8 PERCENT SLOPES	POORLY DRAINED	4.62
76	BIVANS SAND, 5 TO 8 PERCENT SLOPES	POORLY DRAINED	4.03
99	WATER		2.88

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
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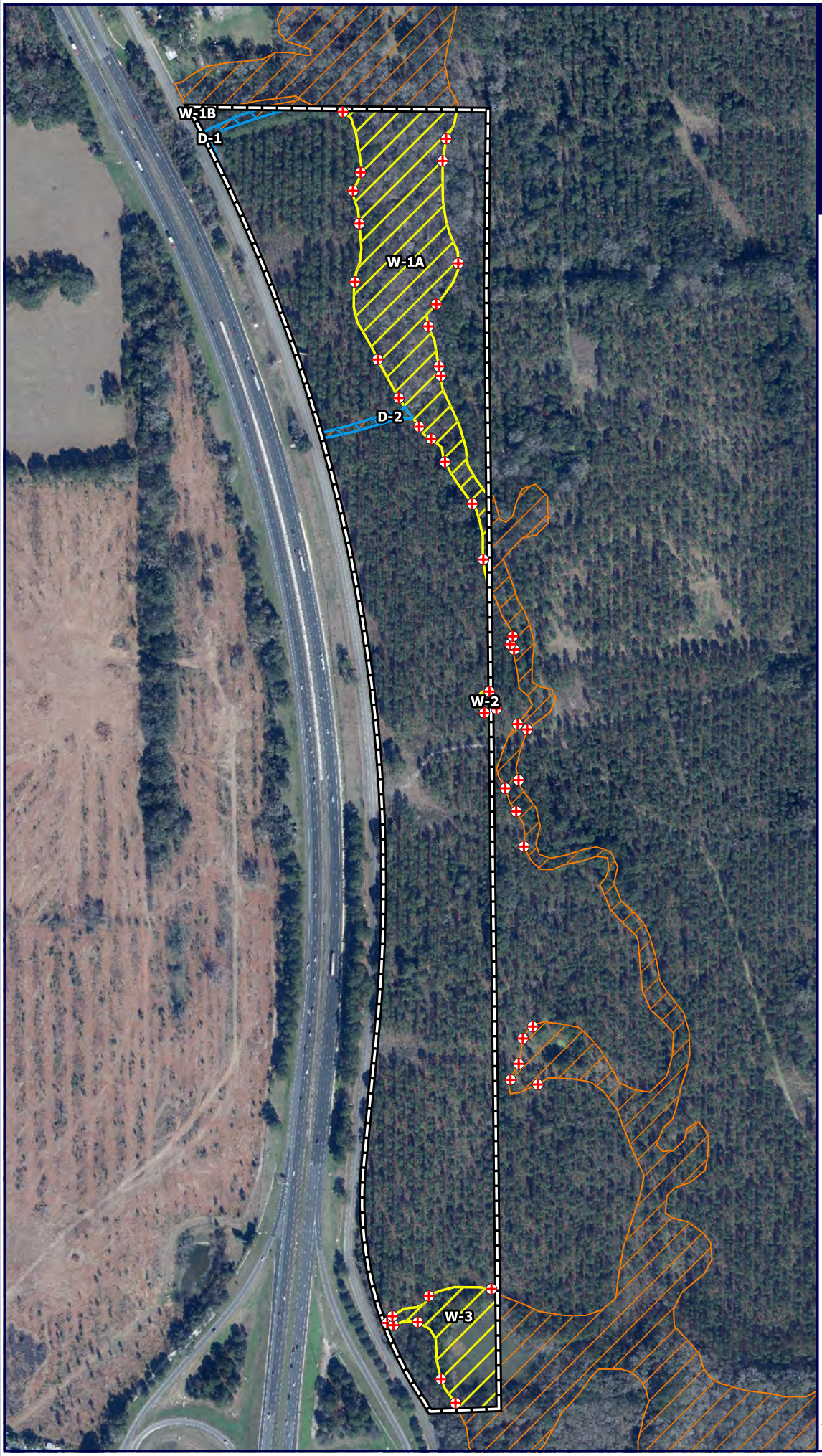


FIGURE 5: WETLANDS (OVERVIEW)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 250 500 ft

1:6000

N

LEGEND

- WETLAND LINE POINTS (GROUND-TRUTHED)
- DITCH - ONSITE (GROUND-TRUTHED)
- WETLAND - ONSITE (GROUND-TRUTHED)
- WETLAND - OFFSITE (INTERPRETED)
- PARCEL BOUNDARY

ID	TYPE	AREA (AC.)
W-1A	WETLAND	8.32
W-1B	WETLAND	0.05
W-2	WETLAND	0.07
W-3	WETLAND	2.41
D-1	DITCH	0.23
D-2	DITCH	0.2

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
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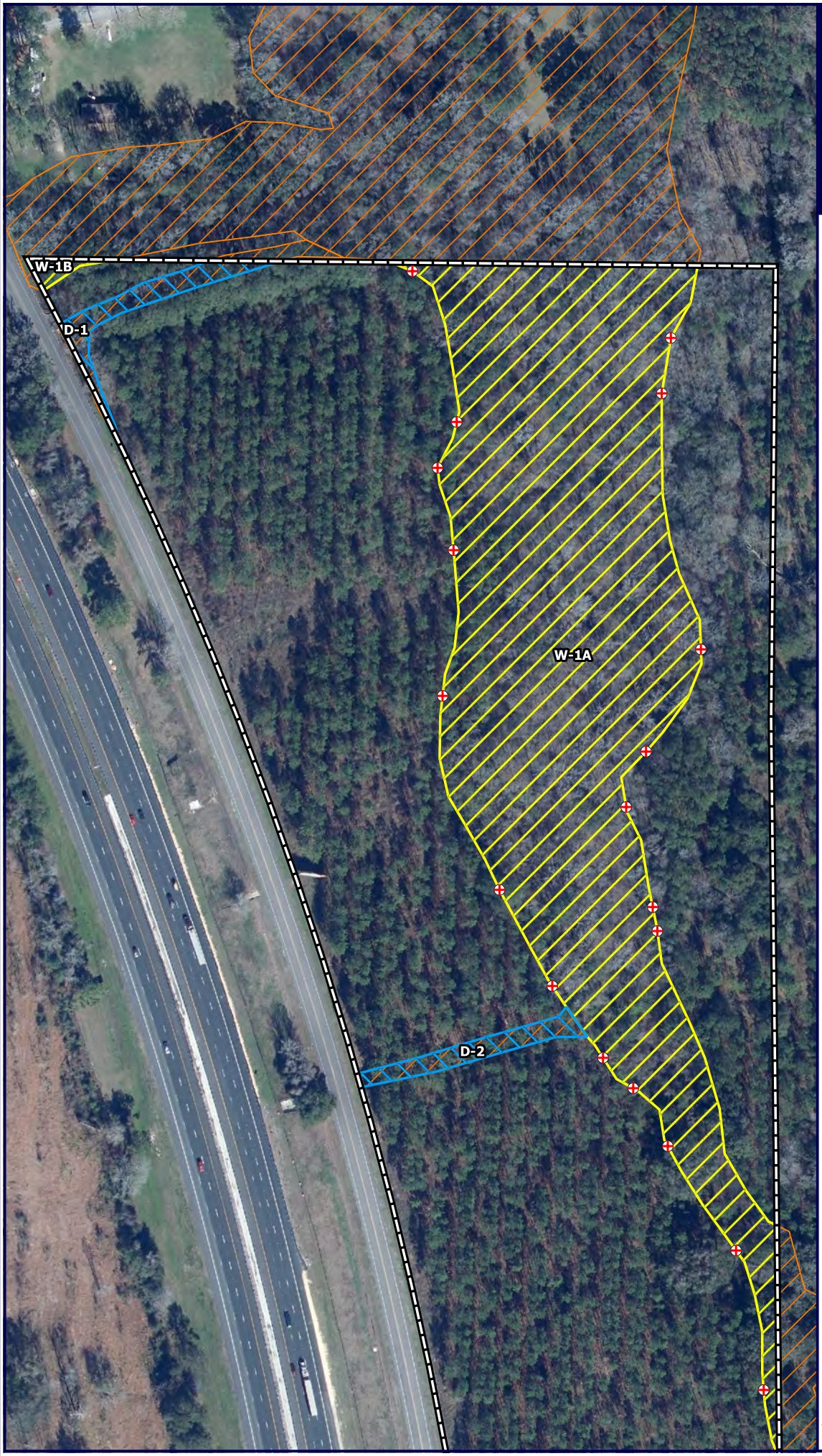


FIGURE 5A: WETLANDS (DETAIL-N)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 100 200 ft

1:2400

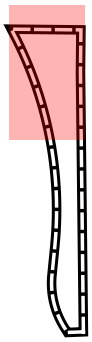
N

LEGEND

- WETLAND LINE POINTS (GROUND-TRUTHED)
- DITCH - ONSITE (GROUND-TRUTHED)
- WETLAND - ONSITE (GROUND-TRUTHED)
- WETLAND - OFFSITE (INTERPRETED)
- PARCEL BOUNDARY

ID	TYPE	AREA (AC.)
W-3	WETLAND	2.41
W-2	WETLAND	0.07
W-1B	WETLAND	0.05
W-1A	WETLAND	8.32
D-2	DITCH	0.2
D-1	DITCH	0.23

MAP FRAME OVERVIEW



VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
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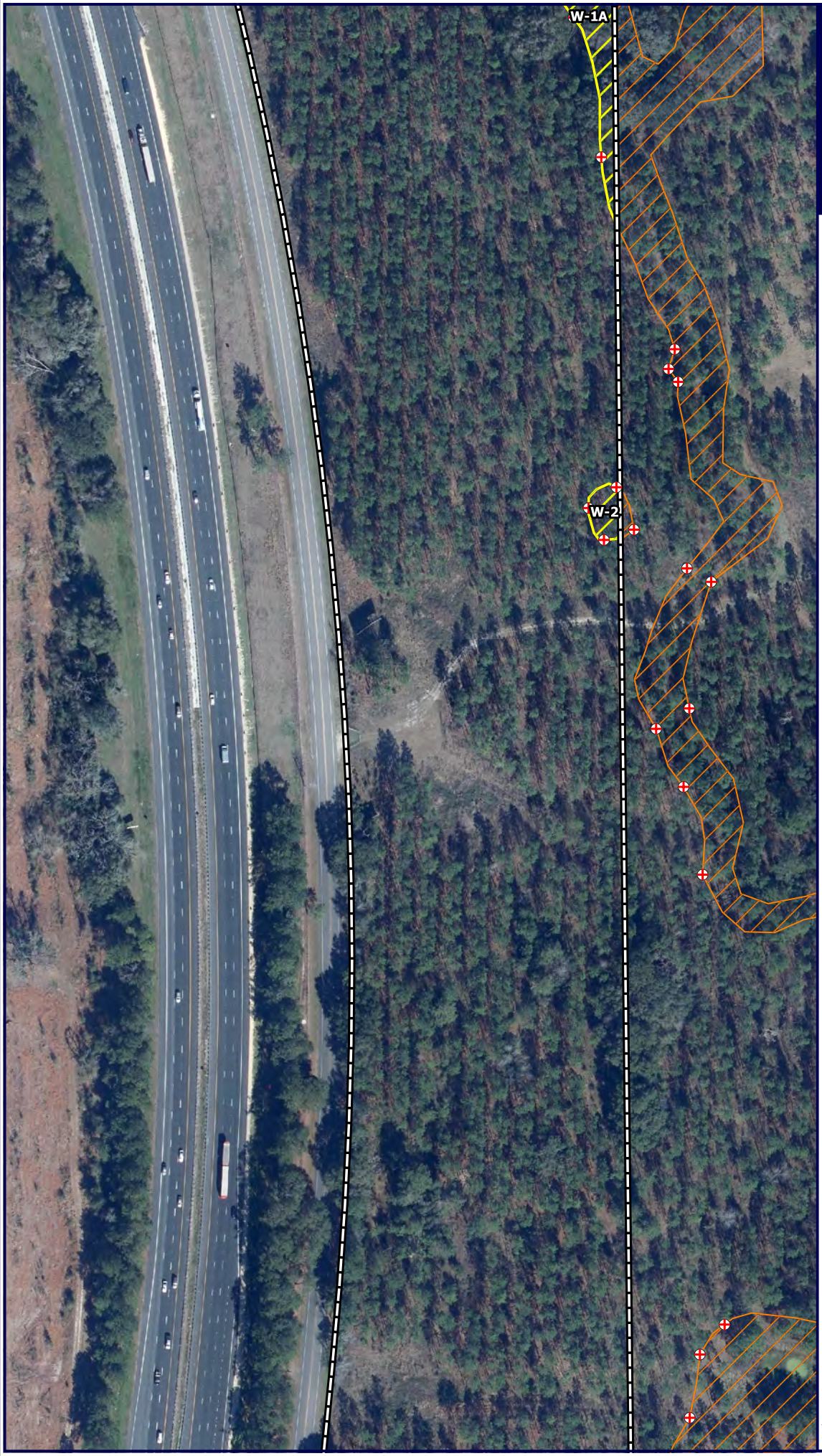


FIGURE 5B: WETLANDS (DETAIL-C)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 100 200 ft

1:2400

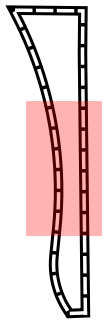
N

LEGEND

- WETLAND LINE POINTS (GROUND-TRUTHED)
- DITCH - ONSITE (GROUND-TRUTHED)
- WETLAND - ONSITE (GROUND-TRUTHED)
- WETLAND - OFFSITE (INTERPRETED)
- PARCEL BOUNDARY

ID	TYPE	AREA (AC.)
W-3	WETLAND	2.41
W-2	WETLAND	0.07
W-1B	WETLAND	0.05
W-1A	WETLAND	8.32
D-2	DITCH	0.2
D-1	DITCH	0.23

MAP FRAME OVERVIEW



VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
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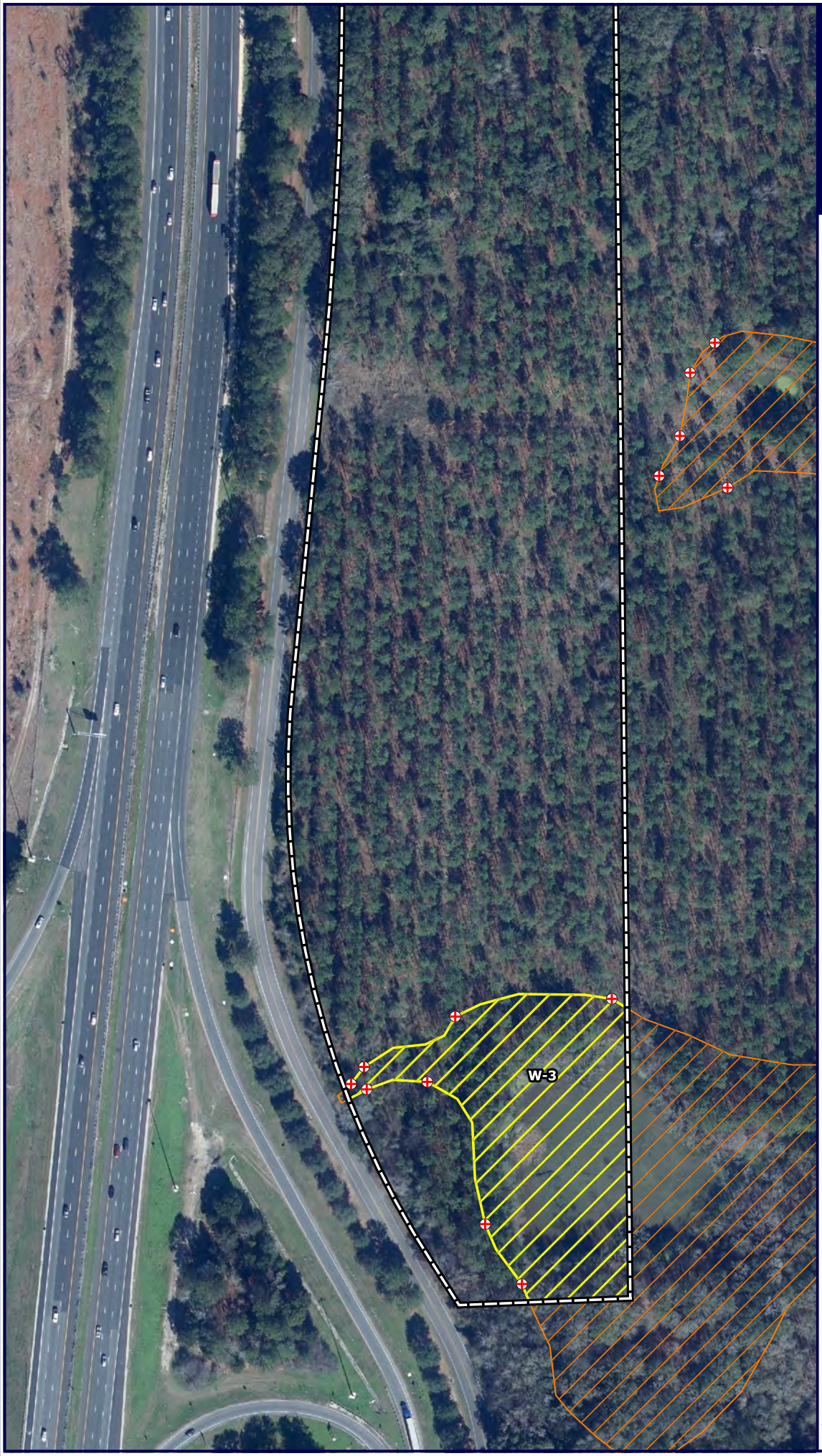


FIGURE 5C: WETLANDS (DETAIL-S)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 100 200 ft

1:2400

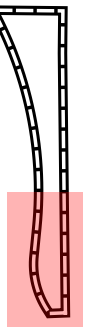
N

LEGEND

- WETLAND LINE POINTS (GROUND-TRUTHED)
- DITCH - ONSITE (GROUND-TRUTHED)
- WETLAND - ONSITE (GROUND-TRUTHED)
- WETLAND - OFFSITE (INTERPRETED)
- PARCEL BOUNDARY

ID	TYPE	AREA (AC.)
W-1A	WETLAND	8.32
W-1B	WETLAND	0.05
W-2	WETLAND	0.07
W-3	WETLAND	2.41
D-1	DITCH	0.23
D-2	DITCH	0.2

MAP FRAME OVERVIEW



VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
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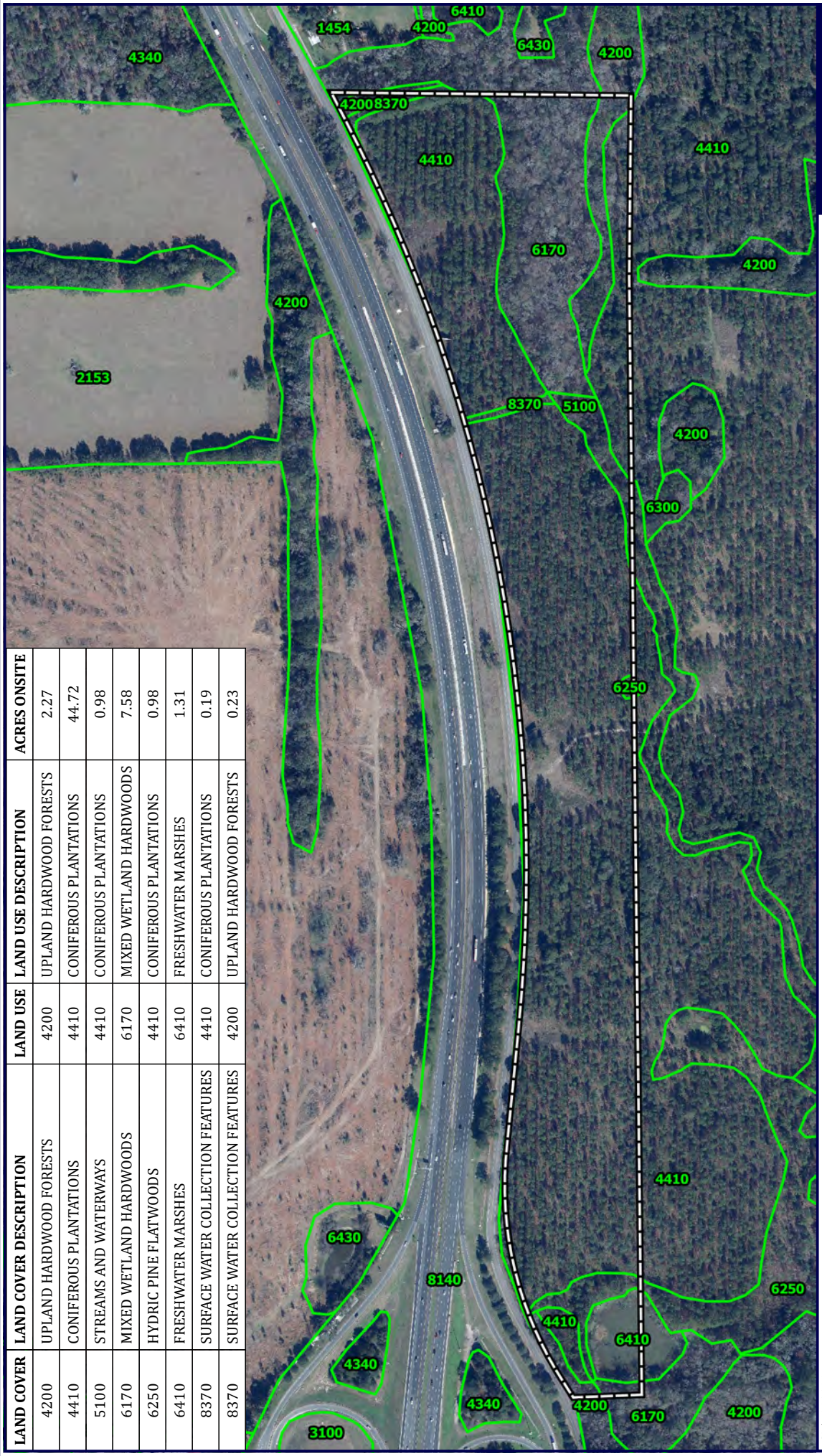


FIGURE 6: LAND COVER/LAND USE TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA ALACHUA COUNTY PARCEL: 03020-000-000 2017 TRUE COLOR AERIAL

0 250 500 ft

1:6000

N

LEGEND

PARCEL BOUNDARY

LAND COVER - SRWMD 2017 (PROJECT AREA FLUCCS MODIFIED BY VERDE 2020)

LAND COVER	LAND COVER DESCRIPTION
4200	UPLAND HARDWOOD FORESTS
4410	CONIFEROUS PLANTATIONS
5100	STREAMS AND WATERWAYS
6170	MIXED WETLAND HARDWOODS
6250	HYDRIC PINE FLATWOODS
6410	FRESHWATER MARSHES
8370	SURFACE WATER COLLECTION FEATURES
8370	SURFACE WATER COLLECTION FEATURES

LAND USE	LAND USE DESCRIPTION	ACRES ONSITE
4200	UPLAND HARDWOOD FORESTS	2.27
4410	CONIFEROUS PLANTATIONS	44.72
4410	CONIFEROUS PLANTATIONS	0.98
6170	MIXED WETLAND HARDWOODS	7.58
4410	CONIFEROUS PLANTATIONS	0.98
6410	FRESHWATER MARSHES	1.31
4410	CONIFEROUS PLANTATIONS	0.19
4200	UPLAND HARDWOOD FORESTS	0.23

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

APPENDIX A

FNAI BIODIVERSITY MATRIX QUERY RESULTS

TARA FOREST / MEGAHEE PROPERTY

Environmental Assessment and Listed Species Survey

Alachua County Parcel Number:
03020-000-000

July 2020

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 7/22/2020

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 24330 , 24331 , 24587 , 24588



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24330

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24331

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24587

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Mycteria americana Wood Stork	G4	S2	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24588

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit IDs: 24330 , 24331 , 24587 , 24588

29 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa Incised Groove-bur	G3	S2	N	T
Aquatic cave	G3	S3	N	N
Asplenium heteroresiliens Wagner's Spleenwort	GNA	S1	N	N
Asplenium plenum Ruffled Spleenwort	G1Q	S1	N	N
Asplenium x curtissii Curtiss' Spleenwort	GNA	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC
Brickellia cordifolia Flyr's Brickell-bush	G2G3	S2	N	E
Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T
Forestiera godfreyi Godfrey's Swampprivet	G2	S2	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Grus canadensis pratensis Florida Sandhill Crane	G5T2T3	S2S3	N	ST

Hartwrightia floridana Hartwrightia	G2	S2	N	T
Hydroptila wakulla Wakulla Springs Vari-colored Microcaddisfly	G2	S2	N	N
Lampropeltis extenuata Short-tailed Snake	G3	S3	N	ST
Lithobates capito Gopher Frog	G3	S3	N	SSC
Litsea aestivalis Pondspice	G3?	S2	N	E
Matelea floridana Florida Spiny-pod	G2	S2	N	E
Melanoplus querneus Larger Sandhill Grasshopper	G2G3	S2S3	N	N
Myotis austroriparius Southeastern Bat	G3G4	S3	N	N
Neofiber alleni Round-tailed Muskrat	G3	S3	N	N
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC
Podomys floridanus Florida Mouse	G3	S3	N	SSC
Procambarus pallidus Pallid Cave Crayfish	G2G3	S2S3	N	N
Pycnanthemum floridanum Florida Mountain-mint	G3	S3	N	T
Salix floridana Florida Willow	G2	S2	N	E
Sciurus niger shermani Sherman's Fox Squirrel	G5T3	S3	N	SSC
Sideroxylon alachuense Silver Buckthorn	G1	S1	N	E
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

September 29, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO BOX 9
Alachua, FL 32616

RE: Tara April Comprehensive Plan Amendments and Rezoning – Environmental Review

Justin:

Thank you very much for providing review comments from the City's environmental review consultant, Wood Environment & Infrastructure Solutions (Wood). Upon review of their comments, please see the attached addendum letter to accompany the original July 2020 Tara April Environmental Assessment and Listed Species Survey Report which was included in the original application submittals.

This addendum, provided by the applicant's environmental consultant (Verde Environmental), includes augmented information intended to address the Wood Environment & Infrastructure Solutions Technical Review Report comments provided in September 2020.

In addition to the report addendum provided by the applicant's environmental consultant, we ask that the City also take into account the following additional comments:

1. When evaluating the overall impacts of the proposed Comprehensive Plan amendments and rezoning, please take note that the comments from Wood did not recognize the future water quality improvements that will occur based on the treatment requirements included in the proposed new Comprehensive Plan text amendment that will apply to the parcel. The proposed new Policy includes requirements for the treatment of stormwater runoff from Interstate 75, thereby helping address and improve an existing condition not caused by the landowner.

2. The observations provided by the Wood report did not acknowledge the reduction in agricultural chemicals (fertilizers, pesticides) and their impacts on water quality that will occur as a result of land being taken out of agricultural use and put in the Conservation and Commercial land use and zoning categories.

We believe that the environmental report addendum and the comments above provide appropriate responses to adequately address the review comments provided by the City's consultant at this initial planning application stage (Comprehensive Plan amendments & rezoning). Of course, at the time of any future proposed development of the site, additional analysis will be provided to the City, as required.

Please let us know if you require any additional information. Thank you very much.

Sincerely,

Clay Sweger, AICP LEED AP
Principal / Director of Planning

VERDE ENVIRONMENTAL

Ormond Beach
286 Buckskin Lane Ormond Beach, FL 32174
(352) 792 4757 • scott@verdeenv.com

Gainesville
1723 SW 78th Terrace Gainesville, FL 32607
(352) 317 1579 • justin@verdeenv.com

September 28, 2020

Justin Tabor
Principal Planner
City of Alachua - Planning and Community Development
PO Box 9
Alachua, FL 32616

Re: Letter Addendum – Response to City Comments
Environmental Assessment and Listed Species Survey (July 2020)
Tara Forest / MeGahee Property, Alachua, FL 32615
Alachua County, Parcel No.: 03020-000-000
Verde Environmental -- Proj. No. 20-033

Dear Justin,

Verde Environmental Co. (Verde) received and reviewed the Tara April Rezoning Application Environmental Assessment and Listed Species Survey report prepared by Wood Environmental & Infrastructure Solutions, Inc. (Wood) in September 2020. The report, which was requested by the City of Alachua, provided a technical review of the Environmental Assessment and Listed Species Survey we prepared in July 2020. The City also asked Wood to evaluate allowable future uses within the proposed Future Land Use Map designations and zoning in relation to potential effects on nearby environmental resources, namely Mill Creek and the Mill Creek Sink.

Wood generally agreed with the methods and conclusions presented in our July 2020 report. They agreed with the extent of wetland habitat that we had interpreted on and adjacent to the Tara Forest/Megahee property. Additionally, their scientists did not observe any listed (threatened or endangered) plant or wildlife species onsite. Lastly, the report concluded that the habitat observed onsite was of limited quality for listed species considering the existing condition and past management of the property as pine plantation.

However, although Wood agreed with our conclusion that it would be unlikely to find listed species on the property, they did provide several comments that were not fully discussed in our report. Primarily, Wood scientists acknowledge that the recently harvested pine plantation does now provide potential habitat, for several upland species including: gopher tortoises (*Gopherus polyphemus*), eastern indigo snakes (*Drymarchon couperi*), gopher frogs (*Lithobates capito*), Florida burrowing owls (*Athene cunicularia floridana*), short-tailed snakes (*Lampropeltis extenuata*), and Florida pine snakes (*Pituophis melanoleucus mugitus*). Although we believe that past land management has historically excluded listed species from the area, making it unlikely that these species would migrate onsite, we agree that the site now provides sparsely vegetated, sandy habitat that meets some of the habitat requirements of these upland species.

Additionally, Wood pointed out that we mistakenly omitted wood stork (*Mycteria americana*) from our July 2020 assessment. The species was identified in the FNAI Biodiversity Matrix Query as a

species likely occurring in the area surrounding the Tara Forest/MeGahee property. This was a mistake on our part and the woodstork should be discussed as a listed species that could potentially utilize the property.

Wood also reviewed three additional listed species (frosted flatwoods salamander (*Ambystoma cingulatum*), squirrel chimney cave shrimp (*Palaemonetes cummingi*), and eastern black rail (*Laterallus jamaicensis*)) that were not discussed in our assessment. These species were not identified in the site specific FNAI Biodiversity Matrix Query we reviewed for the site, but they were identified in the FWS Information for Planning and Consultation (IPaC) Resource List Report reviewed by Wood.

Lastly, Wood addressed several permitting considerations that will need to be considered prior to developing the site. As our report was intended to serve as a baseline inventory of environmental resources for the purposes of a land use change and rezoning application, we did not evaluate or review potential site plans or layout design. However, we agree that more detailed analysis will need to be performed in conjunction with planning any future development of the site. Such considerations will include a formal wetland delineation, a complete gopher tortoise survey of potential gopher tortoise habitat, and the development of a site plan that considers appropriate stormwater management and buffers/setbacks around wetlands and surface waters.

The following discussion is provided to supplement, refine and expand the conclusions of our July 2020 assessment, in order to incorporate the comments made by Wood.

Aerial Interpretation of Wetland Habitat

As part of our July 2020 assessment we interpreted the extent of wetland habitat on, and adjacent to, the subject property by reviewing available GIS resources. These resources included recent and historical aerial photographs; U.S. Department of Agriculture, Natural Resources Conservation Service soil maps; U.S. Fish and Wildlife Service, National Wetland Inventory (NWI); and LiDAR elevation models. Select locations along the interpreted wetland were then field verified by Verde scientists in accordance with the Florida Unified Wetland Delineation Methodology (Chapter 62–340, Florida Administrative Code (F.A.C.)) and the Army Corps of Engineers Wetland Delineation Manual (1987). This method of mapping onsite wetlands is suitable for initial planning purposes, and Wood agreed with both our methods and the extent of the interpreted wetlands. However, the wetland lines will need to be fully delineated in the field prior to creating a detailed site development plan. The wetland upland boundary should be physically marked in the field and surveyed so that it can be accurately included on applicable site plans and reviewed during the permitting process.

Wood Stork (Threatened: Federal and State)

The wood stork was identified in the FNAI Biodiversity Matrix Query as a species likely occurring in the area surrounding the Tara Forest/MeGahee property. This species utilizes wetland habitats for nesting and foraging. Nesting colonies tend to utilize swamps or islands of tall trees typically surrounded by water that is deep enough to deter predators especially during nesting and raising young. While the mixed wetland hardwood habitat found in the northeast corner of the property includes numerous tall mature trees, it would not be preferred due to the intermittent hydrologic regime that characterizes that reach of Mill Creek. The periodic, short duration, flooding of the creek is not an effective deterrent to land-based predators that would prey on wood stork eggs and young.

Wood stork foraging typically occurs in relatively still, open water that is shallow enough for the bird to wade through. Such foraging habitats include marshes, wet prairie, ditches, small ponds, and occasionally lake littoral zones that are 2–15 inches deep. The best foraging habitats are those that experience prolonged flooding and drying cycles that will concentrate prey as the surface water recedes. As we discussed in our July 2020 report, the onsite marsh found near the southern property boundary likely supports a reasonable amount of foraging biomass, however, the slope of the bank and overall depth of the marsh limits the extent of the habitat that is available for foraging by wood storks and other wading birds. Wood agreed with this assessment in their review of our report.

Furthermore, it should be noted that the property is located over 25 miles south of the nearest known active nesting wood stork colony identified by FWS, and thus the site is not located within a Wood Stork Core Foraging Area. Additionally, the proposed zoning and land use changes would avoid impacts to wood stork habitat by retaining the onsite wetlands in Conservation land use. Therefore, the proposed zoning changes and potential development of the site would be determined to have "no effect" on wood storks according to the United States Army Corps of Engineers' (USACE) Wood Stork Key for Central and North Peninsular Florida (September 2008).

Gopher Tortoise (Threatened: State)

As discussed in our July 2020 report, no gopher tortoises were observed on the subject property, and we believe that it is unlikely that tortoises would currently occupy the site now or in the near future. Until recently, the onsite uplands were managed as pine plantation with a relatively dense canopy and sparse groundcover strata. This type of land management is generally not conducive to sustaining populations of gopher tortoises. However, it is likely that suitable gopher tortoise habitat will become available onsite as a dense groundcover stratum develops in the recently harvested pine plantation. Although we don't believe that tortoises are now, or were previously, occupying adjacent habitats (e.g. the April Blvd/I-75 rights-of-way, additional pine plantation, hardwood forests, and wetlands) it is possible that tortoises could migrate onsite to colonize the open habitat forming onsite. Therefore, a detailed gopher tortoise survey should be completed prior to developing the site. If tortoises are found onsite during a future survey, then the project will need to comply with the Florida Fish and Wildlife Conservation Commission's most recent Gopher Tortoise Permitting Guidelines (April 2008 – revised 2020). FWC requires a recent gopher tortoise survey within 90 days of beginning clearing and site preparation. Any survey will have to be redone if it occurred more than 90 days prior to construction.

The report produced by Wood specifically highlighted the well-drained sandy soils in the northern portion of the property. While this portion of the property was also managed as pine plantation, this area supported smaller pine trees and a denser groundcover stratum of grasses and forbs, and in its current state it is more suitable for gopher tortoise that the remainder of the property. However, as was stated in both reports, no tortoises were observed onsite and it is unlikely that they would occupy the surrounding habitats. Furthermore, the northern portion of the property is not proposed for a zoning and land use change, and it would not be considered for development.

Eastern Indigo Snake (Threatened: Federal and State)

The Wood Report noted narrow strips of hardwood forest along the ditches and the creek in the northern portions of the property that could provide habitat for the eastern indigo snake. However, they agreed that the presence of this species is unlikely due to the absence of gopher tortoise burrows and past land management practices associated with pine plantation timber production.

Additionally, like the onsite wetlands, the narrow strips of hardwood forest along the creek will be retained in Conservation land use.

If gopher tortoise burrows are found onsite in the future, then the development will have to follow the "Standard Protection Measures for the Eastern Indigo Snake" published by FWS (August 2013). Additionally, all gopher tortoise burrows (both active and inactive) that will be impacted by the proposed development must be inspected and excavated. Any eastern indigo snakes found in the burrows should be relocated along with any captured gopher tortoises.

Other Species Utilizing Sandy Habitat with Absent Canopy

Wood scientists included the recently cutover pine plantation as sandy habitat with an absent canopy that could be utilized by other listed species such as gopher frogs, Florida burrowing owls, short-tailed snakes, and Florida pine snakes. However, the Wood report also noted that none of these species were observed onsite, and Wood agreed that it is unlikely that these species would occupy the habitat considering past land management. While many these species may be found in sandy, open canopy, habitats; the newly cutover pine plantation on well-drained soils would not be considered high quality, preferred habitat. Many of these other listed species strongly prefer xeric, sandhill or scrub habitats that have a characteristic open canopy maintained by recurring, natural fires.

Furthermore, like the eastern indigo snake, the gopher frog and Florida pine snake are also considered to be gopher tortoise commensals depending on gopher tortoise burrows during one or more periods of their lifecycle. The absence of tortoise burrows makes it increasingly unlikely that these commensal species would be found onsite. If gopher tortoise burrows are found onsite in the future, then project should comply with the 2016-2026 Florida's Imperiled Species Management Plan produced by FWC.

Other Species Not Included in the FNAI Biodiversity Matrix Query

The Wood report also addressed the potential occurrence of three other species that were listed in the IPaC Resource List Report reviewed by Wood, but these species were not included in the site specific FNAI Biodiversity Matrix Query that was used to establish potential listed species discussed in our Environmental Assessment. Wood reported that two of the three species, the frosted flatwoods salamander and the squirrel chimney cave shrimp, would not likely be found onsite due to the known extent of their current range, as well as a lack of their preferred habitat. The third species, the eastern black rail, is rare throughout its range, but it is not listed by the FWC or the FWS as threatened or endangered. Regardless, this rare species prefers marsh habitats (salt, brackish, and freshwater marshes), and it could potentially occupy the freshwater marsh found along the southern property boundary. However, the steep banks and deep-water characteristics of the marsh limits its value as habitat for the eastern black rail and other wading birds.

Secondary Effects of Development on Avoided Habitats

In addition to the wildlife species addressed above, the Wood report discussed secondary impacts to the onsite habitats that may accompany proposed Commercial development on a portion of the property. Of particular concern would be trash and pollution finding its way into Mill Creek and the associated wetlands. The extent of potential secondary effects can be limited if the project is designed to adhere to applicable local, state, and federal development requirements. Specific to future development of the Commercial portion of the property, any future project will need to provide

sufficient buffer/setback from wetland and surface water habitats (75-foot average, 50-foot minimum), as well as demonstrate adequate stormwater treatment in accordance with F.A.C. Chapters 62-330 and 40-41.

Providing appropriate stormwater management and a setback/buffer between development and adjacent wetlands will go a long way in protecting and buffering the quality and quantity of water entering Mill Creek. Both practices will remove pollutants and limit the amount of runoff ultimately entering the creek and wetlands by increasing the amount of stormwater that infiltrates into the soil. This will promote subsurface lateral seepage of water through the soil, and flatten/slow the flow of water into and through the creek and adjacent wetlands. The resulting creek and wetland hydrographs will also more closely mimic those of other similar intermittently flooded ecosystems, which are typically maintained by a seepage dominated hydrologic regime.

Currently, some stormwater generated as a result of Interstate 75 (I-75) and April Blvd. is routed into culverts under April Blvd. and then into ditches that bisect the Tara Forest/Megahee property. This stormwater receives limited treatment and control before it is discharged directly into Mill Creek and associated wetlands. Although the quantity and quality of stormwater flowing through these culverts and ditches was not evaluated as part of our assessment, or this addendum, one would expect that designing a system to capture even a portion of the I-75 runoff would produce a beneficial effect on downstream habitats. These ditches and culverts are located outside of the area proposed for a Commercial zoning and land use change. However, designing a system to treat a portion of this existing runoff in a way that is compatible with Conservation/Recreation Future Land Use would benefit the Mill Creek and Mill Creek Sink system.

Thank you for this opportunity to respond to comments made by Wood regarding our July 2020 Environmental Assessment. Please call me at 352-317-1579 if you have any questions about this addendum or wish to further discuss it.

Sincerely,

Justin Fleischman
CEO, Verde Environmental

Cc: Clay Sweger, EDA Consultants Inc.
Onelia Lazzari, EDA Consultants Inc.

October 13, 2020

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

RE: ***Operational Analysis for Tara April Land Use/Zoning Changes***
City of Alachua, Florida

Dear Mr. Tabor:

The purpose of this letter is to summarize the operational analysis prepared for the land use and zoning changes for the Tara April project as requested by the City of Alachua in accordance with the methodology letter dated August 21, 2020.

BACKGROUND

An amendment of the Future Land Use Map of the City of Alachua's Comprehensive Plan from Recreation and Conservation to Commercial is proposed for 10.5 +/- acres of Tax Parcel 03020-000-000. As part of the City of Alachua's review of the Future Land Use Map Justification Report prepared by eda consultants, inc., the City has requested that a traffic analysis be prepared to evaluate the potential impacts of the commercial land use on the US 441/M.L. King Jr. Boulevard in the vicinity of the subject property. The project location is depicted in **Figure 1** in **Attachment A**.

US 441/M.L. KING JR. BOULEVARD AND THE I-75 RAMPS

Data Collection

Existing PM peak hour turning movement counts from March 14, 2019 at the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps were obtained from the Florida Department of Transportation (FDOT). Heavy vehicle counts and peak hour factors were recorded during the turning movement count collection. The Peak Season Correction Factor (PSCF) was obtained from the FDOT 2019 Florida Traffic Online and utilized to adjust the observed traffic volumes to peak season volumes. The turning movement counts and PSCF report are provided in **Attachment B**.

Volume Development

The existing traffic data was used as a basis for the existing conditions analysis. Existing turning movement volumes during the PM peak hour are illustrated in **Figure 2** in **Attachment C**.

The reserved PM peak hour turning movement trips for the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps were estimated based on the reserved segment trips City of Alachua's September 2020 Development Monitoring Report. The monitoring report shows 38 PM peak hour trips on the segments of I-75 north and south of US 441/M.L. King Jr. Boulevard and 245 PM peak hour trips on the segments of US 441/M.L. King Jr. Boulevard east and west of I-75. The segment trips were distributed based on the directional distribution of the existing volumes. "Existing + Reserved" turning movement volumes during the PM peak hour is illustrated in **Figure 3** in **Attachment C**.

Intersection volume development worksheets detailing the existing and "existing + reserved" traffic volume development for each intersection are provided in **Attachment C**.

Intersection Capacity Analysis

Intersection capacity analyses were conducted for the PM peak hour at the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps. Intersection analyses were performed using *Synchro 10* traffic engineering analysis software, which applies methodologies from the Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition. Capacity analyses at the study intersections were performed for existing conditions and "existing + reserved" conditions. **Table 1** summarizes the capacity analysis results, including level of service (LOS) and delay reported from *Synchro 10*. *Synchro 10* reports are provided in **Attachment D**.

Table 1: Capacity Analysis Summary – US 441 at I-75 Ramps

Intersection	LOS/Delay (sec/veh)				
	Overall	EB	WB	NB	SB
Existing Conditions ("Existing + Reserved" Conditions)					
US 441/M.L. King Jr. Boulevard and I-75 Southbound Ramps(1)	**C/23.1 (C/24.1)**	B/14.3 (B/15.2)	B/17.6 (B/19.3)	E/73.9 (E/73.9)	E/74.6 (E/74.7)
US 441/M.L. King Jr. Boulevard and I-75 Northbound Ramps(1)	**D/35.1 (D/36.8)**	C/26.3 (C/26.8)	C/29.4 (C/34.7)	E/75.8 (E/75.8)	D/49.1 (D/47.5)

Note: (1) Results shown are from HCM 2000 report due to incompatibility between the intersection's lane configuration/phasing and HCM 6th Edition algorithms.

The intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps are expected to operate at level of service (LOS) D or better during the PM peak hour under existing conditions and "existing + reserved" conditions.

US 441/M.L. KING JR. BOULEVARD AND APRIL BOULEVARD

Data Collection

Existing PM peak hour turning movement counts for turning movements onto and off of April Boulevard were collected on September 29, 2020. Existing PM peak hour turning movement counts at the intersection of US 441/M.L. King Jr. Boulevard and the I-75 northbound ramps from March 14, 2019 were obtained from FDOT. The PSCF report was obtained from the FDOT 2019 Florida Traffic Online and utilized to adjust the observed traffic volumes to peak season volumes. The turning movement counts and PSCF report are provided in **Attachment B**.

Trip Generation

Trip generation was performed using Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10th Edition. Trip generation was performed for three (3) potential buildout scenarios:

- Scenario A: Maximum Buildout
  - 228,690 square feet of commercial space
  - ITE Land Use Code (LUC) 820 – Shopping Center; independent variable is average 1,000 square feet GLA
- Scenario B: 50% of Maximum Buildout
  - 114,345 square feet of commercial space
  - ITE LUC 820 – Shopping Center; independent variable is average 1,000 square feet GLA

- Scenario C: Hotel
    - 200 hotel rooms
    - ITE LUC 310 – Hotel; independent variable is number of rooms

For the two commercial scenarios, a portion of the driveway volumes at the project site will be the result of new trips on the roadway network. The remainder of the driveway volumes will be trips from the adjacent traffic passing by the site (pass-by capture trips). Pass-by trips are intermediate stops on the way from an origin to a primary trip destination. The pass-by percentage was determined based on information provided in the ITE *Trip Generation Handbook*, 3rd Edition 2017. The pass-by rate for the shopping center land use is 34.0 percent (34.0%) during the PM peak hour. Detailed trip generation calculations are contained in **Attachment E**.

Trip Distribution

The proposed project trip distribution for each scenario was developed based on the Gainesville Urbanized Area Transportation Study (GUATS) model, which is built on the Florida Standard Urban Transportation Model Structure (FSUTMS) and published by the Gainesville Metropolitan Transportation Planning Organization (MTPO). The distribution from the GUATS model for Scenario C (200 hotel rooms) did not account for any trips to/from the north along I-75. This may be the result of the subject site's proximity to northern boundary of the model. Therefore, the distribution for Scenario C was manually adjusted to assume a distribution to/from the north along I-75 similar to that shown to/from the south along I-75 as discussed with the City of Alachua on October 13, 2020. **Figures 4 through 9** in **Attachment F** illustrate the proposed trip distribution and PM peak hour trip assignment for each scenario. The GUATS model plots are also provided in **Attachment F**.

Volume Development

The existing traffic data was used as a basis for the existing conditions analysis. Existing turning movement volumes during the PM peak hour are illustrated in **Figure 10** in **Attachment G**.

The reserved PM peak hour turning movement trips for the intersection of US 441/M.L. King Jr. April Boulevard were estimated based on the reserved segment trips City of Alachua's September 2020 Development Monitoring Report. The monitoring report shows 245 PM peak hour trips on the segment of US 441/M.L. King Jr. Boulevard east of I-75. The segment trips were distributed based on the directional distribution of the existing volumes. "Existing + Reserved" turning movement volumes during the PM peak hour is illustrated in **Figure 11** in **Attachment G**.

Potential project traffic volumes were added to the "existing + reserved" traffic volumes to determine the "existing + reserved + development" volumes at this intersection. The potential project traffic volumes at this intersection were calculated based on the PM peak hour trip generation and project distribution for each scenario. "Existing + reserved + development" turning movement volumes during PM peak hour for each of the three scenarios are illustrated in **Figures 12 through 14** in **Attachment G**.

Intersection volume development worksheets detailing the existing, "existing + reserved", and "existing + reserved + development" traffic volume development for each scenario are provided in **Attachment G**.

Intersection Capacity Analysis

Intersection capacity analyses were conducted for the PM peak hour at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard. Intersection analyses were performed using *Synchro 10* traffic engineering analysis software, which applies methodologies from the Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition. Capacity analyses at the study intersections were performed for existing, "existing + reserved", and "existing + reserved + development" conditions. **Table 2** summarizes the capacity analysis results, including level of service (LOS) and delay reported from *Synchro 10*. *Synchro 10* reports are provided in **Attachment H**.

Table 2: Capacity Analysis Summary – US 411 at April Boulevard

Scenario	LOS/Delay (sec/veh)				
	Overall	EB	WB	NB	SB
Existing	(1)	(2)	(2)	(3)	C/23.9
Existing + Reserved	(1)	(2)	(2)	(3)	D/28.5
Existing + Reserved + Scenario A: Maximum Buildout	(1)	(2)	(2)	(3)	F/>300
Existing + Reserved + Scenario B: 50% of Maximum Buildout	(1)	(2)	(2)	(3)	F/>300
Existing + Reserved + Scenario C: Hotels	(1)	(2)	(2)	(3)	E/43.8

Notes:
(1) Overall intersection LOS is not defined for two-way stop-controlled intersections.
(2) Approach operates under free-flow conditions. LOS is not defined.
(3) Approach does not exist.

The southbound stop-controlled approach at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard is expected to operate at LOS E or better during the PM peak hour under existing, "existing + reserved", and "existing + reserved + Scenario C" conditions. Under the "existing + reserved + Scenario A" and "existing + reserved + Scenario B" conditions, the southbound stop-controlled approach is expected to operate at LOS F. This result is common when a minor street stop-controlled approach crosses a high-volume major street free-flow approach during peak periods.

A supplemental intersection capacity analysis was performed to determine the threshold of additional PM peak hour trips that could be added from development on April Boulevard before the southbound stop-controlled approach at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard will begin to operate at LOS F. It should be noted that this threshold is dependent on the anticipated distribution of the trips to and from the subject property. Therefore, the threshold was determined separately for a hotel use and a shopping center use. Based on the different trip distributions, it was determined that the threshold for a hotel use is a total of 140 PM peak hour trips added to April Boulevard and the threshold for a shopping center use is a total of 108 PM peak hour trips added to April Boulevard. This is equivalent to the trip generation potential of approximately 222 hotel rooms or a 28,400 square-foot shopping center, respectively. *Synchro 10* reports for the addition of these PM peak hour trips to the "existing + reserved" conditions are provided in **Attachment H**.

There are several potential improvements that could be used to improve the P.M. peak hour operating conditions of the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard. These potential improvements include:

- Construction of an additional southbound lane at the intersection to provide for an exclusive left-turn lane and an exclusive right-turn lane
- Modification of the existing full access median opening to provide a directional median opening which would allow left-turn ingress movements and restrict egress movements to right-turns only
- Closure of the existing full access median opening which would restrict ingress and egress movements to right-turns only
- Construction of future access to properties along April Boulevard from the east to provide an alternate access route for vehicles to/from the east

It should be noted that any median opening modifications along US 441/M.L. King Jr. Boulevard will be required to go through the FDOT access management review process. FDOT will ultimately make any decisions with respect to median opening modifications along US 441/M.L. King Jr. Boulevard.

Other Items to be Addressed During Site Plan Review Process

The following items will be addressed with a later traffic study during the site plan review process:

- Impact on affected traffic signals due to future and development traffic
- Possible modifications to the median opening on US 441/M.L. King Jr. Boulevard at April Boulevard for the following:
    - Directional median opening (left out prohibited)
    - Complete closure of the median opening
- April Boulevard modifications, right of way and geometry
- Emergency vehicle access for developments along April Boulevard
- Potential of any future access to April Boulevard from the east
- Traffic signal and ATMS modifications on US 441 and I-75

Summary

This operational analysis was prepared for the land use and zoning changes for the Tara April project as requested by the City of Alachua. The project proposes to amend the Future Land Use Map of the City of Alachua's Comprehensive Plan from Recreation and Conservation to Commercial for 10.5 +/- acres of Tax Parcel 03020-000-000.

Intersection capacity analyses were conducted for the PM peak hour at the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps. These intersections are expected to operate at LOS D or better during the PM peak hour under existing conditions and "existing + reserved" conditions.

Intersection capacity analyses were conducted for the PM peak hour at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard. The southbound stop-controlled approach at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard is expected to operate at LOS E or better during the PM peak hour under existing, "existing + reserved", and "existing + reserved + Scenario C (200 hotel rooms)" conditions.

Under the "existing + reserved + Scenario A" and "existing + reserved + Scenario B" conditions, the southbound stop-controlled approach is expected to operate at LOS F. This result is common when a minor street stop-controlled approach crosses a high-volume major street free-flow approach during peak periods. There are several potential improvements that could be used to improve the P.M. peak hour operating conditions of the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard, including construction of additional turn lanes and median opening modifications based on the actual development scenario that will be analyzed and permitted through FDOT at the development plan stage. It should be noted that any median opening modifications along US 441/M.L. King Jr. Boulevard will be required to go through the FDOT access management review process and FDOT will ultimately make any decisions with respect to median openings along US 441/M.L. King Jr. Boulevard.

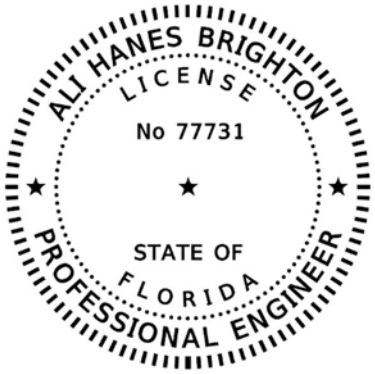
A supplemental intersection capacity analysis was performed to determine the threshold of additional PM peak hour trips that could be added from development on April Boulevard before the southbound stop-controlled approach at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard will begin to operate at LOS F. Based on this analysis, it was determined that the threshold for a hotel use is a total of 140 PM peak hour trips added to April Boulevard and the threshold for a shopping center use is a total of 108 PM peak hour trips added to April Boulevard. This is equivalent to the trip generation potential of approximately 222 hotel rooms or a 28,400 square-foot shopping center, respectively.

Please contact us if you have any questions or need additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ali H. Brighton, P.E.



This document has been digitally signed and sealed by Ali Hanes Brighton, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

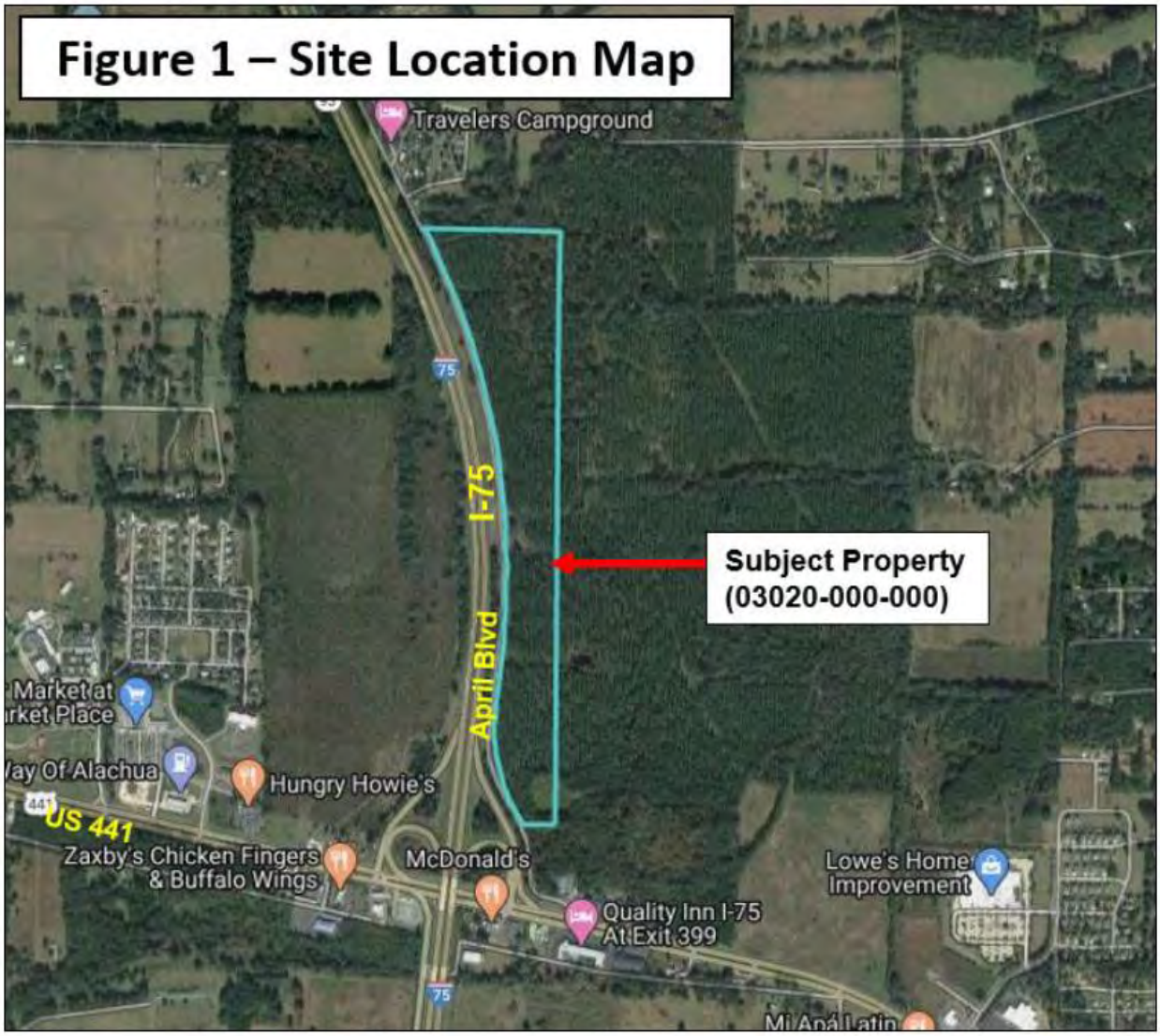
Ali H. Brighton, P.E.
Florida Registration Number 77731
Kimley-Horn and Associates, Inc.
747 SW 2nd Avenue, Suite 171
Gainesville, Florida 32601
Registry 696

Attachments:
Attachment A – Location Map
Attachment B – Traffic Data
Attachment C – US 441 & I-75 Ramps Volume Development
Attachment D – US 441 & I-75 Ramps Intersection Analyses
Attachment E – Trip Generation
Attachment F – Trip Distribution and Assignment
Attachment G – US 441 & April Boulevard Volume Development
Attachment H – US 441 & April Boulevard Intersection Analyses

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ATTACHMENT A:

LOCATION MAP


Figure 1 – Site Location Map
Travelers Campground
I-75
April Blvd
Subject Property
(03020-000-000)
Market at
Hungry Howie's
US 441
Zaxby's Chicken Fingers
& Buffalo Wings
McDonald's
Quality Inn I-75
At Exit 399
Lowe's Home
Improvement

ATTACHMENT B:

TRAFFIC DATA

Peggy Malone & Associates
(888) 247-8602

File Name : 5-I-75 SB Ramps and US 441 PM
Site Code :
Start Date : 3/14/2019
Page No : 1

Groups Printed- Car

	I-75 SB Ramps Southbound					US 441 Westbound					Business Entrance Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
02:00 PM	12	5	23	0	40	26	213	21	0	260	29	0	7	0	36	7	182	0	0	189	525
02:15 PM	6	6	23	0	35	26	245	16	0	287	23	0	7	2	32	17	227	0	0	244	598
02:30 PM	11	8	21	0	40	32	296	25	0	353	30	0	3	0	33	14	181	0	0	195	621
02:45 PM	7	7	41	0	55	28	255	16	0	299	30	0	12	0	42	9	189	0	0	198	594
Total	36	26	108	0	170	112	1009	78	0	1199	112	0	29	2	143	47	779	0	0	826	2338
03:00 PM	3	8	26	0	37	46	267	14	0	327	25	0	4	0	29	17	197	0	0	214	607
03:15 PM	18	6	27	0	51	42	287	10	1	340	27	0	11	0	38	17	282	0	0	299	728
03:30 PM	7	6	32	0	45	44	338	13	0	395	22	0	6	0	28	16	211	0	0	227	695
03:45 PM	8	11	25	0	44	43	309	15	0	367	20	0	8	1	29	9	193	0	1	203	643
Total	36	31	110	0	177	175	1201	52	1	1429	94	0	29	1	124	59	883	0	1	943	2673
04:00 PM	10	5	23	0	38	30	318	19	0	367	27	0	7	1	35	15	214	0	0	229	669
04:15 PM	17	7	36	0	60	56	320	11	0	387	32	0	11	0	43	16	197	0	0	213	703
04:30 PM	15	7	29	0	51	49	339	7	0	395	17	0	12	0	29	14	241	0	0	255	730
04:45 PM	15	12	36	0	63	31	349	20	0	400	28	0	3	0	31	13	211	0	0	224	718
Total	57	31	124	0	212	166	1326	57	0	1549	104	0	33	1	138	58	863	0	0	921	2820
05:00 PM	10	4	29	0	43	56	397	12	0	465	18	0	6	0	24	18	241	0	0	259	791
05:15 PM	8	4	45	0	57	58	350	11	0	419	25	0	9	0	34	11	214	0	0	225	735
05:30 PM	14	9	46	0	69	40	418	7	0	465	23	0	3	0	26	10	251	0	1	262	822
05:45 PM	10	5	43	0	58	38	415	11	0	464	28	0	7	0	35	17	211	0	0	228	785
Total	42	22	163	0	227	192	1580	41	0	1813	94	0	25	0	119	56	917	0	1	974	3133
06:00 PM	16	6	32	0	54	47	406	14	0	467	19	0	3	0	22	15	204	0	0	219	762
06:15 PM	16	7	33	0	56	33	283	11	0	327	25	0	6	1	32	15	205	0	0	220	635
Grand Total	203	123	570	0	896	725	5805	253	1	6784	448	0	125	5	578	250	3851	0	2	4103	12361
Apprch %	22.7	13.7	63.6	0		10.7	85.6	3.7	0		77.5	0	21.6	0.9		6.1	93.9	0	0		
Total %	1.6	1	4.6	0	7.2	5.9	47	2	0	54.9	3.6	0	1	0	4.7	2	31.2	0	0	33.2	

	I-75 SB Ramps Southbound				US 441 Westbound				Business Entrance Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	10	4	29	43	56	397	**12**	**465**	18	0	6	24	**18**	241	0	259	791
05:15 PM	8	4	45	57	**58**	350	11	419	25	0	**9**	34	11	214	0	225	735
05:30 PM	**14**	**9**	**46**	**69**	40	**418**	7	465	23	0	3	26	10	**251**	0	**261**	**821**
05:45 PM	10	5	43	58	38	415	11	464	**28**	0	7	**35**	17	211	0	228	785
Total Volume	42	22	163	227	192	1580	41	1813	94	0	25	119	56	917	0	973	3132
% App. Total	18.5	9.7	71.8		10.6	87.1	2.3		79	0	21		5.8	94.2	0		
PHF	.750	.611	.886	.822	.828	.945	.854	.975	.839	.000	.694	.850	.778	.913	.000	.932	.954

Peggy Malone & Associates
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File Name : 5-I-75 SB Ramps and US 441 PM
Site Code :
Start Date : 3/14/2019
Page No : 1

Groups Printed- Truck

	I-75 SB Ramps Southbound					US 441 Westbound					Business Entrance Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
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02:15 PM	6	0	4	0	10	3	20	1	0	24	1	0	0	0	1	0	22	0	0	22	57
02:30 PM	5	1	7	0	13	1	10	0	0	11	2	0	0	0	2	1	24	0	0	25	51
02:45 PM	0	1	4	0	5	2	11	0	0	13	1	0	0	0	1	0	21	0	0	21	40
Total	15	3	17	0	35	6	56	1	0	63	5	0	0	0	5	1	81	0	0	82	185
03:00 PM	3	0	3	0	6	4	15	1	0	20	2	0	0	0	2	0	17	0	0	17	45
03:15 PM	5	1	5	0	11	3	16	0	0	19	1	0	0	0	1	0	28	0	0	28	59
03:30 PM	6	0	3	0	9	1	12	0	0	13	1	0	0	0	1	0	13	0	0	13	36
03:45 PM	4	0	2	0	6	1	15	2	0	18	0	0	0	0	0	0	18	0	0	18	42
Total	18	1	13	0	32	9	58	3	0	70	4	0	0	0	4	0	76	0	0	76	182
04:00 PM	1	0	5	0	6	1	15	0	0	16	1	0	0	0	1	0	9	0	0	9	32
04:15 PM	6	0	2	0	8	0	10	0	0	10	1	0	0	0	1	0	12	0	0	12	31
04:30 PM	5	0	4	0	9	0	14	0	0	14	1	0	0	0	1	0	9	0	0	9	33
04:45 PM	2	1	2	0	5	0	13	0	0	13	0	0	0	0	0	0	14	0	0	14	32
Total	14	1	13	0	28	1	52	0	0	53	3	0	0	0	3	0	44	0	0	44	128
05:00 PM	3	0	3	0	6	0	12	0	0	12	1	0	0	0	1	0	9	0	0	9	28
05:15 PM	5	0	1	0	6	0	11	0	0	11	1	0	1	0	2	0	10	0	0	10	29
05:30 PM	3	0	3	0	6	2	11	1	0	14	2	0	0	0	2	2	12	0	0	14	36
05:45 PM	1	0	3	0	4	1	4	3	0	8	0	0	0	0	0	0	8	0	0	8	20
Total	12	0	10	0	22	3	38	4	0	45	4	0	1	0	5	2	39	0	0	41	113
06:00 PM	4	0	3	0	7	0	7	2	0	9	2	0	0	0	2	0	9	0	0	9	27
06:15 PM	7	0	0	0	7	1	9	0	0	10	0	0	0	0	0	0	13	0	0	13	30
Grand Total	70	5	56	0	131	20	220	10	0	250	18	0	1	0	19	3	262	0	0	265	665
Apprch %	53.4	3.8	42.7	0		8	88	4	0		94.7	0	5.3	0		1.1	98.9	0	0		
Total %	10.5	0.8	8.4	0	19.7	3	33.1	1.5	0	37.6	2.7	0	0.2	0	2.9	0.5	39.4	0	0	39.8	

	I-75 SB Ramps Southbound				US 441 Westbound				Business Entrance Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 02:30 PM																	
02:30 PM	**5**	**1**	**7**	**13**	1	10	0	11	**2**	0	0	**2**	**1**	24	0	25	51
02:45 PM	0	1	4	5	2	11	0	13	1	0	0	1	0	21	0	21	40
03:00 PM	3	0	3	6	**4**	15	**1**	**20**	2	0	0	2	0	17	0	17	45
03:15 PM	5	1	5	11	3	**16**	0	19	1	0	0	1	0	**28**	0	**28**	**59**
Total Volume	13	3	19	35	10	52	1	63	6	0	0	6	1	90	0	91	195
% App. Total	37.1	8.6	54.3		15.9	82.5	1.6		100	0	0		1.1	98.9	0		
PHF	.650	.750	.679	.673	.625	.813	.250	.788	.750	.000	.000	.750	.250	.804	.000	.813	.826

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File Name : 5-I-75 SB Ramps and US 441 PM
Site Code :
Start Date : 3/14/2019
Page No : 1

Groups Printed- Combined

	I-75 SB Ramps Southbound					US 441 Westbound					Business Entrance Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
02:00 PM	16	6	25	0	47	26	228	21	0	275	30	0	7	0	37	7	196	0	0	203	562
02:15 PM	12	6	27	0	45	29	265	17	0	311	24	0	7	2	33	17	249	0	0	266	655
02:30 PM	16	9	28	0	53	33	306	25	0	364	32	0	3	0	35	15	205	0	0	220	672
02:45 PM	7	8	45	0	60	30	266	16	0	312	31	0	12	0	43	9	210	0	0	219	634
Total	51	29	125	0	205	118	1065	79	0	1262	117	0	29	2	148	48	860	0	0	908	2523
03:00 PM	6	8	29	0	43	50	282	15	0	347	27	0	4	0	31	17	214	0	0	231	652
03:15 PM	23	7	32	0	62	45	303	10	1	359	28	0	11	0	39	17	310	0	0	327	787
03:30 PM	13	6	35	0	54	45	350	13	0	408	23	0	6	0	29	16	224	0	0	240	731
03:45 PM	12	11	27	0	50	44	324	17	0	385	20	0	8	1	29	9	211	0	1	221	685
Total	54	32	123	0	209	184	1259	55	1	1499	98	0	29	1	128	59	959	0	1	1019	2855
04:00 PM	11	5	28	0	44	31	333	19	0	383	28	0	7	1	36	15	223	0	0	238	701
04:15 PM	23	7	38	0	68	56	330	11	0	397	33	0	11	0	44	16	209	0	0	225	734
04:30 PM	20	7	33	0	60	49	353	7	0	409	18	0	12	0	30	14	250	0	0	264	763
04:45 PM	17	13	38	0	68	31	362	20	0	413	28	0	3	0	31	13	225	0	0	238	750
Total	71	32	137	0	240	167	1378	57	0	1602	107	0	33	1	141	58	907	0	0	965	2948
05:00 PM	13	4	32	0	49	56	409	12	0	477	19	0	6	0	25	18	250	0	0	268	819
05:15 PM	13	4	46	0	63	58	361	11	0	430	26	0	10	0	36	11	224	0	0	235	764
05:30 PM	17	9	49	0	75	42	429	8	0	479	25	0	3	0	28	12	263	0	1	276	858
05:45 PM	11	5	46	0	62	39	419	14	0	472	28	0	7	0	35	17	219	0	0	236	805
Total	54	22	173	0	249	195	1618	45	0	1858	98	0	26	0	124	58	956	0	1	1015	3246
06:00 PM	20	6	35	0	61	47	413	16	0	476	21	0	3	0	24	15	213	0	0	228	789
06:15 PM	23	7	33	0	63	34	292	11	0	337	25	0	6	1	32	15	218	0	0	233	665
Grand Total	273	128	626	0	1027	745	6025	263	1	7034	466	0	126	5	597	253	4113	0	2	4368	13026
Apprch %	26.6	12.5	61	0		10.6	85.7	3.7	0		78.1	0	21.1	0.8		5.8	94.2	0	0		
Total %	2.1	1	4.8	0	7.9	5.7	46.3	2	0	54	3.6	0	1	0	4.6	1.9	31.6	0	0	33.5	

	I-75 SB Ramps Southbound				US 441 Westbound				Business Entrance Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	13	4	32	49	56	409	12	477	19	0	6	25	**18**	250	0	268	819
05:15 PM	13	4	46	63	**58**	361	11	430	26	0	**10**	**36**	11	224	0	235	764
05:30 PM	**17**	**9**	**49**	**75**	42	**429**	8	**479**	25	0	3	28	12	**263**	0	**275**	**857**
05:45 PM	11	5	46	62	39	419	**14**	472	**28**	0	7	35	17	219	0	236	805
Total Volume	54	22	173	249	195	1618	45	1858	98	0	26	124	58	956	0	1014	3245
% App. Total	21.7	8.8	69.5		10.5	87.1	2.4		79	0	21		5.7	94.3	0		
PHF	.794	.611	.883	.830	.841	.943	.804	.970	.875	.000	.650	.861	.806	.909	.000	.922	.947

HV%=113/3245=3%

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File Name : 4-I-75 NB Ramps and US 441 PM
Site Code :
Start Date : 3/14/2019
Page No : 1

Groups Printed- Car

	I-75 NB Ramps Southbound					US 441 Westbound					McDonald's Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
02:00 PM	57	7	32	0	96	20	192	10	0	222	3	3	8	0	14	13	128	7	0	148	480
02:15 PM	85	6	26	0	117	25	192	14	0	231	7	1	8	2	18	8	181	8	0	197	563
02:30 PM	87	4	43	0	134	48	244	13	0	305	7	3	11	0	21	4	135	6	0	145	605
02:45 PM	87	4	47	0	138	30	187	9	0	226	5	5	8	0	18	10	165	8	0	183	565
Total	316	21	148	0	485	123	815	46	0	984	22	12	35	2	71	35	609	29	0	673	2213
03:00 PM	67	2	41	2	112	34	247	16	0	297	2	6	12	0	20	5	151	15	0	171	600
03:15 PM	122	5	33	0	160	43	220	9	0	272	6	3	15	0	24	15	192	20	0	227	683
03:30 PM	106	6	44	0	156	39	267	14	1	321	5	3	15	1	24	11	169	11	0	191	692
03:45 PM	114	7	43	0	164	44	247	17	0	308	7	2	15	1	25	3	158	17	0	178	675
Total	409	20	161	2	592	160	981	56	1	1198	20	14	57	2	93	34	670	63	0	767	2650
04:00 PM	121	3	64	0	188	34	240	20	0	294	5	3	8	1	17	6	156	11	0	173	672
04:15 PM	153	4	53	0	210	44	240	9	0	293	5	1	16	0	22	8	170	14	0	192	717
04:30 PM	130	11	52	0	193	50	280	10	0	340	2	2	8	0	12	7	172	18	0	197	742
04:45 PM	175	7	66	8	256	38	242	12	0	292	1	4	15	0	20	10	196	21	0	227	795
Total	579	25	235	8	847	166	1002	51	0	1219	13	10	47	1	71	31	694	64	0	789	2926
05:00 PM	161	4	65	0	230	45	293	10	0	348	2	3	11	0	16	5	190	19	0	214	808
05:15 PM	164	4	71	8	247	54	248	8	1	311	3	3	9	0	15	5	197	11	0	213	786
05:30 PM	157	3	71	1	232	46	302	8	0	356	3	4	9	0	16	6	213	9	0	228	832
05:45 PM	147	6	50	0	203	49	307	19	0	375	4	3	12	0	19	6	187	9	0	202	799
Total	629	17	257	9	912	194	1150	45	1	1390	12	13	41	0	66	22	787	48	0	857	3225
06:00 PM	107	2	64	0	173	41	339	17	0	397	4	6	15	0	25	5	154	8	0	167	762
06:15 PM	111	5	48	0	164	31	206	9	0	246	5	3	9	1	18	5	190	12	0	207	635
Grand Total	2151	90	913	19	3173	715	4493	224	2	5434	76	58	204	6	344	132	3104	224	0	3460	12411
Apprch %	67.8	2.8	28.8	0.6		13.2	82.7	4.1	0		22.1	16.9	59.3	1.7		3.8	89.7	6.5	0		
Total %	17.3	0.7	7.4	0.2	25.6	5.8	36.2	1.8	0	43.8	0.6	0.5	1.6	0	2.8	1.1	25	1.8	0	27.9	

	I-75 NB Ramps Southbound				US 441 Westbound				McDonald's Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	161	4	65	230	45	293	10	348	2	3	11	16	5	190	**19**	214	808
05:15 PM	**164**	4	**71**	**239**	**54**	248	8	310	3	3	9	15	5	197	11	213	777
05:30 PM	157	3	71	231	46	302	8	356	3	**4**	9	16	**6**	**213**	9	**228**	**831**
05:45 PM	147	**6**	50	203	49	**307**	**19**	**375**	**4**	3	**12**	**19**	6	187	9	202	799
Total Volume	629	17	257	903	194	1150	45	1389	12	13	41	66	22	787	48	857	3215
% App. Total	69.7	1.9	28.5		14	82.8	3.2		18.2	19.7	62.1		2.6	91.8	5.6		
PHF	.959	.708	.905	.945	.898	.936	.592	.926	.750	.813	.854	.868	.917	.924	.632	.940	.967

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File Name : 4-I-75 NB Ramps and US 441 PM
Site Code :
Start Date : 3/14/2019
Page No : 1

Groups Printed- Truck

	I-75 NB Ramps Southbound					US 441 Westbound					McDonald's Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
02:00 PM	9	0	3	0	12	2	6	0	0	8	0	0	0	0	0	0	10	1	0	11	31
02:15 PM	10	0	4	0	14	5	11	0	0	16	0	0	0	0	0	0	9	4	0	13	43
02:30 PM	6	0	4	0	10	5	6	0	0	11	0	0	0	0	0	0	12	7	0	19	40
02:45 PM	4	0	3	0	7	5	10	1	0	16	0	0	0	0	0	0	8	3	0	11	34
Total	29	0	14	0	43	17	33	1	0	51	0	0	0	0	0	0	39	15	0	54	148
03:00 PM	5	0	1	0	6	4	15	0	0	19	0	0	0	0	0	1	6	4	0	11	36
03:15 PM	11	0	0	0	11	4	8	0	0	12	0	0	1	0	1	0	17	7	0	24	48
03:30 PM	7	0	2	0	9	3	6	0	0	9	0	0	0	0	0	0	8	1	0	9	27
03:45 PM	10	0	1	0	11	3	8	0	0	11	0	0	0	0	0	0	7	3	0	10	32
Total	33	0	4	0	37	14	37	0	0	51	0	0	1	0	1	1	38	15	0	54	143
04:00 PM	11	0	2	0	13	1	5	0	0	6	0	0	0	0	0	0	10	2	0	12	31
04:15 PM	6	0	0	0	6	2	4	0	0	6	0	0	0	0	0	1	3	0	0	4	16
04:30 PM	6	0	0	0	6	3	9	0	0	12	0	0	0	0	0	0	5	4	0	9	27
04:45 PM	3	0	1	0	4	1	10	0	0	11	0	0	0	0	0	0	7	3	0	10	25
Total	26	0	3	0	29	7	28	0	0	35	0	0	0	0	0	1	25	9	0	35	99
05:00 PM	8	0	1	0	9	2	3	0	0	5	0	0	0	0	0	0	3	2	0	5	19
05:15 PM	11	0	1	0	12	3	3	0	0	6	0	0	0	0	0	0	6	1	0	7	25
05:30 PM	7	0	1	0	8	2	6	0	0	8	0	0	0	0	0	0	8	3	0	11	27
05:45 PM	4	0	0	0	4	3	4	0	0	7	0	0	0	0	0	0	6	3	0	9	20
Total	30	0	3	0	33	10	16	0	0	26	0	0	0	0	0	0	23	9	0	32	91
06:00 PM	9	0	0	0	9	3	1	0	0	4	0	0	0	0	0	0	8	2	0	10	23
06:15 PM	7	0	0	0	7	0	4	0	0	4	0	0	0	0	0	0	4	4	0	8	19
Grand Total	134	0	24	0	158	51	119	1	0	171	0	0	1	0	1	2	137	54	0	193	523
Apprch %	84.8	0	15.2	0		29.8	69.6	0.6	0		0	0	100	0		1	71	28	0		
Total %	25.6	0	4.6	0	30.2	9.8	22.8	0.2	0	32.7	0	0	0.2	0	0.2	0.4	26.2	10.3	0	36.9	

	I-75 NB Ramps Southbound				US 441 Westbound				McDonald's Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 02:30 PM																	
02:30 PM	6	0	**4**	10	**5**	6	0	11	0	0	0	0	0	12	**7**	19	40
02:45 PM	4	0	3	7	5	10	**1**	16	0	0	0	0	0	8	3	11	34
03:00 PM	5	0	1	6	4	**15**	0	**19**	0	0	0	0	**1**	6	4	11	36
03:15 PM	**11**	0	0	**11**	4	8	0	12	0	0	**1**	**1**	0	**17**	7	**24**	**48**
Total Volume	26	0	8	34	18	39	1	58	0	0	1	1	1	43	21	65	158
% App. Total	76.5	0	23.5		31	67.2	1.7		0	0	100		1.5	66.2	32.3		
PHF	.591	.000	.500	.773	.900	.650	.250	.763	.000	.000	.250	.250	.250	.632	.750	.677	.823

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File Name : 4-I-75 NB Ramps and US 441 PM
Site Code :
Start Date : 3/14/2019
Page No : 1

Groups Printed- Combined

	I-75 NB Ramps Southbound					US 441 Westbound					McDonald's Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
02:00 PM	66	7	35	0	108	22	198	10	0	230	3	3	8	0	14	13	138	8	0	159	511
02:15 PM	95	6	30	0	131	30	203	14	0	247	7	1	8	2	18	8	190	12	0	210	606
02:30 PM	93	4	47	0	144	53	250	13	0	316	7	3	11	0	21	4	147	13	0	164	645
02:45 PM	91	4	50	0	145	35	197	10	0	242	5	5	8	0	18	10	173	11	0	194	599
Total	345	21	162	0	528	140	848	47	0	1035	22	12	35	2	71	35	648	44	0	727	2361
03:00 PM	72	2	42	2	118	38	262	16	0	316	2	6	12	0	20	6	157	19	0	182	636
03:15 PM	133	5	33	0	171	47	228	9	0	284	6	3	16	0	25	15	209	27	0	251	731
03:30 PM	113	6	46	0	165	42	273	14	1	330	5	3	15	1	24	11	177	12	0	200	719
03:45 PM	124	7	44	0	175	47	255	17	0	319	7	2	15	1	25	3	165	20	0	188	707
Total	442	20	165	2	629	174	1018	56	1	1249	20	14	58	2	94	35	708	78	0	821	2793
04:00 PM	132	3	66	0	201	35	245	20	0	300	5	3	8	1	17	6	166	13	0	185	703
04:15 PM	159	4	53	0	216	46	244	9	0	299	5	1	16	0	22	9	173	14	0	196	733
04:30 PM	136	11	52	0	199	53	289	10	0	352	2	2	8	0	12	7	177	22	0	206	769
04:45 PM	178	7	67	8	260	39	252	12	0	303	1	4	15	0	20	10	203	24	0	237	820
Total	605	25	238	8	876	173	1030	51	0	1254	13	10	47	1	71	32	719	73	0	824	3025
05:00 PM	169	4	66	0	239	47	296	10	0	353	2	3	11	0	16	5	193	21	0	219	827
05:15 PM	175	4	72	8	259	57	251	8	1	317	3	3	9	0	15	5	203	12	0	220	811
05:30 PM	164	3	72	1	240	48	308	8	0	364	3	4	9	0	16	6	221	12	0	239	859
05:45 PM	151	6	50	0	207	52	311	19	0	382	4	3	12	0	19	6	193	12	0	211	819
Total	659	17	260	9	945	204	1166	45	1	1416	12	13	41	0	66	22	810	57	0	889	3316
06:00 PM	116	2	64	0	182	44	340	17	0	401	4	6	15	0	25	5	162	10	0	177	785
06:15 PM	118	5	48	0	171	31	210	9	0	250	5	3	9	1	18	5	194	16	0	215	654
Grand Total	2285	90	937	19	3331	766	4612	225	2	5605	76	58	205	6	345	134	3241	278	0	3653	12934
Apprch %	68.6	2.7	28.1	0.6		13.7	82.3	4	0		22	16.8	59.4	1.7		3.7	88.7	7.6	0		
Total %	17.7	0.7	7.2	0.1	25.8	5.9	35.7	1.7	0	43.3	0.6	0.4	1.6	0	2.7	1	25.1	2.1	0	28.2	

	I-75 NB Ramps Southbound				US 441 Westbound				McDonald's Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	169	4	66	239	47	296	10	353	2	3	11	16	5	193	**21**	219	827
05:15 PM	**175**	4	**72**	**251**	**57**	251	8	316	3	3	9	15	5	203	12	220	802
05:30 PM	164	3	72	239	48	308	8	364	3	**4**	9	16	**6**	**221**	12	**239**	**858**
05:45 PM	151	**6**	50	207	52	**311**	**19**	**382**	**4**	3	**12**	**19**	6	193	12	211	819
Total Volume	659	17	260	936	204	1166	45	1415	12	13	41	66	22	810	57	889	3306
% App. Total	70.4	1.8	27.8		14.4	82.4	3.2		18.2	19.7	62.1		2.5	91.1	6.4		
PHF	.941	.708	.903	.932	.895	.937	.592	.926	.750	.813	.854	.868	.917	.916	.679	.930	.963

HV%=91/3306=3%

April Blvd at US 441
9/29/2020

TIME		MOVEMENT					Total	Hourly Total
FROM	TO	EBL	EBU	WBR	SBL	SBR		
4:00:00 PM	4:14:59 PM	1	7	4	2	2	16	61
4:15:00 PM	4:29:59 PM	0	6	4	1	3	14	67
4:30:00 PM	4:44:59 PM	5	3	5	1	2	16	72
4:45:00 PM	4:59:59 PM	5	4	0	3	3	15	74
5:00:00 PM	5:14:59 PM	9	4	4	1	4	22	77
5:15:00 PM	5:29:59 PM	8	2	4	1	4	19	
5:30:00 PM	5:44:59 PM	5	5	3	4	1	18	
5:45:00 PM	5:59:59 PM	4	4	5	3	2	18	
Peak Hour								
5:00:00 PM	5:59:59 PM	26	15	16	9	11	77	

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF	
1	01/01/2019 - 01/05/2019	1.05	1.08	
2	01/06/2019 - 01/12/2019	1.04	1.07	
3	01/13/2019 - 01/19/2019	1.03	1.06	
4	01/20/2019 - 01/26/2019	1.02	1.05	
5	01/27/2019 - 02/02/2019	1.01	1.04	
6	02/03/2019 - 02/09/2019	0.99	1.02	
* 7	02/10/2019 - 02/16/2019	0.98	1.01	
* 8	02/17/2019 - 02/23/2019	0.97	1.00	
* 9	02/24/2019 - 03/02/2019	0.97	1.00	
*10	03/03/2019 - 03/09/2019	0.96	0.99	
*11	03/10/2019 - 03/16/2019	0.96	0.99	PSCF of 1.00 applied since PSCF is less than 1
*12	03/17/2019 - 03/23/2019	0.96	0.99	
*13	03/24/2019 - 03/30/2019	0.96	0.99	
*14	03/31/2019 - 04/06/2019	0.96	0.99	
*15	04/07/2019 - 04/13/2019	0.96	0.99	
*16	04/14/2019 - 04/20/2019	0.96	0.99	
*17	04/21/2019 - 04/27/2019	0.97	1.00	
*18	04/28/2019 - 05/04/2019	0.98	1.01	
*19	05/05/2019 - 05/11/2019	0.99	1.02	
20	05/12/2019 - 05/18/2019	1.00	1.03	
21	05/19/2019 - 05/25/2019	1.00	1.03	
22	05/26/2019 - 06/01/2019	1.01	1.04	
23	06/02/2019 - 06/08/2019	1.02	1.05	
24	06/09/2019 - 06/15/2019	1.03	1.06	
25	06/16/2019 - 06/22/2019	1.03	1.06	
26	06/23/2019 - 06/29/2019	1.04	1.07	
27	06/30/2019 - 07/06/2019	1.04	1.07	
28	07/07/2019 - 07/13/2019	1.05	1.08	
29	07/14/2019 - 07/20/2019	1.06	1.09	
30	07/21/2019 - 07/27/2019	1.04	1.07	
31	07/28/2019 - 08/03/2019	1.03	1.06	
32	08/04/2019 - 08/10/2019	1.01	1.04	
33	08/11/2019 - 08/17/2019	1.00	1.03	
34	08/18/2019 - 08/24/2019	0.99	1.02	
35	08/25/2019 - 08/31/2019	0.99	1.02	
36	09/01/2019 - 09/07/2019	0.99	1.02	
37	09/08/2019 - 09/14/2019	0.99	1.02	
38	09/15/2019 - 09/21/2019	0.99	1.02	
39	09/22/2019 - 09/28/2019	0.99	1.02	
40	09/29/2019 - 10/05/2019	0.98	1.01	
41	10/06/2019 - 10/12/2019	0.98	1.01	
42	10/13/2019 - 10/19/2019	0.98	1.01	
43	10/20/2019 - 10/26/2019	0.99	1.02	
44	10/27/2019 - 11/02/2019	1.00	1.03	
45	11/03/2019 - 11/09/2019	1.01	1.04	
46	11/10/2019 - 11/16/2019	1.03	1.06	
47	11/17/2019 - 11/23/2019	1.03	1.06	
48	11/24/2019 - 11/30/2019	1.04	1.07	
49	12/01/2019 - 12/07/2019	1.04	1.07	
50	12/08/2019 - 12/14/2019	1.05	1.08	
51	12/15/2019 - 12/21/2019	1.05	1.08	
52	12/22/2019 - 12/28/2019	1.04	1.07	
53	12/29/2019 - 12/31/2019	1.03	1.06	

* PEAK SEASON

14-FEB-2020 15:39:21 830UPD 2_2600_PKSEASON.TXT

Table 2a. Traffic Impacts - Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	45,638	508	45,454	50.38%
		Peak Hour	8,250	4,792	38	3,420	58.55%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	69,956	508	21,136	76.93%
		Peak Hour	8,250	7,345	38	867	89.49%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	22,740	2,302	17,958	58.24%
		Peak Hour	3,870	2,047	194	1,629	57.91%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,011	6,161	19,528	57.27%
		Peak Hour	4,110	1,901	616	1,593	61.24%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,199	2,785	12,016	69.19%
		Peak Hour	3,510	2,299	245	966	72.48%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	28,490	2,785	7,725	80.19%
		Peak Hour	3,510	2,707	245	558	84.10%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,482	2,785	17,733	58.76%
		Peak Hour	3,870	2,136	245	1,489	61.52%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,792	152	4,456	69.06%
		Peak Hour	1,290	930	40	320	75.19%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,636	121	6,643	53.87%
		Peak Hour	1,290	725	18	547	57.60%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,724	121	9,555	33.65%
		Peak Hour	1,290	449	18	823	36.20%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,867	542	8,711	42.39%
		Peak Hour	1,359	558	58	743	45.33%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,486	0	13,634	9.83%
		Peak Hour	1,359	160	0	1,199	11.77%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	10,231	0	10,649	49.00%
		Peak Hour	1,881	972	0	909	51.67%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,497	161	12,462	17.58%
		Peak Hour	1,359	167	0	1,192	12.29%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,007	701	11,412	24.52%
		Peak Hour	1,359	354	73	932	31.42%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,501	16	13,603	10.03%
		Peak Hour	1,359	166	1	1,192	12.29%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,379	191	9,550	36.84%
		Peak Hour	1,359	486	20	853	37.23%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019

** *Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*

^ County Facility AADT counts provided by Alachua County Public Works, April 2020.

^^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.

Reserved Trips are automatically updated from Table 8 data.

City of Gainesville | Timing Sheet | 9/29/2020 9:44:38 AM

Station : 140 - US 441 @ I-75 W - FYA (Alachua) (Standard File)

Phase	1 (EL)	2 (WT)	3 (SL)	4 (NT)	5 (WL)	6 (ET)	7 (NL)	8 (ST)	9	10	11	12	13	14	15	16
Walk		7				7	7									
Ped Clearance		20				15	29									
Min Green	4	15			4	15	4	6								
Gap Ext	3	3.5			2	3.5	2	4								
Max1	10	65			15	65	15	25								
Max2																
Yellow Clr		5			5	5	3.7	4.5								
Red Clr		2			2	2	2.7	2.5								
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable		ON			ON	ON	ON	ON								
Auto Flash Entry								ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON				ON										
Sim Gap Enable		ON				ON										
Guar Passage																
Rest In Walk																
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt	ON	ON	ON	ON	ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	5	5	5	5	5	5
Min Walk						
Ped Clear	24	24	24	24	24	24
Track Green						
Min Dwell	10	10	10	10	10	10
Max Presence	120	120	120	120	120	120
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1		2			2	1
Dwell Cyc Veh 2	8	6	8	7	5	6
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Dwell Cyc Ped8						
Exit 1	4	2		4	2	2
Exit 2	8	6	8	8	6	6
Exit 3						
Exit 4						

Prepared By	Date Implemented

Reviewed By	Traffic Engineer

City of Gainesville | Timing Sheet | 9/29/2020 9:44:38 AM

Station : 140 - US 441 @ I-75 W - FYA (Alachua) (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		95	254																							
6		1	1	150	117	1	1	12	17		18	83		49	21	80	22	27								
9	15	2	2	130	34	2	1	12	17		18	72		40	18	72	18	22								
16	15	3	3	160	80	3	1	12	17		18	98		44	18	98	18	26								
18	15	4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21	30	95	254																							
Day Plan 2											**Easy**															
		95	254																							
6		1	1	150	117	1	1	12	17		18	83		49	21	80	22	27								
9	15	2	2	130	34	2	1	12	17		18	72		40	18	72	18	22								
16	15	3	3	160	80	3	1	12	17		18	98		44	18	98	18	26								
18	15	4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21	30	95	254																							
Day Plan 3											**Easy**															
		95	254																							
7		4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
9		6	6	130	6	6	1	12	17		18	72		40	18	72	18	22								
12	30	5	5	130	6	5	1	12	17		18	76		36	18	76	18	18								
18		4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21		95	254																							

City of Gainesville | Timing Sheet | 9/29/2020 9:44:38 AM

Station : 140 - US 441 @ I-75 W - FYA (Alachua) (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											Easy															
		95	254																							
9		4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
11		6	6	130	6	6	1	12	17		18	72		40	18	72	18	22								
17	30	4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21		95	254																							

Scheduler

	Month											Day of Week							Day of Month									1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1						1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4
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32																																																		32

User Comments:

City of Gainesville | Timing Sheet | 9/29/2020 12:12:17 PM

Station : 145 - US 441 @ I-75 E (Alachua) (Standard File)

Phase	1 (NL)	2 (ST)	3	4	5 (SL)	6 (NT)	7 (ET)	8 (WT)	9	10	11	12	13	14	15	16
Walk		7				7	7									
Ped Clearance		43				15	29									
Min Green	4	15			4	15	4	6								
Gap Ext	3	3.5			2	3.5	2.5	4.5								
Max1	15	65			15	65	15	25								
Max2																
Yellow Clr	4.9	4.9			4.8	4.9	4	4								
Red Clr	2	2			2	2	2.7	2.4								
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON			ON	ON	ON	ON								
Auto Flash Entry								ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall						ON										
Soft Recall																
Dual Entry		ON				ON										
Sim Gap Enable		ON				ON										
Guar Passage																
Rest In Walk																
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt	ON	ON	ON	ON	ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	5	5	5	5	5	5
Min Walk						
Ped Clear	32	32	32	32	32	32
Track Green						
Min Dwell	10	10	10	10	10	10
Max Presence	120	120	120	120	120	120
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1		2			2	1
Dwell Cyc Veh 2	8	6	8	7	5	6
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Dwell Cyc Ped8						
Exit 1		2			2	2
Exit 2	8	6	8	8	6	6
Exit 3						
Exit 4						

Prepared By	Date Implemented
Reviewed By	Traffic Engineer

City of Gainesville | Timing Sheet | 9/29/2020 12:12:17 PM

Station : 145 - US 441 @ I-75 E (Alachua) (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		95	254																							
6		1	1	150	114	1	1	12	17		21	73		56	21	73	22	34								
9	15	2	2	130	36	2	1	12	17		21	61		48	18	64	20	28								
15		8	8	130	36	8	1	12	17		21	58		51	18	61	19	32								
16	15	10	10	160	80	10	1	12	17		18	60		82	18	60	41	41								
16	45	3	3	160	80	3	1	6	17		18	64		78	18	64	41	37								
18	15	4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21	30	95	254																							
Day Plan 2											**Easy**															
		95	254																							
6		1	1	150	114	1	1	12	17		21	73		56	21	73	22	34								
9	15	2	2	130	36	2	1	12	17		21	61		48	18	64	20	28								
15		8	8	130	36	8	1	12	17		21	58		51	18	61	19	32								
16	15	10	10	160	80	10	1	12	17		18	60		82	18	60	41	41								
16	45	3	3	160	80	3	1	6	17		18	64		78	18	64	41	37								
18	15	4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21	30	95	254																							
Day Plan 3											**Easy**															
		95	254																							
7		4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
9		6	6	130		6	1	12	17		18	70		42	18	70	18	24								
12	30	5	5	130		5	1	12	17		22	60		48	18	64	18	30								
18		4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21		95	254																							

City of Gainesville | Timing Sheet | 9/29/2020 12:12:17 PM

Station : 145 - US 441 @ I-75 E (Alachua) (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											Easy															
		95	254																							
9		4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
11		6	6	130		6	1	12	17		18	70		42	18	70	18	24								
17	30	4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21		95	254																							

Scheduler

	Month											Day of Week							Day of Month										1										2										3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1						1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4
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User Comments:

ATTACHMENT C:

US 441 & I-75 RAMPS VOLUME DEVELOPMENT

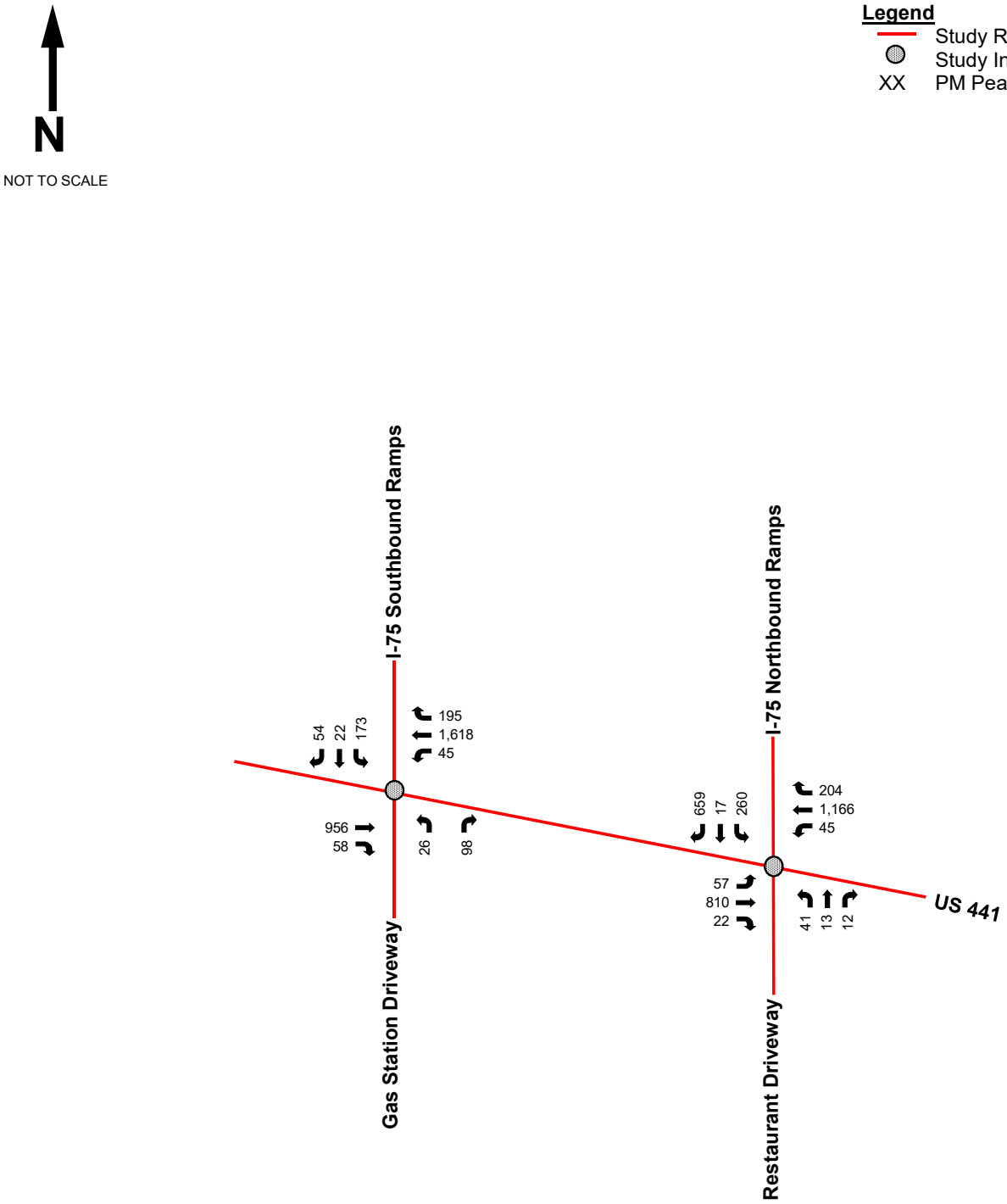


Figure 2
Existing PM Peak Hour Traffic - US 441 and I-75 Ramps
Tara April
Alachua, Florida

© 2020

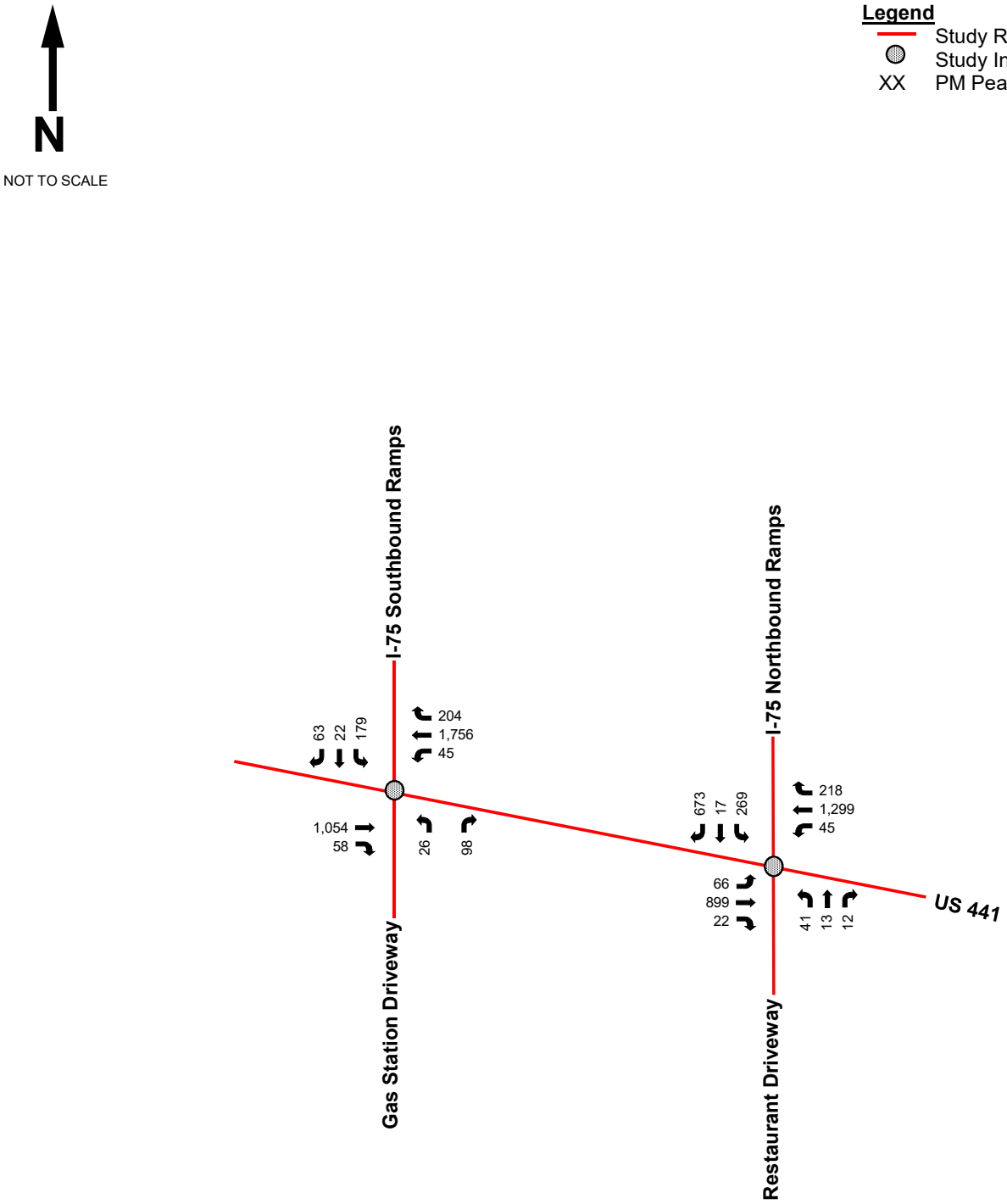


Figure 3
Existing + Reserved PM Peak Hour Traffic - US 441 and I-75 Ramps
Tara April
Alachua, Florida

© 2020

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: US 441/M.L. King Jr. Boulevard and I-75 Southbound Ramps
COUNT DATE: March 14, 2019
PM PEAK HOUR FACTOR: 0.95

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements			956	58		45	1,618	195		26		98		173	22	54
Peak Season Correction Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
PM EXISTING TRAFFIC VOLUMES			**956**	**58**		**45**	**1,618**	**195**		**26**		**98**		**173**	**22**	**54**

"PM EXISTING+RESERVED TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
City of Alachua Reserved Trips			98				138	9						6		9
PM EXISTING+RESERVED TRAFFIC VOLUMES			**1,054**	**58**		**45**	**1,756**	**204**		**26**		**98**		**179**	**22**	**63**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: US 441/M.L. King Jr. Boulevard and I-75 Northbound Ramps
COUNT DATE: March 14, 2019
PM PEAK HOUR FACTOR: 0.96

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		57	810	22		45	1,166	204		41	13	12		260	17	659
Peak Season Correction Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
PM EXISTING TRAFFIC VOLUMES		**57**	**810**	**22**		**45**	**1,166**	**204**		**41**	**13**	**12**		**260**	**17**	**659**

"PM EXISTING+RESERVED TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
City of Alachua Reserved Trips		9	89				133	14						9		14
PM EXISTING+RESERVED TRAFFIC VOLUMES		**66**	**899**	**22**		**45**	**1,299**	**218**		**41**	**13**	**12**		**269**	**17**	**673**

ATTACHMENT D:

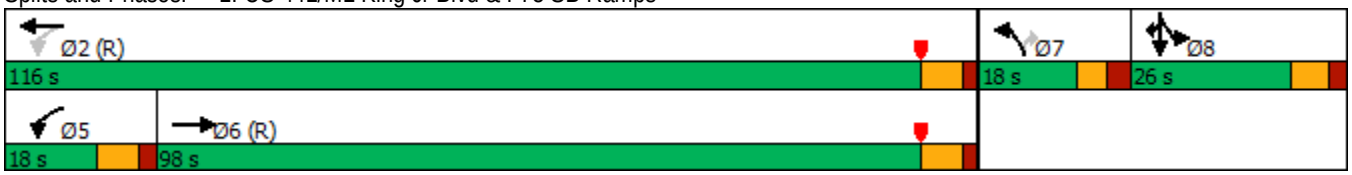
US 441 & I-75 RAMPS INTERSECTION ANALYSES

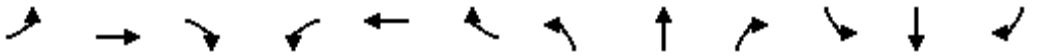
Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	956	45	1618	195	26	98	173	22	54
Future Volume (vph)	956	45	1618	195	26	98	173	22	54
Turn Type	NA	pm+pt	NA	Free	Prot	Perm	Split	NA	Prot
Protected Phases	6	5	2		7		8	8	8
Permitted Phases		2		Free		7			
Detector Phase	6	5	2		7	7	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0		4.0	4.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0		42.4	42.4	13.0	13.0	13.0
Total Split (s)	98.0	18.0	116.0		18.0	18.0	26.0	26.0	26.0
Total Split (%)	61.3%	11.3%	72.5%		11.3%	11.3%	16.3%	16.3%	16.3%
Yellow Time (s)	5.0	5.0	5.0		3.7	3.7	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0		2.7	2.7	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0		6.4	6.4	7.0	7.0	7.0
Lead/Lag	Lag	Lead			Lead	Lead	Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes			Yes	Yes	Yes	Yes	Yes
Recall Mode	C-Min	None	C-Min		None	None	None	None	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 80 (50%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 120
Control Type: Actuated-Coordinated

Splits and Phases: 1: US 441/ML King Jr Blvd & I-75 SB Ramps





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	956	58	45	1618	195	26	0	98	173	22	54
Future Volume (vph)	0	956	58	45	1618	195	26	0	98	173	22	54
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		7.0		7.0	7.0	4.0	6.4		6.4	7.0	7.0	7.0
Lane Util. Factor		0.95		1.00	0.95	1.00	1.00		1.00	0.95	0.95	1.00
Frt		0.99		1.00	1.00	0.85	1.00		0.85	1.00	1.00	0.85
Flt Protected		1.00		0.95	1.00	1.00	0.95		1.00	0.95	0.96	1.00
Satd. Flow (prot)		3475		1752	3505	1568	1752		1568	1665	1687	1568
Flt Permitted		1.00		0.21	1.00	1.00	0.95		1.00	0.95	0.96	1.00
Satd. Flow (perm)		3475		384	3505	1568	1752		1568	1665	1687	1568
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	1006	61	47	1703	205	27	0	103	182	23	57
RTOR Reduction (vph)	0	2	0	0	0	0	0	0	98	0	0	51
Lane Group Flow (vph)	0	1065	0	47	1703	205	27	0	5	102	103	6
Turn Type		NA		pm+pt	NA	Free	Prot		Perm	Split	NA	Prot
Protected Phases		6		5	2		7			8	8	8
Permitted Phases				2		Free			7			
Actuated Green, G (s)		105.0		116.8	116.8	160.0	7.0		7.0	15.8	15.8	15.8
Effective Green, g (s)		105.0		116.8	116.8	160.0	7.0		7.0	15.8	15.8	15.8
Actuated g/C Ratio		0.66		0.73	0.73	1.00	0.04		0.04	0.10	0.10	0.10
Clearance Time (s)		7.0		7.0	7.0		6.4		6.4	7.0	7.0	7.0
Vehicle Extension (s)		3.5		2.0	3.5		2.0		2.0	4.0	4.0	4.0
Lane Grp Cap (vph)		2280		321	2558	1568	76		68	164	166	154
v/s Ratio Prot		0.31		0.00	c0.49		c0.02			c0.06	0.06	0.00
v/s Ratio Perm				0.10		0.13			0.00			
v/c Ratio		0.47		0.15	0.67	0.13	0.36		0.07	0.62	0.62	0.04
Uniform Delay, d1		13.6		8.1	11.3	0.0	74.3		73.4	69.2	69.2	65.2
Progression Factor		1.00		1.69	1.65	1.00	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2		0.7		0.1	1.1	0.1	1.0		0.2	8.1	7.9	0.1
Delay (s)		14.3		13.8	19.8	0.1	75.3		73.5	77.3	77.2	65.3
Level of Service		B		B	B	A	E		E	E	E	E
Approach Delay (s)		14.3			17.6			73.9			74.6	
Approach LOS		B			B			E			E	

Intersection Summary			
HCM 2000 Control Delay	23.1	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.68		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	27.4
Intersection Capacity Utilization	68.4%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

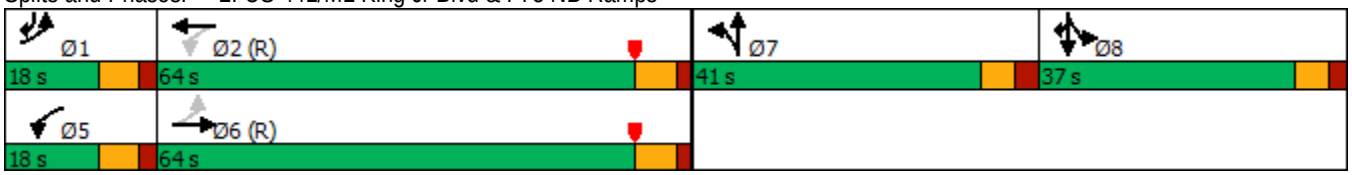
HCM 6th Edition methodology does not support turning movements with shared & exclusive lanes.

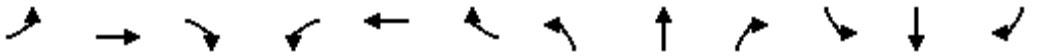
Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	57	810	45	1166	204	13	17	659
Future Volume (vph)	57	810	45	1166	204	13	17	659
Turn Type	pm+pt	NA	pm+pt	NA	Free	NA	NA	pt+ov
Protected Phases	1	6	5	2		7	8	8 1
Permitted Phases	6		2		Free			
Detector Phase	1	6	5	2		7	8	8 1
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0		4.0	6.0	
Minimum Split (s)	10.9	28.9	10.8	56.9		42.7	12.4	
Total Split (s)	18.0	64.0	18.0	64.0		41.0	37.0	
Total Split (%)	11.3%	40.0%	11.3%	40.0%		25.6%	23.1%	
Yellow Time (s)	4.9	4.9	4.8	4.9		4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0		2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.9	6.9	6.8	6.9		6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Min	None	C-Min		None	None	

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 80 (50%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
Natural Cycle: 135
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441/ML King Jr Blvd & I-75 NB Ramps





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	57	810	22	45	1166	204	41	13	12	260	17	659
Future Volume (vph)	57	810	22	45	1166	204	41	13	12	260	17	659
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.9	6.9		6.8	6.9	4.0		6.7			6.4	6.4
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00		1.00			1.00	0.88
Frt	1.00	1.00		1.00	1.00	0.85		0.97			1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00		0.97			0.96	1.00
Satd. Flow (prot)	1752	3491		1752	3505	1568		1745			1762	2760
Flt Permitted	0.11	1.00		0.25	1.00	1.00		0.97			0.96	1.00
Satd. Flow (perm)	210	3491		465	3505	1568		1745			1762	2760
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	59	844	23	47	1215	212	43	14	12	271	18	686
RTOR Reduction (vph)	0	1	0	0	0	0	0	7	0	0	0	389
Lane Group Flow (vph)	59	866	0	47	1215	213	0	63	0	0	289	297
Turn Type	pm+pt	NA		pm+pt	NA	Free	Split	NA		Split	NA	pt+ov
Protected Phases	1	6		5	2		7	7		8	8	8 1
Permitted Phases	6			2		Free						
Actuated Green, G (s)	88.8	80.2		84.1	77.8	160.0		11.2			35.5	50.5
Effective Green, g (s)	88.8	80.2		84.1	77.8	160.0		11.2			35.5	50.5
Actuated g/C Ratio	0.55	0.50		0.53	0.49	1.00		0.07			0.22	0.32
Clearance Time (s)	6.9	6.9		6.8	6.9			6.7			6.4	
Vehicle Extension (s)	3.0	3.0		3.0	3.0			3.0			3.0	
Lane Grp Cap (vph)	199	1749		295	1704	1568		122			390	871
v/s Ratio Prot	0.02	0.25		0.01	c0.35			c0.04			c0.16	c0.11
v/s Ratio Perm	0.15			0.08		c0.14						
v/c Ratio	0.30	0.50		0.16	0.71	0.14		0.52			0.74	0.34
Uniform Delay, d1	22.4	26.5		19.6	32.3	0.0		71.8			58.0	42.0
Progression Factor	0.85	0.98		1.00	1.00	1.00		1.00			1.00	1.00
Incremental Delay, d2	0.8	0.9		0.3	2.6	0.2		4.0			7.4	0.2
Delay (s)	19.8	26.8		19.8	34.9	0.2		75.8			65.4	42.2
Level of Service	B	C		B	C	A		E			E	D
Approach Delay (s)		26.3			29.4			75.8			49.1	
Approach LOS		C			C			E			D	

Intersection Summary			
HCM 2000 Control Delay	35.1	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.69		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	26.9
Intersection Capacity Utilization	75.6%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

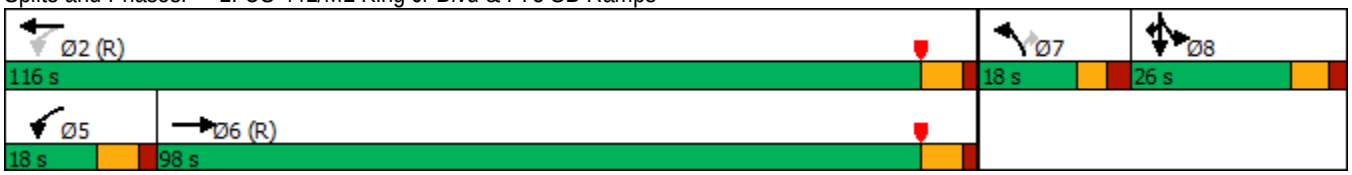
HCM 6th Edition methodology expects strict NEMA phasing.

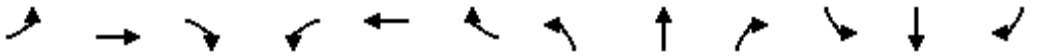
Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	1054	45	1756	204	26	98	179	22	63
Future Volume (vph)	1054	45	1756	204	26	98	179	22	63
Turn Type	NA	pm+pt	NA	Free	Prot	Perm	Split	NA	Prot
Protected Phases	6	5	2		7		8	8	8
Permitted Phases		2		Free		7			
Detector Phase	6	5	2		7	7	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0		4.0	4.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0		42.4	42.4	13.0	13.0	13.0
Total Split (s)	98.0	18.0	116.0		18.0	18.0	26.0	26.0	26.0
Total Split (%)	61.3%	11.3%	72.5%		11.3%	11.3%	16.3%	16.3%	16.3%
Yellow Time (s)	5.0	5.0	5.0		3.7	3.7	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0		2.7	2.7	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0		6.4	6.4	7.0	7.0	7.0
Lead/Lag	Lag	Lead			Lead	Lead	Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes			Yes	Yes	Yes	Yes	Yes
Recall Mode	C-Min	None	C-Min		None	None	None	None	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 80 (50%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 130
Control Type: Actuated-Coordinated

Splits and Phases: 1: US 441/ML King Jr Blvd & I-75 SB Ramps





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1054	58	45	1756	204	26	0	98	179	22	63
Future Volume (vph)	0	1054	58	45	1756	204	26	0	98	179	22	63
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		7.0		7.0	7.0	4.0	6.4		6.4	7.0	7.0	7.0
Lane Util. Factor		0.95		1.00	0.95	1.00	1.00		1.00	0.95	0.95	1.00
Frt		0.99		1.00	1.00	0.85	1.00		0.85	1.00	1.00	0.85
Flt Protected		1.00		0.95	1.00	1.00	0.95		1.00	0.95	0.96	1.00
Satd. Flow (prot)		3477		1752	3505	1568	1752		1568	1665	1686	1568
Flt Permitted		1.00		0.18	1.00	1.00	0.95		1.00	0.95	0.96	1.00
Satd. Flow (perm)		3477		332	3505	1568	1752		1568	1665	1686	1568
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	1109	61	47	1848	215	27	0	103	188	23	66
RTOR Reduction (vph)	0	2	0	0	0	0	0	0	98	0	0	59
Lane Group Flow (vph)	0	1168	0	47	1848	215	27	0	5	105	106	7
Turn Type		NA		pm+pt	NA	Free	Prot		Perm	Split	NA	Prot
Protected Phases		6		5	2		7			8	8	8
Permitted Phases				2		Free			7			
Actuated Green, G (s)		104.8		116.6	116.6	160.0	7.0		7.0	16.0	16.0	16.0
Effective Green, g (s)		104.8		116.6	116.6	160.0	7.0		7.0	16.0	16.0	16.0
Actuated g/C Ratio		0.65		0.73	0.73	1.00	0.04		0.04	0.10	0.10	0.10
Clearance Time (s)		7.0		7.0	7.0		6.4		6.4	7.0	7.0	7.0
Vehicle Extension (s)		3.5		2.0	3.5		2.0		2.0	4.0	4.0	4.0
Lane Grp Cap (vph)		2277		284	2554	1568	76		68	166	168	156
v/s Ratio Prot		0.34		0.00	c0.53		c0.02			c0.06	0.06	0.00
v/s Ratio Perm				0.12		0.14			0.00			
v/c Ratio		0.51		0.17	0.72	0.14	0.36		0.07	0.63	0.63	0.04
Uniform Delay, d1		14.3		8.9	12.5	0.0	74.3		73.4	69.2	69.2	65.1
Progression Factor		1.00		1.63	1.64	1.00	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2		0.8		0.1	1.3	0.1	1.0		0.2	8.6	8.4	0.2
Delay (s)		15.2		14.6	21.7	0.1	75.3		73.5	77.7	77.6	65.2
Level of Service		B		B	C	A	E		E	E	E	E
Approach Delay (s)		15.2			19.3			73.9			74.7	
Approach LOS		B			B			E			E	

Intersection Summary			
HCM 2000 Control Delay	24.1	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.73		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	27.4
Intersection Capacity Utilization	72.4%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

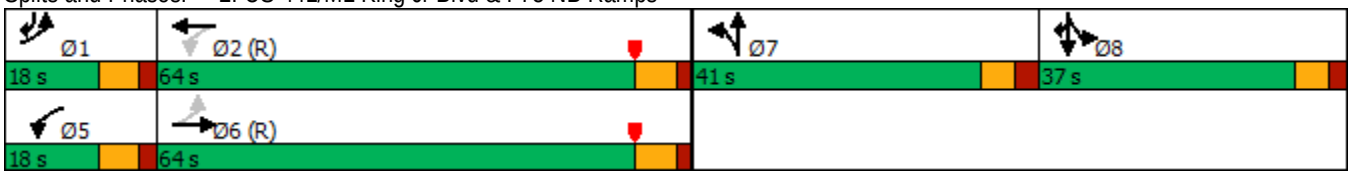
HCM 6th Edition methodology does not support turning movements with shared & exclusive lanes.

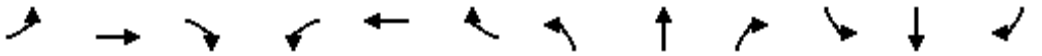
Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	66	899	45	1299	218	13	17	673
Future Volume (vph)	66	899	45	1299	218	13	17	673
Turn Type	pm+pt	NA	pm+pt	NA	Free	NA	NA	pt+ov
Protected Phases	1	6	5	2		7	8	8 1
Permitted Phases	6		2		Free			
Detector Phase	1	6	5	2		7	8	8 1
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0		4.0	6.0	
Minimum Split (s)	10.9	28.9	10.8	56.9		42.7	12.4	
Total Split (s)	18.0	64.0	18.0	64.0		41.0	37.0	
Total Split (%)	11.3%	40.0%	11.3%	40.0%		25.6%	23.1%	
Yellow Time (s)	4.9	4.9	4.8	4.9		4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0		2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.9	6.9	6.8	6.9		6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Min	None	C-Min		None	None	

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 80 (50%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441/ML King Jr Blvd & I-75 NB Ramps





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	66	899	22	45	1299	218	41	13	12	269	17	673
Future Volume (vph)	66	899	22	45	1299	218	41	13	12	269	17	673
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.9	6.9		6.8	6.9	4.0		6.7			6.4	6.4
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00		1.00			1.00	0.88
Frt	1.00	1.00		1.00	1.00	0.85		0.97			1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00		0.97			0.96	1.00
Satd. Flow (prot)	1752	3492		1752	3505	1568		1745			1762	2760
Flt Permitted	0.07	1.00		0.21	1.00	1.00		0.97			0.96	1.00
Satd. Flow (perm)	128	3492		390	3505	1568		1745			1762	2760
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	69	936	23	47	1353	227	43	14	12	280	18	701
RTOR Reduction (vph)	0	1	0	0	0	0	0	7	0	0	0	378
Lane Group Flow (vph)	69	958	0	47	1353	227	0	63	0	0	298	323
Turn Type	pm+pt	NA		pm+pt	NA	Free	Split	NA		Split	NA	pt+ov
Protected Phases	1	6		5	2		7	7		8	8	8 1
Permitted Phases	6			2		Free						
Actuated Green, G (s)	87.6	78.4		81.9	75.5	160.0		11.2			37.2	52.8
Effective Green, g (s)	87.6	78.4		81.9	75.5	160.0		11.2			37.2	52.8
Actuated g/C Ratio	0.55	0.49		0.51	0.47	1.00		0.07			0.23	0.33
Clearance Time (s)	6.9	6.9		6.8	6.9			6.7			6.4	
Vehicle Extension (s)	3.0	3.0		3.0	3.0			3.0			3.0	
Lane Grp Cap (vph)	163	1711		254	1653	1568		122			409	910
v/s Ratio Prot	0.02	0.27		0.01	c0.39			c0.04			c0.17	c0.12
v/s Ratio Perm	0.21			0.09		c0.14						
v/c Ratio	0.42	0.56		0.19	0.82	0.14		0.52			0.73	0.36
Uniform Delay, d1	27.2	28.7		21.2	36.4	0.0		71.8			56.7	40.7
Progression Factor	1.37	0.86		1.00	1.00	1.00		1.00			1.00	1.00
Incremental Delay, d2	1.6	1.2		0.4	4.6	0.2		4.0			6.4	0.2
Delay (s)	38.7	25.9		21.6	41.0	0.2		75.8			63.1	40.9
Level of Service	D	C		C	D	A		E			E	D
Approach Delay (s)		26.8			34.7			75.8			47.5	
Approach LOS		C			C			E			D	

Intersection Summary			
HCM 2000 Control Delay	36.8	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.75		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	26.9
Intersection Capacity Utilization	79.8%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Edition methodology expects strict NEMA phasing.

ATTACHMENT E:

TRIP GENERATION

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION - SCENARIO A - MAXIMUM BUILDOUT

		ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
								Percent														
		Land Use	Land Use Type	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Shopping Center	Retail	10	820	228.69	ksf	48%	52%	418	453	871	0.0%	0	418	453	871	34.0%	296	276	299	575
	2																					
	3																					
	4																					
	5																					
	6																					
	7																					
	8																					
	9																					
	10																					
	11																					
	12																					
	13																					
	14																					
	15																					
		ITE Land Use Code			Rate or Equation			**Total:**		418	453	871	0.0%	0	418	453	871	34.0%	296	276	299	575
		820			Y=3.81(X)																	

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION - SCENARIO B - 50% OF MAXIMUM BUILDOUT

		ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
								Percent														
		Land Use	Land Use Type	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Shopping Center	Retail	10	820	114.345	ksf	48%	52%	209	227	436	0.0%	0	209	227	436	34.0%	148	138	150	288
	2																					
	3																					
	4																					
	5																					
	6																					
	7																					
	8																					
	9																					
	10																					
	11																					
	12																					
	13																					
	14																					
	15																					
		ITE Land Use Code			Rate or Equation			**Total:**		209	227	436	0.0%	0	209	227	436	34.0%	148	138	150	288
		820			Y=3.81(X)																	

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION - SCENARIO C - 200 HOTEL ROOMS

		ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
								Percent														
		Land Use	Land Use Type	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Hotel	Hotel	10	310	200	room	51%	49%	63	61	124	0.0%	0	63	61	124	0.0%	0	63	61	124
	2																					
	3																					
	4																					
	5																					
	6																					
	7																					
	8																					
	9																					
	10																					
	11																					
	12																					
	13																					
	14																					
	15																					
		ITE Land Use Code			Rate or Equation				**Total:**	63	61	124	0.0%	0	63	61	124	0.0%	0	63	61	124
		310			Y=0.75*(X)+-26.02																	

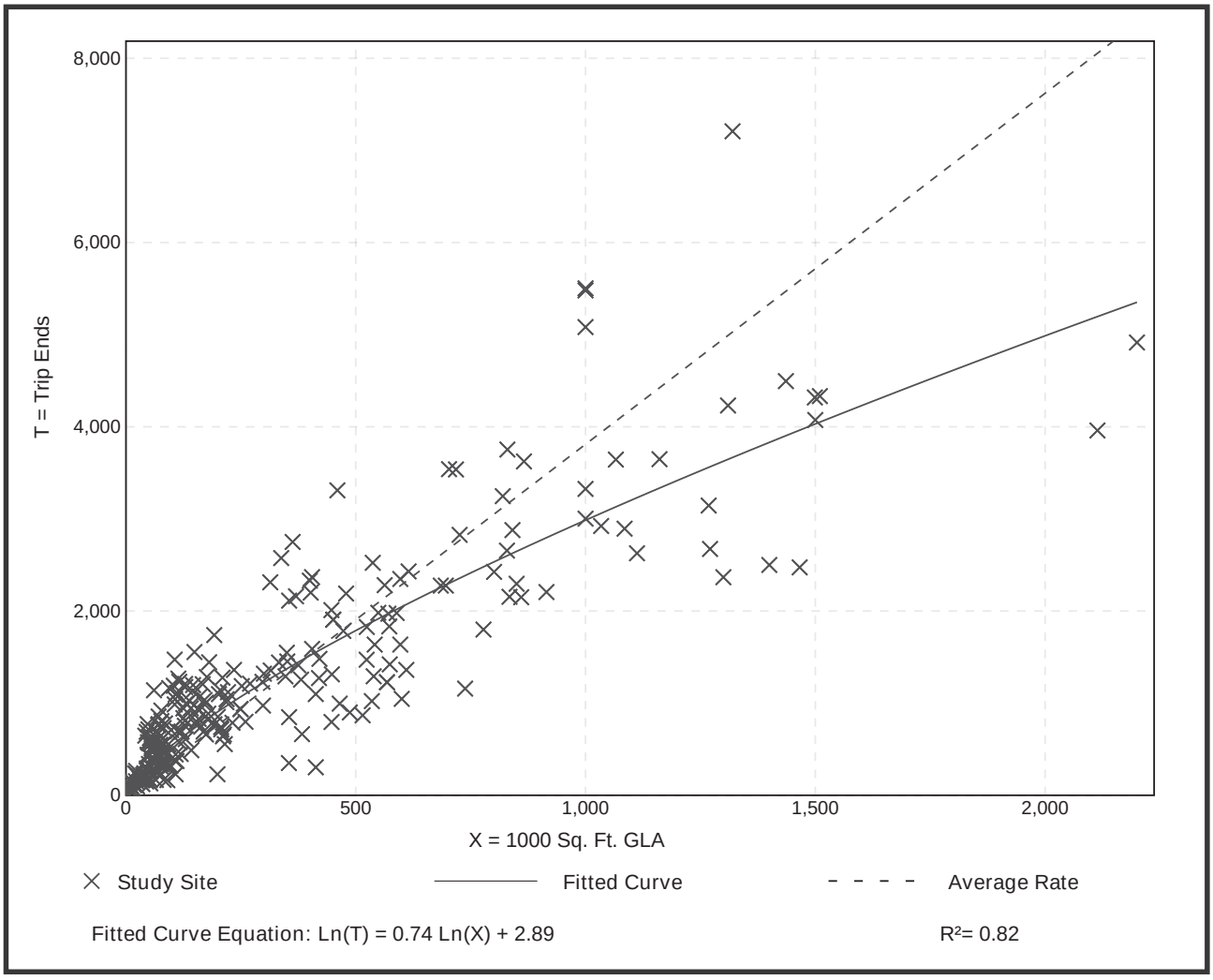
Shopping Center
(820)

Vehicle Trip Ends vs:	1000 Sq. Ft. GLA
On a:	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	261
1000 Sq. Ft. GLA:	327
Directional Distribution:	48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



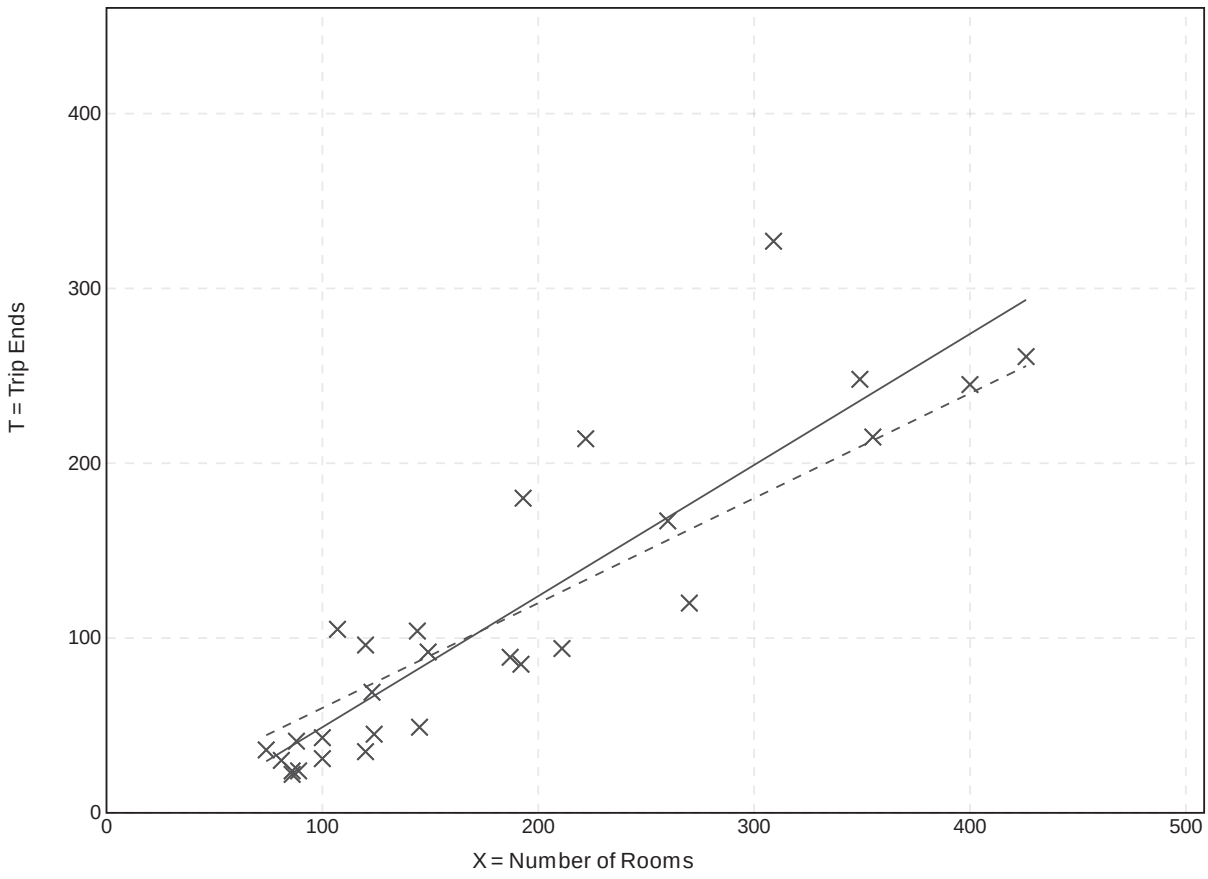
Hotel
(310)

Vehicle Trip Ends vs:	Rooms
On a:	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	28
Avg. Num. of Rooms:	183
Directional Distribution:	51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

Data Plot and Equation



ATTACHMENT F:

TRIP DISTRIBUTION AND ASSIGNMENT

N

NOT TO SCALE

Legend

- Study Roadway
- Study Intersection
- XX Entering Net New Distribution
- (XX) Exiting Net New Distribution

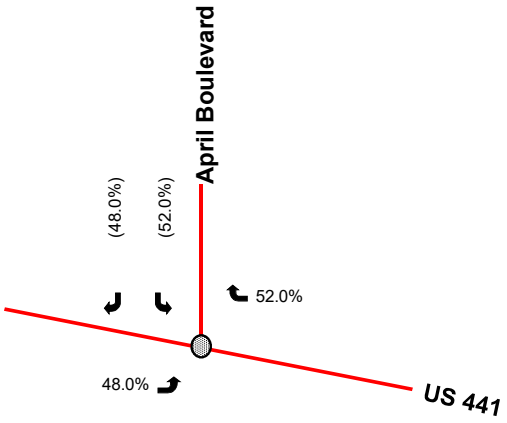


Figure 4
Net New Project Trip Distribution - Commercial Scenarios A and B
Tara April
Alachua, Florida

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N

NOT TO SCALE

Legend

- Study Roadway
- Study Intersection
- XX Entering Pass-By Distribution
- (XX) Exiting Pass-By Distribution

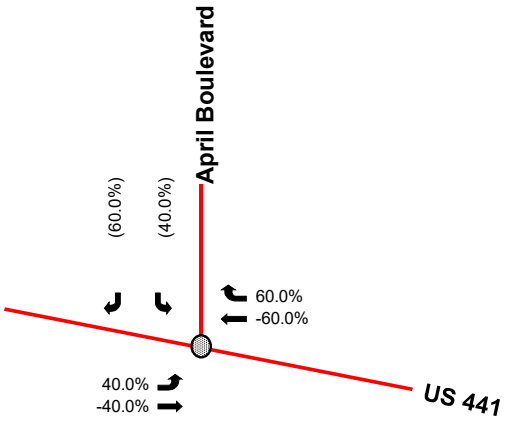


Figure 5
Pass-By Project Trip Distribution - Commercial Scenarios A and B
Tara April
Alachua, Florida

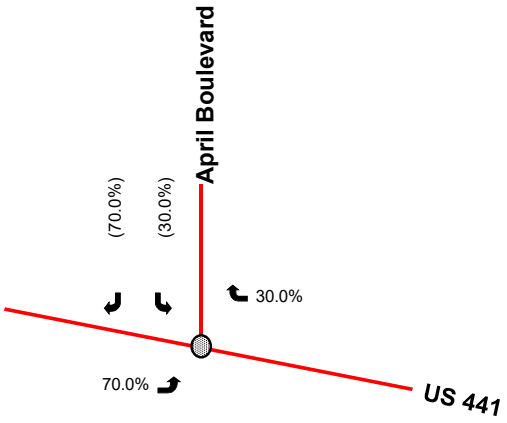
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N

NOT TO SCALE

Legend

- Study Roadway
- Study Intersection
- XX Entering Net New Distribution
- (XX) Exiting Net New Distribution



Kimley»Horn

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Figure 6
Net New Project Trip Distribution - Scenario C: 200 Hotel Rooms
Tara April
Alachua, Florida

N

NOT TO SCALE

Legend

- Study Roadway
- Study Intersection
- XX Net New Project Trips
- (XX) Pass-By Project Trips

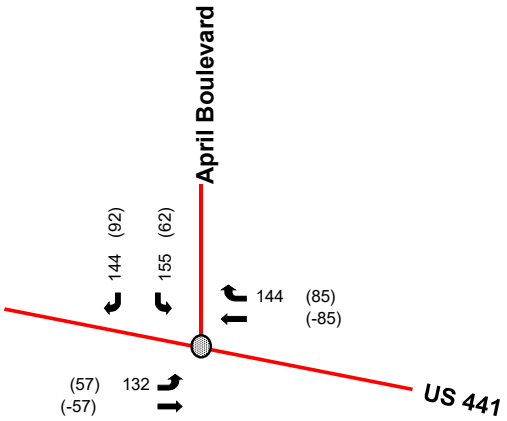


Figure 7
PM Peak Hour Project Trip Assignment - Scenario A: Maximum Buildout
Tara April
Alachua, Florida

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N

NOT TO SCALE

Legend

- Study Roadway
- Study Intersection
- XX Net New Project Trips
- (XX) Pass-By Project Trips

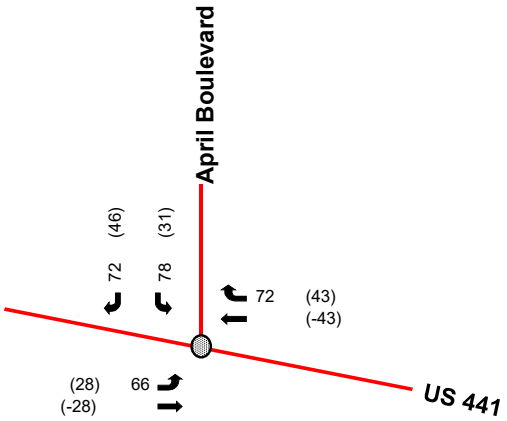


Figure 8
PM Peak Hour Project Trip Assignment - Scenario B: 50% of Max Buildout
Tara April
Alachua, Florida

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N

NOT TO SCALE

Legend

Study Roadway

Study Intersection

XX Net New Project Trips

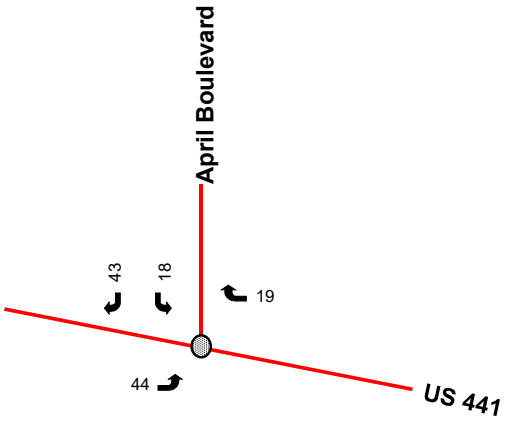
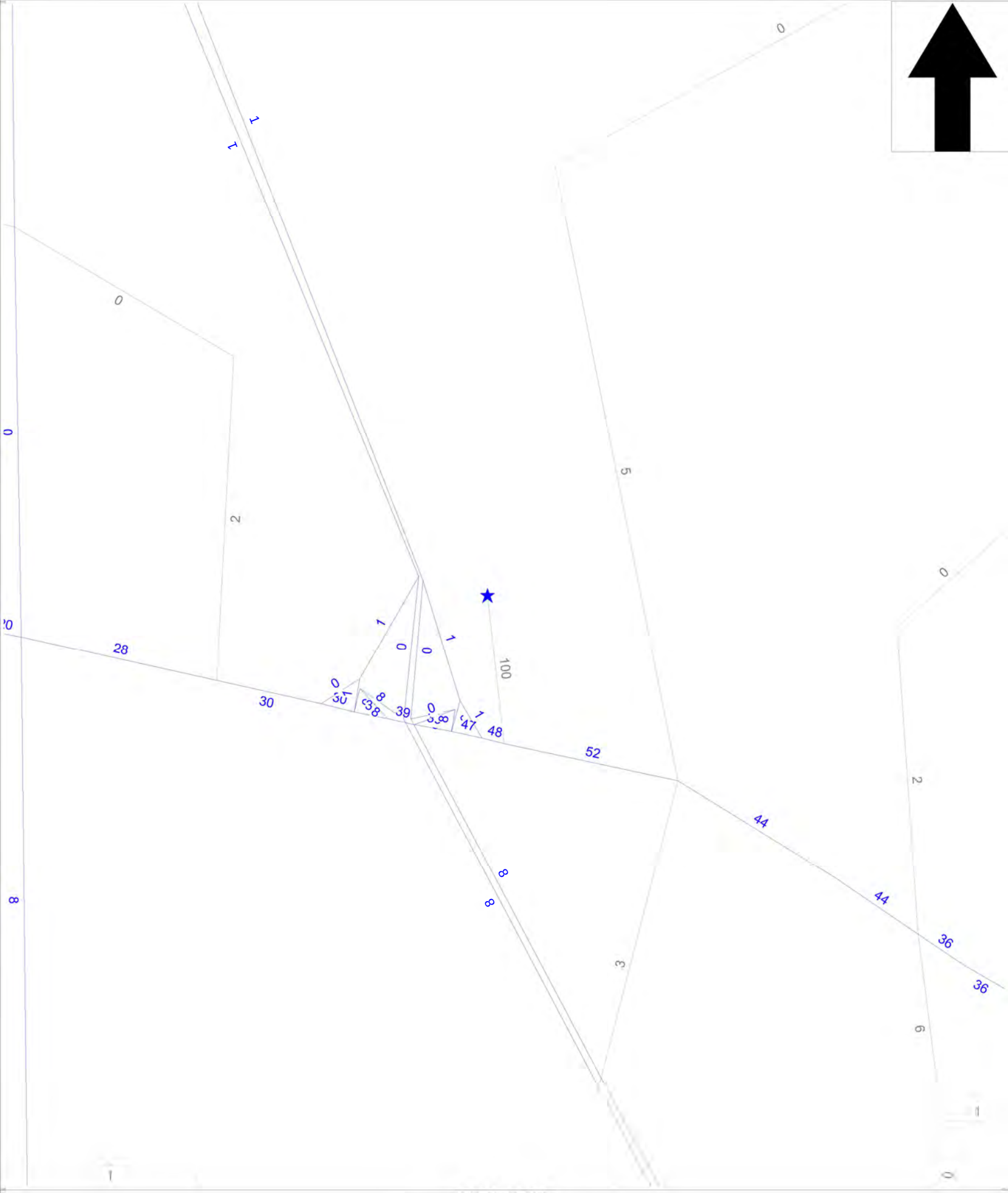


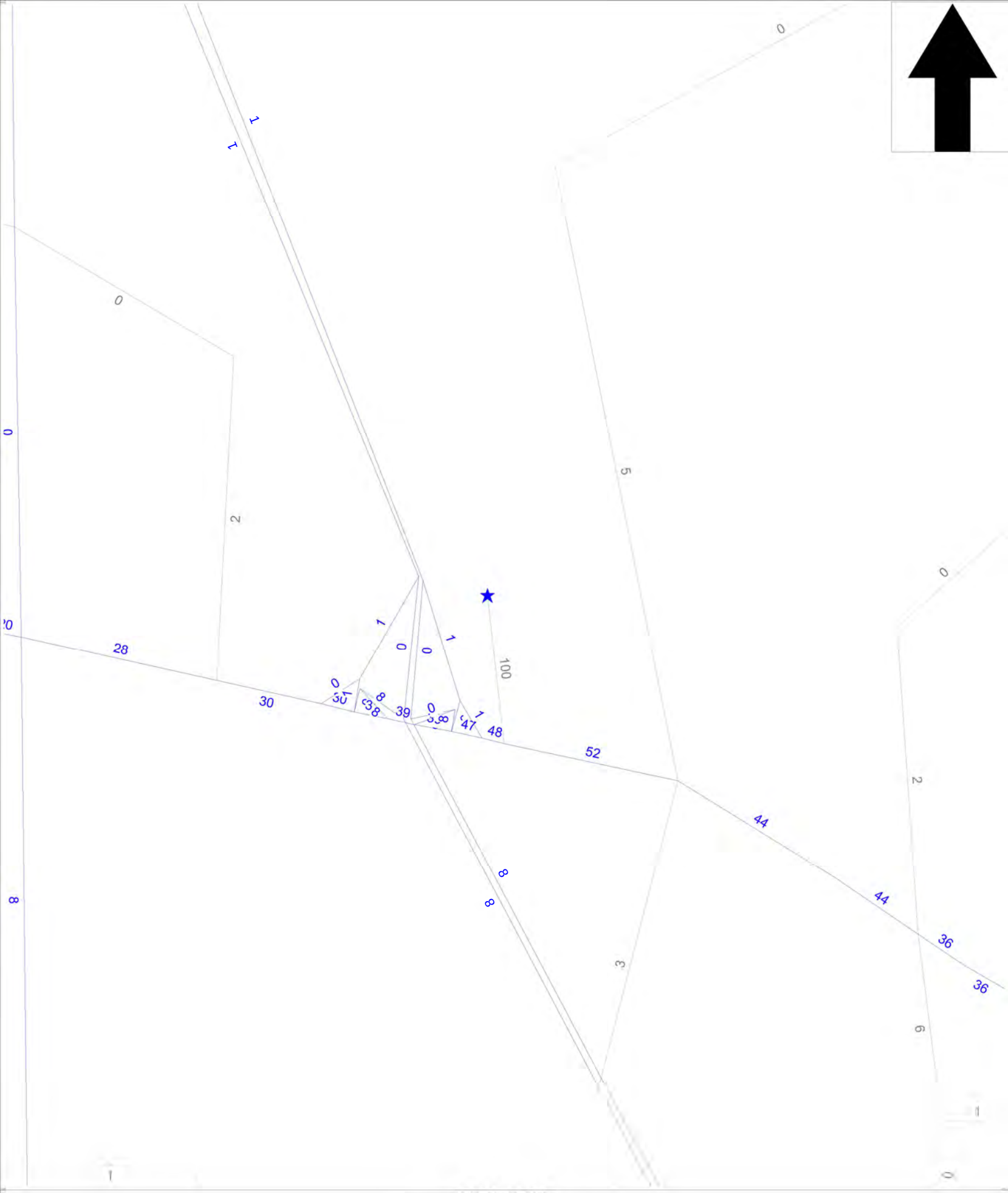
Figure 9
PM Peak Hour Project Trip Assignment - Scenario C: 200 Hotel Rooms
Tara April
Alachua, Florida

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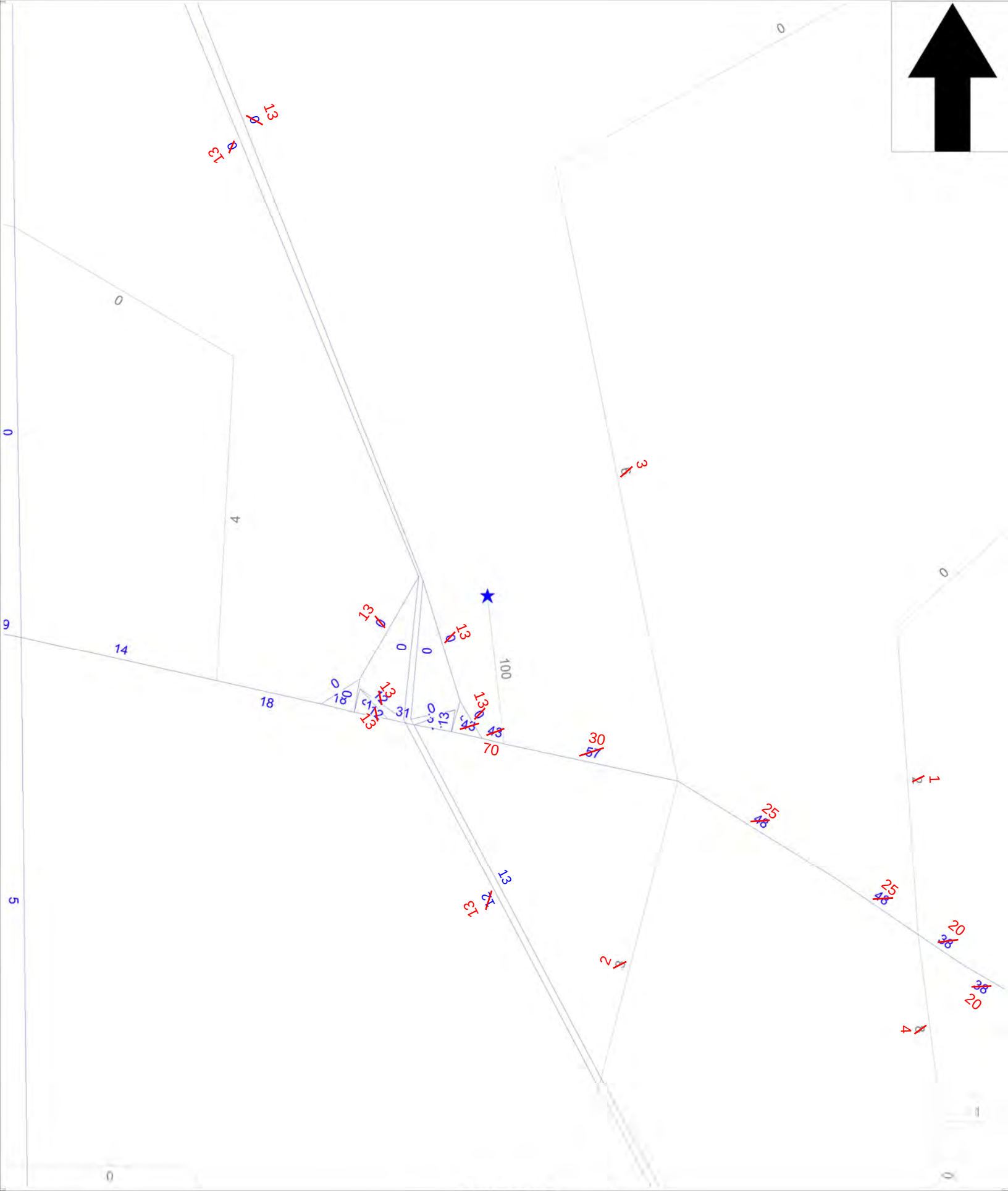
TARA APRIL
Max - 228.69 ksf Retail
Existing + Committed Network
Gainesville Urbanized Area Transportation Structure

cube
Licensed to Kimley-Horn and Associates, Inc.



TARA APRIL
Half Max - 114.345 ksf Retail
Existing + Committed Network
Gainesville Urbanized Area Transportation Structure

cube
Licensed to Kimley-Horn and Associates, Inc.



TARA APRIL
200 Hotel Rooms
Existing + Committed Network
Gainesville Urbanized Area Transportation Study

cube
Licensed to Kimley-Horn and Associates, Inc.

ATTACHMENT G:

US 441 & APRIL BLVD VOLUME DEVELOPMENT

N

NOT TO SCALE

Legend

Study Roadway

Study Intersection

XX PM Peak Hour Traffic

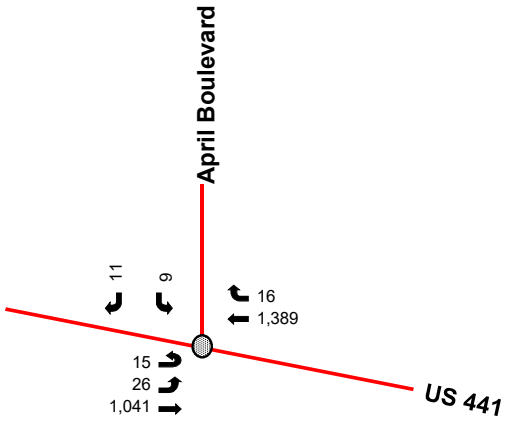


Figure 10
Existing PM Peak Hour Traffic - US 441 and April Blvd
Tara April
Alachua, Florida

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N

NOT TO SCALE

Legend

Study Roadway

Study Intersection

XX PM Peak Hour Traffic

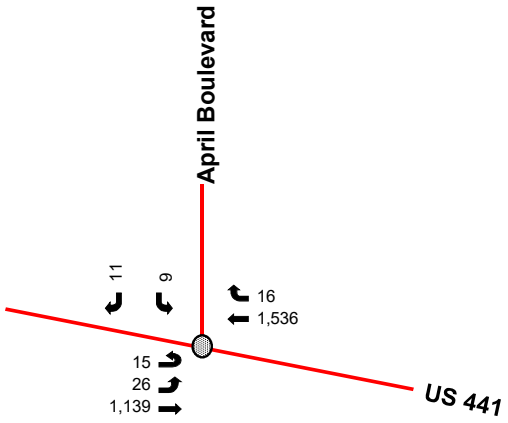


Figure 11
Existing + Reserved PM Peak Hour Traffic - US 441 and April Blvd
Tara April
Alachua, Florida

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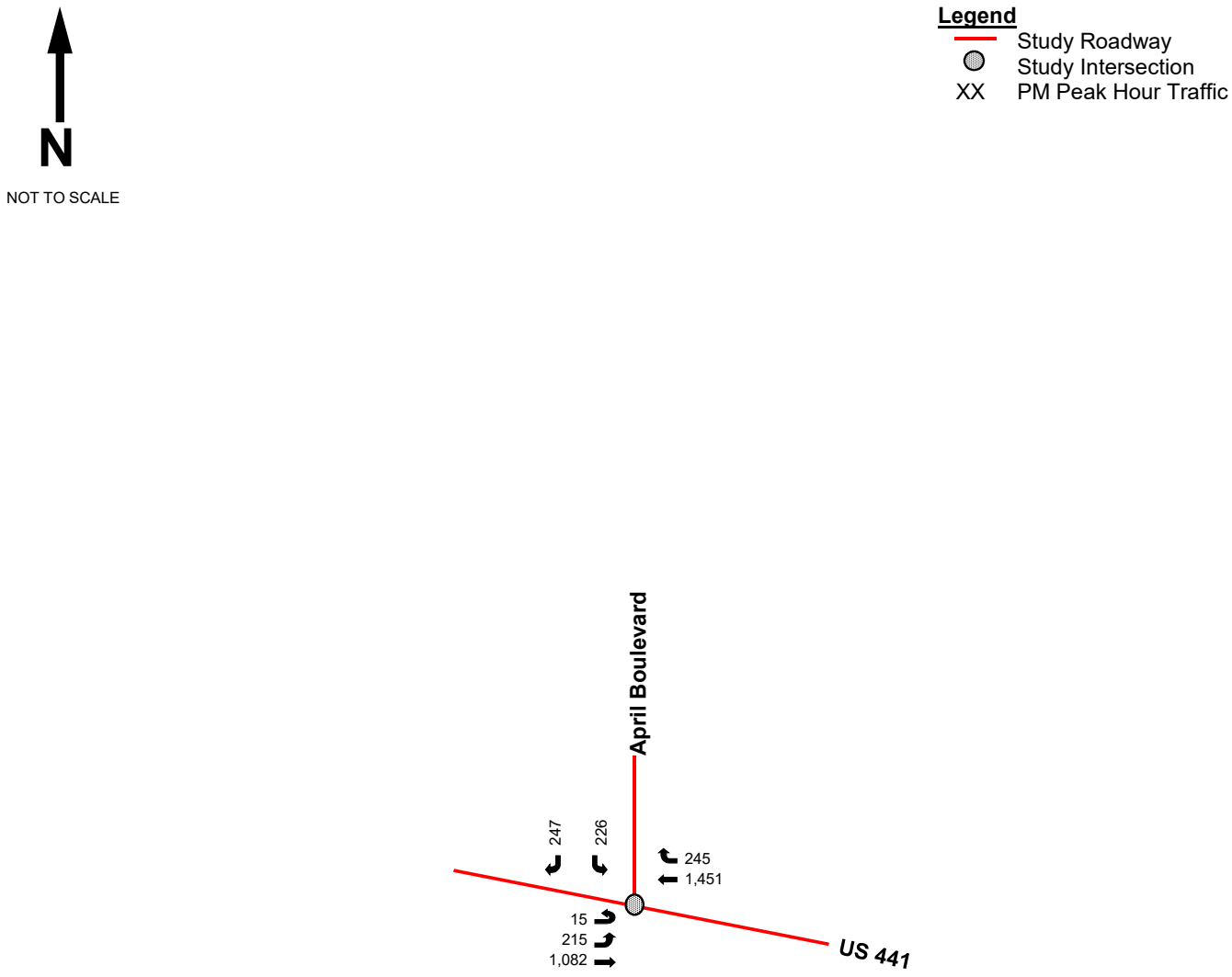


Figure 12
Existing + Reserved + Scenario A: Maximum Buildout PM Peak Hour Traffic
US 441 and April Blvd
Tara April
Alachua, Florida

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N

NOT TO SCALE

Legend

Study Roadway

Study Intersection

XX PM Peak Hour Traffic

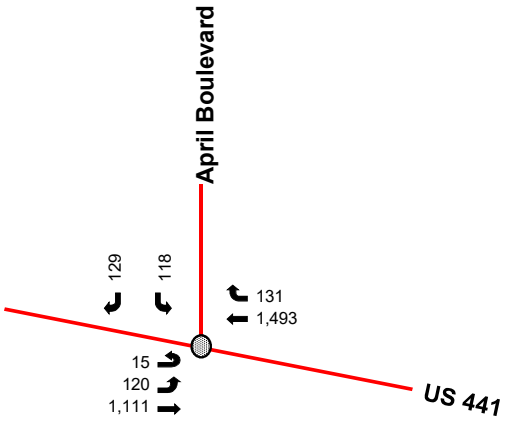


Figure 13
Existing + Reserved + Scenario B: 50% of Max Buildout PM Peak Hour Traffic
US 441 and April Blvd
Tara April
Alachua, Florida

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N

NOT TO SCALE

Legend

Study Roadway

Study Intersection

XX PM Peak Hour Traffic

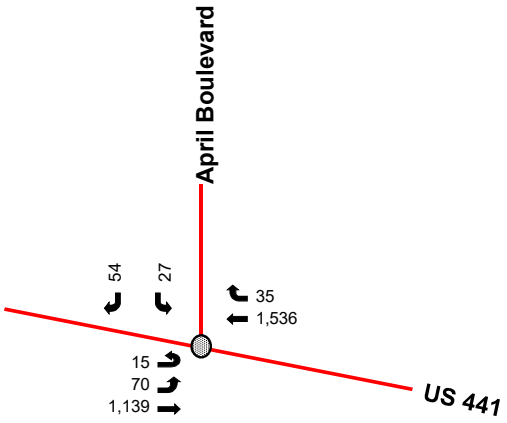


Figure 14
Existing + Reserved + Scenario C: 200 Hotel Rooms PM Peak Hour Traffic
US 441 and April Blvd
Tara April
Alachua, Florida

Kimley»Horn

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SCENARIO A: MAXIMUM BUILDOUT
TRAFFIC VOLUMES AT STUDY INTERSECTION

INTERSECTION: US 441/M.L. King Jr. Boulevard and April Boulevard
COUNT DATE: March 14, 2019 & September 29, 2020
PM PEAK HOUR FACTOR: 0.96

"PM EXISTING TRAFFIC"	EBU[1]	EBL[1]	EBT[2]	EBR	WBU	WBL	WBT[2]	WBR[1]	NBU	NBL	NBT	NBR	SBU	SBL[1]	SBT	SBR[1]
PM Raw Turning Movements	15	26	1,041				1,389	16						9		11
Peak Season Correction Factor	1.010	1.010	1.000	1.000	1.000	1.000	1.000	1.010	1.000	1.000	1.000	1.000	1.000	1.010	1.000	1.010
PM EXISTING TRAFFIC VOLUMES	**15**	**26**	**1,041**				**1,389**	**16**						**9**		**11**

"PM EXISTING+RESERVED TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
City of Alachua Reserved Trips			98				147									
PM EXISTING+RESERVED TRAFFIC VOLUMES	**15**	**26**	**1,139**				**1,536**	**16**						**9**		**11**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering		40.0%	-40.0%				-60.0%	60.0%								
	Exiting														40.0%		60.0%
Net New Distribution	Entering		48.0%						52.0%								
	Exiting														52.0%		48.0%

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trips	Pass - By		57	-57				-85	85						62		92
	Net New		132						144						155		144
PM TOTAL PROJECT TRAFFIC		**0**	**189**	**-57**				**-85**	**229**						**217**		**236**
PM TOTAL TRAFFIC VOLUMES		**15**	**215**	**1,082**				**1,451**	**245**						**226**		**247**

Notes: (1) Turning movements onto and off of April Boulevard were collected on September 29, 2020.
(2) Through movements on US 441/M.L. King Jr. Boulevard based on approach and depature volumes from adjacent intersection at I-75 northbound ramps collected on March 14, 2019.

SCENARIO B: 50% OF MAXIMUM BUILDOUT
TRAFFIC VOLUMES AT STUDY INTERSECTION

INTERSECTION: US 441/M.L. King Jr. Boulevard and April Boulevard
COUNT DATE: March 14, 2019 & September 29, 2020
PM PEAK HOUR FACTOR: 0.96

"PM EXISTING TRAFFIC"	EBU[1]	EBL[1]	EBT[2]	EBR	WBU	WBL	WBT[2]	WBR[1]	NBU	NBL	NBT	NBR	SBU	SBL[1]	SBT	SBR[1]
PM Raw Turning Movements	15	26	1,041				1,389	16						9		11
Peak Season Correction Factor	1.010	1.010	1.000	1.000	1.000	1.000	1.000	1.010	1.000	1.000	1.000	1.000	1.000	1.010	1.000	1.010
PM EXISTING TRAFFIC VOLUMES	**15**	**26**	**1,041**				**1,389**	**16**						**9**		**11**

"PM EXISTING+RESERVED TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
City of Alachua Reserved Trips			98				147									
PM EXISTING+RESERVED TRAFFIC VOLUMES	**15**	**26**	**1,139**				**1,536**	**16**						**9**		**11**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering		40.0%	-40.0%				-60.0%	60.0%								
	Exiting														40.0%		60.0%
Net New Distribution	Entering		48.0%						52.0%								
	Exiting														52.0%		48.0%

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trips	Pass - By		28	-28				-43	43						31		46
	Net New		66						72						78		72
PM TOTAL PROJECT TRAFFIC		**0**	**94**	**-28**				**-43**	**115**						**109**		**118**
PM TOTAL TRAFFIC VOLUMES		**15**	**120**	**1,111**				**1,493**	**131**						**118**		**129**

Notes: (1) Turning movements onto and off of April Boulevard were collected on September 29, 2020.
(2) Through movements on US 441/M.L. King Jr. Boulevard based on approach and depature volumes from adjacent intersection at I-75 northbound ramps collected on March 14, 2019.

SCENARIO C: 200 HOTEL ROOMS
TRAFFIC VOLUMES AT STUDY INTERSECTION

INTERSECTION: US 441/M.L. King Jr. Boulevard and April Boulevard
COUNT DATE: March 14, 2019 & September 29, 2020
PM PEAK HOUR FACTOR: 0.96

"PM EXISTING TRAFFIC"	EBU[1]	EBL[1]	EBT[2]	EBR	WBU	WBL	WBT[2]	WBR[1]	NBU	NBL	NBT	NBR	SBU	SBL[1]	SBT	SBR[1]
PM Raw Turning Movements	15	26	1,041				1,389	16						9		11
Peak Season Correction Factor	1.010	1.010	1.000	1.000	1.000	1.000	1.000	1.010	1.000	1.000	1.000	1.000	1.000	1.010	1.000	1.010
PM EXISTING TRAFFIC VOLUMES	**15**	**26**	**1,041**				**1,389**	**16**						**9**		**11**

"PM EXISTING+RESERVED TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
City of Alachua Reserved Trips			98				147									
PM EXISTING+RESERVED TRAFFIC VOLUMES	**15**	**26**	**1,139**				**1,536**	**16**						**9**		**11**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Net New Distribution	Entering		70.0%						30.0%								
	Exiting														30.0%		70.0%

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trips	Pass - By																
	Net New		44						19						18		43
PM TOTAL PROJECT TRAFFIC		**0**	**44**	**0**				**0**	**19**						**18**		**43**
PM TOTAL TRAFFIC VOLUMES		**15**	**70**	**1,139**				**1,536**	**35**						**27**		**54**

Notes: (1) Turning movements onto and off of April Boulevard were collected on September 29, 2020.
(2) Through movements on US 441/M.L. King Jr. Boulevard based on approach and depature volumes from adjacent intersection at I-75 northbound ramps collected on March 14, 2019.

ATTACHMENT H:

US 441 & APRIL BLVD INTERSECTION ANALYSES

Intersection	
Int Delay, s/veh	0.5

Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	15	26	1041	1389	16	9	11
Future Vol, veh/h	15	26	1041	1389	16	9	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	300	-	-	-	0	-
Veh in Median Storage, #	-	-	0	0	-	2	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	2	2
Mvmt Flow	16	27	1084	1447	17	9	11

Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1464	1464	0	-	0	2084	732
Stage 1	-	-	-	-	-	1456	-
Stage 2	-	-	-	-	-	628	-
Critical Hdwy	6.46	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.53	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	165	452	-	-	-	46	364
Stage 1	-	-	-	-	-	181	-
Stage 2	-	-	-	-	-	494	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	271	271	-	-	-	39	364
Mov Cap-2 Maneuver	-	-	-	-	-	139	-
Stage 1	-	-	-	-	-	152	-
Stage 2	-	-	-	-	-	494	-

Approach	EB	WB	SB
HCM Control Delay, s	0.8	0	23.9
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	271	-	-	-	211
HCM Lane V/C Ratio	0.158	-	-	-	0.099
HCM Control Delay (s)	20.8	-	-	-	23.9
HCM Lane LOS	C	-	-	-	C
HCM 95th %tile Q(veh)	0.6	-	-	-	0.3

Intersection	
Int Delay, s/veh	0.6

Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	15	26	1139	1536	16	9	11
Future Vol, veh/h	15	26	1139	1536	16	9	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	300	-	-	-	0	-
Veh in Median Storage, #	-	-	0	0	-	2	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	2	2
Mvmt Flow	16	27	1186	1600	17	9	11

Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1617	1617	0	-	0	2288	809
Stage 1	-	-	-	-	-	1609	-
Stage 2	-	-	-	-	-	679	-
Critical Hdwy	6.46	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.53	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	131	394	-	-	-	33	323
Stage 1	-	-	-	-	-	149	-
Stage 2	-	-	-	-	-	465	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	223	223	-	-	-	27	323
Mov Cap-2 Maneuver	-	-	-	-	-	111	-
Stage 1	-	-	-	-	-	120	-
Stage 2	-	-	-	-	-	465	-

Approach	EB	WB	SB
HCM Control Delay, s	0.9	0	28.5
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	223	-	-	-	174
HCM Lane V/C Ratio	0.192	-	-	-	0.12
HCM Control Delay (s)	25	-	-	-	28.5
HCM Lane LOS	C	-	-	-	D
HCM 95th %tile Q(veh)	0.7	-	-	-	0.4

Intersection	
Int Delay, s/veh	67.6

Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	15	215	1082	1421	245	226	247
Future Vol, veh/h	15	215	1082	1421	245	226	247
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	300	-	-	-	0	-
Veh in Median Storage, #	-	-	0	0	-	2	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	2	2
Mvmt Flow	16	224	1127	1480	255	235	257

Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1735	1735	0	-	0	2652	868
Stage 1	-	-	-	-	-	1608	-
Stage 2	-	-	-	-	-	1044	-
Critical Hdwy	6.46	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.53	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	109	355	-	-	-	~ 19	296
Stage 1	-	-	-	-	-	~ 149	-
Stage 2	-	-	-	-	-	300	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	160	~ 160	-	-	-	0	296
Mov Cap-2 Maneuver	-	-	-	-	-	0	-
Stage 1	-	-	-	-	-	0	-
Stage 2	-	-	-	-	-	300	-

Approach	EB	WB	SB
HCM Control Delay, s	53.7	0	$ 344.1
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	~ 160	-	-	-	296
HCM Lane V/C Ratio	1.497	-	-	-	1.665
HCM Control Delay (s)	$ 306.5	-	-	-	$ 344.1
HCM Lane LOS	F	-	-	-	F
HCM 95th %tile Q(veh)	15.7	-	-	-	30.6

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	63.4

Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	15	120	1111	1493	131	118	129
Future Vol, veh/h	15	120	1111	1493	131	118	129
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	300	-	-	-	0	-
Veh in Median Storage, #	-	-	0	0	-	2	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	2	2
Mvmt Flow	16	125	1157	1555	136	123	134

Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1692	1691	0	-	0	2484	846
Stage 1	-	-	-	-	-	1623	-
Stage 2	-	-	-	-	-	861	-
Critical Hdwy	6.46	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.53	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	117	369	-	-	-	~ 24	306
Stage 1	-	-	-	-	-	147	-
Stage 2	-	-	-	-	-	374	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	247	247	-	-	-	~ 10	306
Mov Cap-2 Maneuver	-	-	-	-	-	~ 59	-
Stage 1	-	-	-	-	-	~ 63	-
Stage 2	-	-	-	-	-	374	-

Approach	EB	WB	SB
HCM Control Delay, s	4	0	$ 779.6
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	247	-	-	-	102
HCM Lane V/C Ratio	0.569	-	-	-	2.522
HCM Control Delay (s)	37.1	-	-	-	$ 779.6
HCM Lane LOS	E	-	-	-	F
HCM 95th %tile Q(veh)	3.2	-	-	-	23.5

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2

Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	15	70	1139	1536	35	27	54
Future Vol, veh/h	15	70	1139	1536	35	27	54
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	300	-	-	-	0	-
Veh in Median Storage, #	-	-	0	0	-	2	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	2	2
Mvmt Flow	16	73	1186	1600	36	28	56

Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1636	1636	0	-	0	2389	818
Stage 1	-	-	-	-	-	1618	-
Stage 2	-	-	-	-	-	771	-
Critical Hdwy	6.46	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.53	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	127	388	-	-	-	~ 28	319
Stage 1	-	-	-	-	-	148	-
Stage 2	-	-	-	-	-	417	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	264	264	-	-	-	~ 19	319
Mov Cap-2 Maneuver	-	-	-	-	-	91	-
Stage 1	-	-	-	-	-	98	-
Stage 2	-	-	-	-	-	417	-

Approach	EB	WB	SB
HCM Control Delay, s	1.8	0	43.8
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	264	-	-	-	174
HCM Lane V/C Ratio	0.335	-	-	-	0.485
HCM Control Delay (s)	25.4	-	-	-	43.8
HCM Lane LOS	D	-	-	-	E
HCM 95th %tile Q(veh)	1.4	-	-	-	2.3

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.3

Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	15	76	1139	1536	37	30	59
Future Vol, veh/h	15	76	1139	1536	37	30	59
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	300	-	-	-	0	-
Veh in Median Storage, #	-	-	0	0	-	2	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	2	2
Mvmt Flow	16	79	1186	1600	39	31	61

Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1639	1639	0	-	0	2403	820
Stage 1	-	-	-	-	-	1620	-
Stage 2	-	-	-	-	-	783	-
Critical Hdwy	6.46	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.53	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	127	387	-	-	-	~ 28	318
Stage 1	-	-	-	-	-	147	-
Stage 2	-	-	-	-	-	411	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	266	266	-	-	-	~ 18	318
Mov Cap-2 Maneuver	-	-	-	-	-	88	-
Stage 1	-	-	-	-	-	95	-
Stage 2	-	-	-	-	-	411	-

Approach	EB	WB	SB
HCM Control Delay, s	1.9	0	49.5
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	266	-	-	-	169
HCM Lane V/C Ratio	0.356	-	-	-	0.549
HCM Control Delay (s)	25.8	-	-	-	49.5
HCM Lane LOS	D	-	-	-	E
HCM 95th %tile Q(veh)	1.5	-	-	-	2.8

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.9

Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	15	49	1132	1525	45	36	40
Future Vol, veh/h	15	49	1132	1525	45	36	40
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	300	-	-	-	0	-
Veh in Median Storage, #	-	-	0	0	-	2	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	2	2
Mvmt Flow	16	51	1179	1589	47	38	42

Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1635	1636	0	-	0	2337	818
Stage 1	-	-	-	-	-	1613	-
Stage 2	-	-	-	-	-	724	-
Critical Hdwy	6.46	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.53	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	127	388	-	-	-	~ 31	319
Stage 1	-	-	-	-	-	149	-
Stage 2	-	-	-	-	-	441	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	245	245	-	-	-	~ 23	319
Mov Cap-2 Maneuver	-	-	-	-	-	100	-
Stage 1	-	-	-	-	-	108	-
Stage 2	-	-	-	-	-	441	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	49.2
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	245	-	-	-	157
HCM Lane V/C Ratio	0.272	-	-	-	0.504
HCM Control Delay (s)	25.1	-	-	-	49.2
HCM Lane LOS	D	-	-	-	E
HCM 95th %tile Q(veh)	1.1	-	-	-	2.4

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Kimley»Horn

September 21, 2020

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

RE: ***Tara April Land Use/Zoning Traffic Operations Methodology***
City of Alachua, Florida

Dear Mr. Tabor:

The purpose of this letter is to summarize the proposed methodology for the operational analysis for the land use and zoning changes for the Tara April project as requested by the City of Alachua based on the discussion on September 15, 2020 and the letter dated September 17, 2020 from the City's traffic consultant, Brian Kanely, P.E.

Background

An amendment of the Future Land Use Map of the City of Alachua's Comprehensive Plan from Recreation and Conservation to Commercial is proposed for 10.5 +/- acres of Tax Parcel 03020-000-000. As part of the City of Alachua's review of the Future Land Use Map Justification Report prepared by eda consultants, inc., the City has requested that a traffic analysis be prepared to evaluate the potential impacts of the commercial land use on the US 441/M.L. King Jr. Boulevard in the vicinity of the subject property.

Operational Analysis for Land Use/Zoning Changes

The operational analysis will focus on vehicular operations P.M. peak hour utilizing the following methodology:

Intersection Operations at US 441/M.L. King Jr. Boulevard and the I-75 ramps:

A. Establish the existing P.M. peak hour turning movement volumes at the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps based on traffic data from March 2019 from the Florida Department of Transportation (FDOT)/the City of Gainesville.
B. Determine the reserved P.M. peak hour trips for the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps based on the reserved segment trips City of Alachua's September 2020 Development Monitoring Report. Kimley-Horn will coordination with the City of Alachua regarding the location of the projects with reserved trips to establish the P.M. peak hour turning movements from the segment trips. The reserved trips will be added to the existing P.M. peak hour turning movement volumes from item A above to establish the "existing + reserved" volumes.
C. Perform an intersection operational analysis for existing conditions and "existing + reserved" conditions using the volumes developed in items A and B above and Trafficware's *Synchro 10* traffic engineering analysis software which applies the

Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition methodologies.

Intersection Operations at US 441/M.L. King Jr. Boulevard and April Boulevard:

A. Establish the existing P.M. peak hour turning movement volumes at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard based on traffic data from March 2019 from FDOT/the City of Gainesville at the intersection of US 441/M.L. King Jr. Boulevard and the I-75 northbound ramp and collected counts for turning movements onto and off of April Boulevard.
B. Determine the reserved P.M. peak hour trips for the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard based on the reserved segment trips City of Alachua's September 2020 Development Monitoring Report. Kimley-Horn will coordination with the City of Alachua regarding the location of the projects with reserved trips to establish the P.M. peak hour turning movements from the segment trips. The reserved trips will be added to the existing P.M. peak hour turning movement volumes from item A above to establish the "existing + reserved" volumes.
C. Determine the potential buildout P.M. peak hour turning movements based on the "existing + reserved" trips from item B and the turning movement counts generated by three (3) potential buildout scenarios:
    - Maximum buildout (ITE Code 820 – Shopping Center; Independent Variable is Average 1000 Sq. Ft. GLA)
    - 50% of maximum build out (ITE Code 820 – Shopping Center; Independent Variable is Average 1000 Sq. Ft. GLA).
    - 200 hotel rooms (ITE Code 310 – hotel; Independent Variable is number of rooms, 200).

    The trips from the scenarios above will be determined based on trip generation rates from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition and a turning movement trip distribution for those trips based on the Gainesville Urbanized Area Transportation Study (GUATS) model.
D. Perform an intersection operational analysis for existing conditions, "existing + reserved" conditions, and three (3) "existing + reserved + development" conditions using the volumes developed in items A, B, and C above and Trafficware's *Synchro 10* traffic engineering analysis software which applies the Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition methodologies. As the intersection is an unsignalized, one-way stop-controlled intersection, the operational analysis will be based on the delay and level of service (LOS) for the southbound stop-controlled approach of April Boulevard. It is assumed that the lowest acceptable LOS for this approach is LOS E.
E. Determine the P.M. peak hour trip threshold at which the southbound stop-controlled approach at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard will fail to operate at an acceptable condition.
F. Coordinate with FDOT and the City of Alachua to provide a list of potential improvements that could be used to improve the P.M. peak hour operating conditions of the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard, if necessary.

Other Items for Brief Discussion:

A. A brief discussion of the following items noted in the letter dated September 17, 2020 from Brian Kanely, P.E. will be included in the land use/zoning operational analysis technical memorandum with the understanding that they will be addressed with a later traffic study during the site plan review process:
    1. Impact on affected traffic signals due to future and development traffic
    2. Possible modifications to the median opening on US 441/M.L. King Jr. Boulevard at April Boulevard for the following:
        i. Directional median opening (left out prohibited)
        ii. Complete closure of the median opening
    3. April Boulevard modifications, right of way and geometry
    4. Emergency vehicle access for developments along April Boulevard
    5. Potential of any future access to April Boulevard from the east
    6. Traffic signal and ATMS modifications on US 441 and I-75

The operational analysis will be documented in a technical memorandum for submittal to the City of Alachua.

Closure

This methodology has been developed based on the conversation during the meeting on September 15, 2020 and the letter dated September 17, 2020 from the City's traffic consultant, Brian Kanely, P.E. If your office concurs with this methodology, please find the appropriate signature block below and sign as such. Please return a signed copy to our office for our records.

Please feel free to call me with any questions.

Sincerely,
KIMLEY-HORN

Ali H. Brighton, P.E.

9/22/20
Justin Tabor, AICP — Date
Principal Planner
City of Alachua

Brian Kanely 9/22/2020
Brian Kanely, P.E. — Date
Senior Traffic Engineer
Volkert, Inc. (Traffic Consultant for the City of Alachua)

Legal Description

Conservation Zoning Area

Parcel A

A portion of Government Lot 8 of Section 9, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 01°52'17" West, along the east boundary of said Section 9, a distance of 1352.21 feet to the Point of Beginning; thence continue North 01°52'17" West, along said east boundary, 1262.45 feet; thence South 17°41'49" West, 85.72 feet; thence South 11°50'50" East, 68.32 feet; thence South 14°06'43" West, 229.65 feet; thence South 19°13'30" West, 106.17 feet; thence South 25°25'13" West, 106.54 feet to the beginning of a curve, concave northwesterly, having a radius of 102.18 feet; thence southwesterly, along the arc of said curve, through a central angle of 64°34'29", an arc distance of 115.16 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 57°42'27" West, 109.16 feet; thence North 89°59'41" West, 60.07 feet to the beginning of a curve, concave southeasterly, having a radius of 58.82 feet; thence southwesterly, along the arc of said curve, through a central angle of 95°28'53", an arc distance of 98.01 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 42°15'15" West, 87.06 feet; thence South 05°29'11" East, 98.11 feet to the beginning of a curve, concave northwesterly, having a radius of 71.79 feet; thence southwesterly, along the arc of said curve, through a central angle of 79°11'19", an arc distance of 99.23 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 34°06'28" West, 91.51 feet; thence South 73°42'08" West, 34.54 feet to a point on the easterly right of way line of a 66' wide Department of Transportation Service Road, said point lying on the arc of a curve, concave northeasterly, having a radius of 828.93 feet; thence southeasterly, along said right of way line, and along the arc of said curve, through a central angle of 08°06'16", an arc distance of 117.25 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 26°31'27" East, 117.15 feet; thence South 30°34'35" East, along said easterly right of way line, 342.90 feet; thence North 87°16'09" East, 249.46 feet to the Point of Beginning.

Together with:

Parcel B

A portion of Government Lot 1 of Section 9, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 01°52'17" West, along the east boundary of said Section 9, a distance of 3806.15 feet; thence North 17°41'03" West, 78.19 feet to the Point of Beginning; thence continue North 17°41'03" West, 69.58 feet; thence South 41°43'32" West, 7.68 feet; thence South 00°11'15" East, 23.02

feet; thence South 17°03’41” East, 29.14 feet; thence South 38°47’52” East, 13.73 feet; thence North 83°38’34” East, 9.08 feet to the Point of Beginning.

Together with:

Parcel C

A portion of the South ½ of the East ½ of Government Lot 7 of Section 4 and a portion of Government Lot 1 of Section 9, all lying and being in Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 4, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 00°39’56” West, 559.98 feet; thence South 88°52’32” West, 500.02 feet; thence South 00°39’56” East, 414.61 feet; thence South 17°41’03” East, 86.01 feet to the Point of Beginning; thence South 05°19’02” West, 56.36 feet; thence South 00°19’11” East, 62.30 feet; thence South 14°17’54” East, 56.84 feet; thence South 31°57’53” East, 42.56 feet; thence South 30°58’26” East, 63.77 feet; thence South 26°44’35” East, 48.21 feet; thence South 29°26’47” East, 55.07 feet; thence North 17°41’03” West, 372.91 feet to the Point of Beginning.

Containing, in aggregate, 6.79 Acres (295,739 Square Feet), more or less.

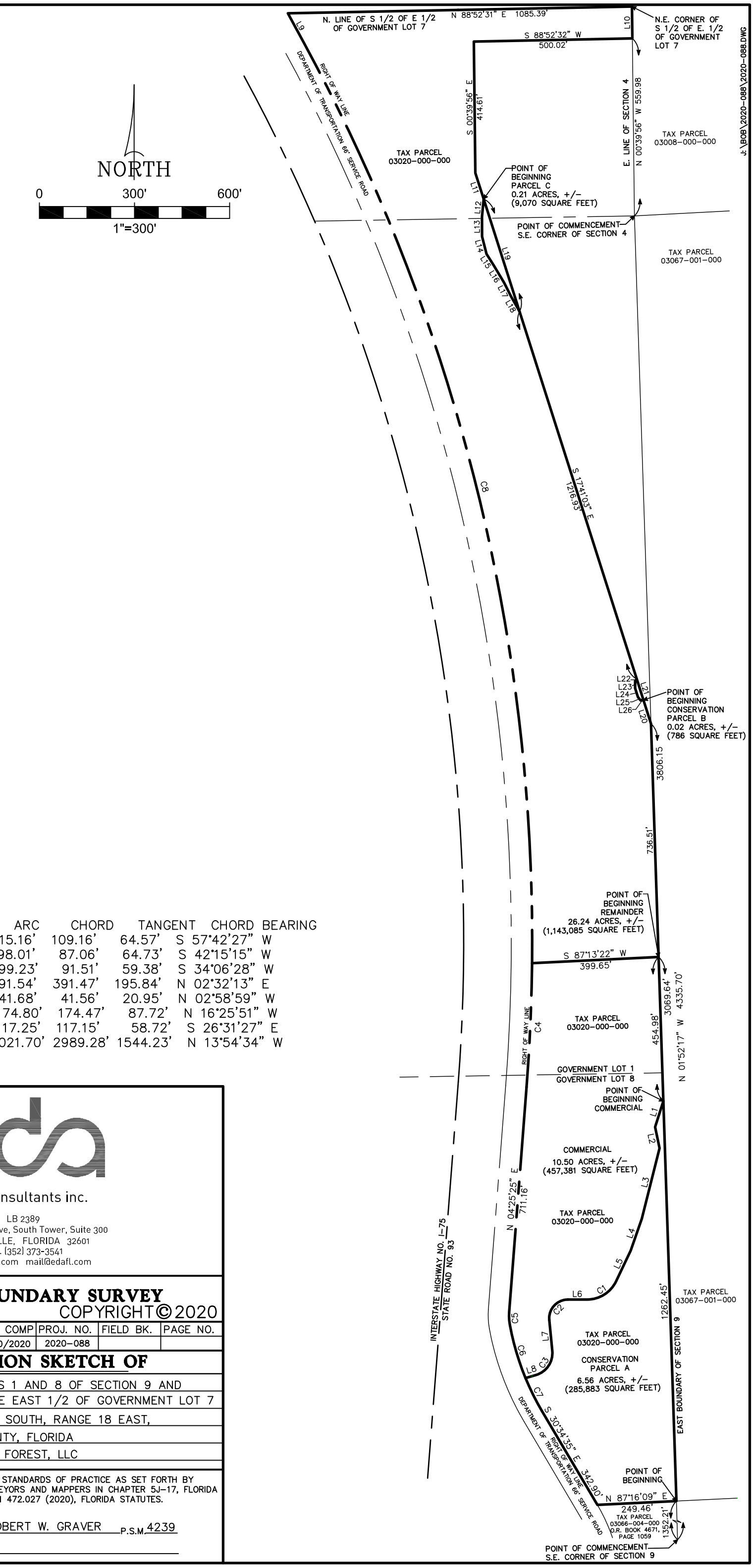
Legal Description

Community Commercial Zoning Area

A portion of Government Lots 1 and 8 of Section 9, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 01°52'17" West, along the east boundary of said Section 9, a distance of 2614.66 feet to the Point of Beginning; thence South 17°41'49" West, 85.72 feet; thence South 11°50'50" East, 68.32 feet; thence South 14°06'43" West, 229.65 feet; thence South 19°13'30" West, 106.17 feet; thence South 25°25'13" West, 106.54 feet to the beginning of a curve, concave northwesterly, having a radius of 102.18 feet; thence southwesterly, along the arc of said curve, through a central angle of 64°34'29", an arc distance of 115.16 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 57°42'27" West, 109.16 feet; thence North 89°59'41" West, 60.07 feet to the beginning of a curve, concave southeasterly, having a radius of 58.82 feet; thence southwesterly, along the arc of said curve, through a central angle of 95°28'53", an arc distance of 98.01 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 42°15'15" West, 87.06 feet; thence South 05°29'11" East, 98.11 feet to the beginning of a curve, concave northwesterly, having a radius of 71.79 feet; thence southwesterly, along the arc of said curve, through a central angle of 79°11'19", an arc distance of 99.23 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 34°06'28" West, 91.51 feet; thence South 73°42'08" West, 34.54 feet to a point on the easterly right of way line of a 66' wide Department of Transportation Service Road, said point lying on the arc of a curve, concave northeasterly, having a radius of 828.93 feet; thence northwesterly, along said right of way line, and along the arc of said curve, through a central angle of 12°04'55", an arc distance of 174.80 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 16°25'51" West, 174.47 feet; the end of said curve being the beginning of a curve, concave easterly, having a radius of 161.18 feet; thence northerly, along said right of way line and along the arc of said curve, through a central angle of 14°48'53", an arc distance of 41.68 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 02°58'59" West, 41.56 feet; thence North 04°25'25" East, along said easterly right of way line, 711.16 feet to the beginning of a curve, concave westerly, having a radius of 5945.58 feet; thence northerly, along said right of way line and along the arc of said curve, through a central angle of 03°46'23", an arc distance of 391.54 feet, said arc being subtended by a chord having a bearing and distance of North 02°32'13" East, 391.47 feet; thence North 87°13'22" East, 399.65 feet to a point on said east boundary of Section 9; thence South 01°52'17" East, along said east boundary, 454.98 feet to the Point of Beginning.

Containing 10.50 Acres (457,381 Square Feet), more or less.



LINE	BEARING	DISTANCE
L1	S 17°41'49" W	85.72
L2	S 11°50'50" E	68.32
L3	S 14°06'43" W	229.65
L4	S 19°13'30" W	106.17
L5	S 25°25'13" W	106.54
L6	S 89°59'41" W	60.07
L7	S 05°29'11" E	98.11
L8	S 73°42'08" W	34.54
L9	N 28°28'08" W	108.03
L10	S 00°39'56" E	100.60
L11	S 17°41'03" E	86.01
L12	S 05°19'02" W	56.36
L13	S 00°19'11" E	62.30
L14	S 14°17'54" E	56.84
L15	S 31°57'53" E	42.56
L16	S 30°58'26" E	63.77
L17	S 26°44'35" E	48.21
L18	S 29°26'47" E	55.07
L19	N 17°41'03" W	372.91
L20	N 17°41'03" W	78.19
L21	N 17°41'03" W	69.58
L22	S 41°43'32" W	7.68
L23	S 00°11'15" E	23.02
L24	S 17°03'41" E	29.14
L25	S 38°47'52" E	13.73
L26	N 83°38'34" E	9.08

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	64°34'29"	102.18'	115.16'	109.16'	64.57'	S 57°42'27" W
C2	95°28'53"	58.82'	98.01'	87.06'	64.73'	S 42°15'15" W
C3	79°11'19"	71.79'	99.23'	91.51'	59.38'	S 34°06'28" W
C4	03°46'23"	5945.58'	391.54'	391.47'	195.84'	N 02°32'13" E
C5	14°48'53"	161.18'	41.68'	41.56'	20.95'	N 02°58'59" W
C6	12°04'55"	828.93'	174.80'	174.47'	87.72'	N 16°25'51" W
C7	08°06'16"	828.93'	117.25'	117.15'	58.72'	S 26°31'27" E
C8	29°07'09"	5945.58'	3021.70'	2989.28'	1544.23'	N 13°54'34" W

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

THIS IS NOT A BOUNDARY SURVEY

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DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		8/20/2020	2020-088		

LEGAL DESCRIPTION SKETCH OF

A PORTION OF GOVERNMENT LOTS 1 AND 8 OF SECTION 9 AND A PORTION OF THE SOUTH 1/2 OF THE EAST 1/2 OF GOVERNMENT LOT 7 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

FOR: TARA FOREST, LLC

THIS LEGAL DESCRIPTION SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2020), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization No. LB 2389

Property Search Results

The data displayed is the most current data available to the Property Appraiser.
Search Date: 7/28/2020 at 11:17:15 AM

PRINTER FRIENDLY PAGE

Parcel: 03020-000-000 GIS Map

Taxpayer:	TARA FOREST LLC
Mailing:	7717 NW 20TH LN GAINESVILLE, FL 32605
9-1-1 Address:	
Sec-Twn-Rng:	04-08-18
Property Use:	05500 - TMBR SI 80-89
Tax Jurisdiction:	ALACHUA 1700
Neighborhood/Area:	8-18 RURAL
Subdivision:	N/A

Legal: S1/2 OF E1/2 OF LOT 7 LESS R/W FOR SR-93 (LESS THAT PART LYING W OF I-75 ALSO IN SEC 09-08-18 THAT PART LYING E OF I-75 & ADJ TO & W OF SEC LINE & N OF PARCEL 3066-4) DEED APPEARS IN ERROR OR 4738/0321

History

Year	Property Use	Land Value	Classified Land Value	Improvement Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2019	TMBR SI 80-89	162800	24100	0	162800	0	24100	24100	0	0	24100	24100
2018	TMBR SI 80-89	162800	24100	0	162800	0	24100	24100	0	0	24100	24100
2017	Tmbr Si 80-89	162800	14000	0	162800	0	14000	14000	0	0	14000	14000
2016	Tmbr Si 80-89	162800	14000	0	162800	0	14000	14000	0	0	14000	14000
2015	Tmbr Si 80-89	162800	14000	0	162800	0	14000	14000	0	0	14000	14000
2014	Tmbr Si 80-89	162800	13600	0	162800	0	13600	13600	0	0	13600	13600

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
5500	TIMBER 2	A	AGRICULTURE	1	58.12	2531707.2	AC
5900	PINE/HARDWOOD	CSV	COMM	1	7	304920	AC

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
2019-12-05	2963100	Vac	05-Qualified, Multi Trans	4738	0321	MS	Official Public Record
1998-09-28	100	Vac	U-OLD SALE - UNQUALIFIED	2195	2880	MS	Official Public Record
1998-09-28	100	Vac	U-OLD SALE - UNQUALIFIED	2209	2644	MS	Official Public Record

1998-09-28	100	Vac	U-OLD SALE - UNQUALIFIED	2195	2883	MS	Official Public Record
1998-09-28	100	Vac	U-OLD SALE - UNQUALIFIED	2209	2650	MS	Official Public Record
1998-09-28	100	Vac	U-OLD SALE - UNQUALIFIED	2209	2647	MS	Official Public Record
1998-09-28	100	Vac	U-OLD SALE - UNQUALIFIED	2195	2886	MS	Official Public Record
1984-12-28	100	Vac	U-OLD SALE - UNQUALIFIED	1582	1576	MS	Official Public Record

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. If you have any further questions or concerns about any permits or want permits for more than five (5) years ago, please contact the Codes Enforcement Office.

Link to TaxCollector Record

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3230894 5 PG(S)
12/9/2019 2:25 PM
BOOK 4738 PAGE 321
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 924842
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $20,741.70
Intang. Tax: $0.00

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

NOTE TO CLERK: CONSIDERATION ON THIS TRANSFER IS IN THE AMOUNT OF $2,963,090.51. DOCUMENTARY STAMP TAX IN THE AMOUNT OF $20,741.70 IS BEING PAID ON THIS TRANSFER.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 5th day of December, 2019, by LUTHER ACQUISITIONS, LLC, a Florida limited liability company, and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, successor by conversion to Megahee Enterprises, Ltd., a Florida limited partnership, the address for which is 2513 S.W. 50th Boulevard, Gainesville, Florida 32608 (collectively, the "Grantors"), to TARA FOREST, LLC, a Florida limited liability company, the address for which is 7717 N.W. 20th Lane, Gainesville, Florida 32605 (the "Grantee").

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantors, Grantors hereby grant, bargain, sell, convey and confirm unto Grantee all that certain real property together with the improvements thereon (collectively, the "Real Property") in Alachua County, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

RE Nos.: 03067-001-000, 03008-000-000, 03066-002-000 and 03020-000-000

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2019, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

And Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on their behalf as of the day and year first above written.

LUTHER ACQUISITIONS, LLC, a Florida limited liability company

By: _____
Joan M. Jones, Manager

_____
Witness Print Name: Nancy Perry

_____
Witness Print Name: Mary A Robison

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4th day of December, 2019, by Joan M. Jones, Manager of LUTHER ACQUISITIONS, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [ ] has produced _____ as identification.

_____
Print Name: Mary A Robison
Title: Notary Public
Serial No. (if any) GG003460
Commission Expires: 10/6/20

Notary Stamp

MARY A. ROBISON
Commission # GG 003460
Expires October 6, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Signed, sealed and delivered
in the presence of:

Witness Print Name: Nancy Perry

Witness Print Name: Mary A Robison

MEGAHEE ENTERPRISES, LTD., LLLP,
a Florida limited liability limited partnership

By: _____
Joan M. Jones
Its: General Partner

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4th day of December, 2019, by Joan M. Jones, a General Partner of MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who [X] is personally known to me or [ ] has produced _____ as identification.

Notary Stamp

MARY A. ROBISON
Commission # GG 003460
Expires October 6, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Print Name: Mary A Robison
Title: Notary Public
Serial No. (if any) GG003460
Commission Expires: 10/6/20

987932

EXHIBIT "A"

Parcel One & Part of Parcel 7:

That part of the East ½ of Section 9, Township 8 South, Range 18 East, lying North of the North right of way of U.S. Highway 441,

Less and except the North ¼ of Government Lot 2; and

Less and Except the right of way of State Road 93 a/k/a Interstate I-75; and

Less and Except that part of Government Lot 7 lying East of the East right of way of State Road 93 a/k/a Interstate I-75;

Also Less and Except the following described property:

Commence at the Southeast corner of Section 9, Township 8 South, Range 18 East, and run North 3° 37' 28" West 286.74 feet to the North right of way of Old State Road No. 25; thence North 79°23'05" West along said right of way 1055.3 feet to its intersection with the West right of way of Interstate No. 75, thence run North 4°26'55" East along said Interstate Road right of way 212.91 feet to its intersection with the South right of way of State Road No. 25 (U.S. No. 441), thence run North 79°06'35" West along said State Road right of way 306.92 feet, thence run North 1°48' 35" West 205.01 feet, thence run North 79°06'35" West 355.34 feet to the North right of way of State Road No. 24 (U.S. No. 441) and the Point of Beginning, thence run North 79° 06'35" West along said right of way 175.00 feet, thence run North 10°53'25" East 175.00 feet, thence South 79°06'35" East 349.10 feet to the Westerly right of way of Interstate Road No. 75, thence South 27°21'25" West along said right of way 38.71 feet to the p.c. of a 34° 11'20" curve, having a radius of 170.10 feet, an internal angle of 73°32' and being concave to a Northwesterly direction, thence run in a Southwesterly direction along the arc of said right of way curve a distance of 215.08 feet to the P.T. of said curve, thence South 10° 53'25" West 16.00 feet to the Point of Beginning. All being and lying in Section 9, Township 8 South, Range 18 East, Alachua County, Florida.

Also Less and Except:

Commence at the Northeast corner of Government Lot Seven (7), Section Nine (9), Township Eight (8) South, Range Eighteen (18) East, and run South 01°48'22" East, along the East line of said Government Lot Seven (7), 1677.39 feet; thence run North 79°06'35" West, 351.65 feet to the intersection with the West right of way line of Interstate Highway No. 75 and the North right of way line of U.S. Highway 441; thence run North 79°06'35" West, along said North right of way line 175.00 feet to the Point of Beginning; thence continue North 79°06'35" West along said North right of way line, 175.00 feet; thence run North 10°53'25" East, 175.00 feet; thence run South 79°06'35" East, 175.00 feet; thence run South 10°53'25" West, 175.00 feet; to the Point of Beginning.

Together with the following described lands:

The East Sixty-four and 79/100 (64.79) feet of that part of Government Lot Three (3), in Section Fifteen (15), Township Eight (8) South, Range Eighteen (18) East, lying North and East of State Roads Nos. 20 and 25, Alachua County, Florida.
And That part of Government Lot Three (3), in Section Fifteen (15), Township Eight (8) South, Range Eighteen (18) East, lying North and East of U.S. Highway 441 less the East Sixty-four and 79/100 (64.79) feet, Alachua County, Florida.
Less and Except therefrom the lands described in Official Records Book 4334, Page 1074 in favor of the City of Alachua, of the Public Records of Alachua County, Florida.

Together with the following described parcel:

The West ½ of Section 10, Township 8 South, Range 18 East, lying North of the North right of way of U.S. Highway 441, Alachua County, Florida. Less and Except the Southwest ¼ of the Southwest ¼, but including that part of the Southwest ¼ of the Southwest ¼ lying within the following described property:

Commence at the Southwest corner of Section 10, Township 8 South, Range 18 East and run North 1°48'58" West along the West line of said Section 1352.21 feet to the Point of Beginning; thence continue North 01°48'58" West along said West Section line 562.78 feet; thence run South 36°22'41" East 524.13 feet; thence run North 89°12'27" East 1039.09 feet; thence run South 38°29'43" East 109 feet, thence run South 87°09'17" West, 1401.60 feet to the West line of Section 10, Township 8 South, Range 18 East and the Point of Beginning. All being and lying in the Southwest ¼ of Section 10, Township 8 South, Range 18 East, Alachua County, Florida.

Parcel Two:

The Southwest ¼ of the Southwest ¼ of the West ½ of Lot 4, all lying and being in Section 3, Township 8 South, Range 18 East, Alachua County, Florida.

Parcel Three:

A tract of land situated in Section 10, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:
Commence at a concrete monument at the Southwest corner of aforementioned Section 10, Township 8 South, Range 18 East for a point of reference and run North 88°24'02"East, along the South line of said Section 10, a distance of 792.27 feet; thence run North 00° 39'21" West, along the East line of the West 792.16 feet of the Southwest ¼ of the Southwest ¼ of said Section 10, a distance of 508.06 feet to a concrete monument (LS#3456) on the Northerly right of way line of State Road 20-25 a/k/a U.S. Highway 441 (200 foot right of way); thence run South 77°51'07"East, along said Northerly right of way line, a distance of 143.86 feet to a concrete monument (LS#3456) and the True Point of Beginning; thence run North 12°08'53" East, a distance of 200.00 feet to a concrete monument (LS#3456); thence run South 77°51'07"East, a distance of 59.81 feet to a concrete monument (LS#3456); thence run North 60°49'36" East, a distance of 101.29 feet to a concrete monument (LS#3456); thence run North 07°01'30" East, a distance of 70.52 feet to a concrete monument (LS#3456); thence run North 28°08'16"West, a distance of 91.36 feet to a concrete monument (LS#3456); thence run North 60°43'36" East, a distance of 367.96 feet to a concrete monument (LS#3456) on the East line of the aforementioned Southwest ¼ of the Southwest ¼ of Section 10; thence run South 00°00'26" East, along said East line, a distance of 665.16 feet to a concrete monument (LS#940) on the aforementioned Northerly right of way line; thence run North 77°51'07" West, along said Northerly right of way line, a distance of 486.49 feet to the True Point of Beginning.

Balance of Parcel 7:

The South ½ of the East ½ of Government Lot 7, in Section 4, Township 8 South, Range 18 East, Alachua County, Florida. Less and Except the right of way of State Road No. 93 a/k/a Interstate 75, and Less and Except the 66-foot access road.

John Power TAX COLLECTOR Serving Alachua County

2019 Roll Details — Real Estate Account At UNASSIGNED LOCATION RE, ALACHUA 32615

Print this page

Real Estate Account #03020 000 000 | Parcel details | **Latest bill** | **View/Print full bill history**

2019	2018	2017	2016	...	2002
PAID	**PAID**	**PAID**	**PAID**		**PAID**

Get Bills by Email

PAID 2019-11-25 $529.20
Receipt #19-0034994

Owner: MEGAHEE ENTERPRISES LTD.,LLLP
4110 SW 34TH ST STE 24
GAINESVILLE, FL 32608
Situs: UNASSIGNED LOCATION RE
ALACHUA 32615

Account number: **03020 000 000**
Alternate Key: 12195
Millage code: 1700
Millage rate: 22.8734

Assessed value: 24,100
School assessed value: 24,100
Unimproved land value: 162,800



Location is not guaranteed to be accurate.

Property Appraiser
View

2019 Annual bill

Ad valorem: $551.25
Non-ad valorem: $0.00
Total Discountable: 551.25
No Discount NAVA: 0.00
Total tax: $551.25

Legal description

S1/2 OF E1/2 OF LOT 7 LESS R/W FOR SR-93 OR 1582/1576 & OR 2195/2880-2886 & OR 2209/2644-2650 (LESS THAT PART LYING W OF I-75 ALSO IN SEC 09-08-18 THAT PART LYING E OF I-75 & ADJ TO & W OF SEC LINE & N OF PARCEL 3066-4

Location

Book, page, item: 2209-2650-
Geo number: 04-08-18-03020000000
Range: 18
Township: 08
Section: 04
Neighborhood: 233200.00
Use code: 055
Total acres: 65.120

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TODAY IN HISTORY

Today is **Wednesday, July 15**, the 197th day of 2020. There are 169 days left in the year.

Highlight in History:

On **July 15, 1799**, French soldiers in Egypt discovered the Rosetta Stone, which proved instrumental in deciphering ancient Egyptian hieroglyphs.

On this date:

In **1834**, the Spanish Inquisition was abolished more than 3½ centuries after its creation.

In **1870**, Georgia became the last Confederate state to be readmitted to the Union. Manitoba entered the confederation as the fifth Canadian province.

In **1913**, Augustus Bacon, D-Ga., became the first person elected to the U.S. Senate under the terms of the recently ratified 17th Amendment to the U.S. Constitution, providing for popular election of senators.

In **1918**, the Second Battle of the Marne, resulting in an Allied victory, began during World War I.

In **1975**, three American astronauts blasted off aboard an Apollo spaceship hours after two Soviet cosmonauts were launched aboard a Soyuz spacecraft for a mission that included a linkup of the two ships in orbit.

LOTTERY

Today's jackpot: $9.25 million
July 11: 2-20-24-26-38-48
POWERBALL
Today's jackpot: $79 million
July 11: 14-19-61-62-64
Powerball: 4
FANTASY 5
July 13: 10-15-21-23-33
PICK 2
July 14 Midday: 1-8
July 13 Evening: 1-9
PICK 3
July 14 Midday: 0-5-8
July 13 Evening: 9-3-7
PICK 4
July 14 Midday: 9-0-5-8
July 13 Evening: 6-4-0-3
PICK 5
July 14 Midday: 8-2-4-9-4
July 13 Evening: 6-4-3-2-6
JACKPOT TRIPLE PLAY
Tuesday's jackpot was: $250,000
July 10: 9-13-30-34-42-43
MEGA MILLIONS
Tuesday's jackpot was: $91 million
July 10: 10-15-20-49-53
Mega Ball: 22
CASH4LIFE
July 13: 11-12-33-36-49
Cash Ball: 4

Confederate statue removed from prominent spot at Ole Miss

By Emily Wagster Pettus
The Associated Press

JACKSON, Miss. — A Confederate monument that's long been a divisive symbol at the University of Mississippi was removed Tuesday from a prominent spot on the Oxford campus, just two weeks after Mississippi surrendered the last state flag in the U.S. with the Confederate battle emblem.

The marble statue of a saluting Confederate soldier will be taken to a Civil War cemetery in a secluded area of campus. Students and faculty have pushed the university for years to move the statue, but they say their work is being undermined by administrators' plan to beautify the cemetery.

A draft plan by the university indicates that the burial ground eventually will feature a lighted pathway to the statue and that headstones might be added to Confederate soldiers' graves that have been unmarked for decades.

"Moving the monument should be a clear stand against racism, not another embarrassing attempt to placate those who wish to maintain the university's connection to Confederate symbols," faculty members from the university's history department wrote in a joint statement last month.



In this Feb. 23, 2019, file photo a Confederate soldier monument stands at the University of Mississippi in Oxford, Miss. The monument will be moved from the prominent spot at the university to a Civil War cemetery in a secluded part of the Oxford campus. [ROGELIO V. SOLIS/ASSOCIATED PRESS FILE PHOTO]

University Chancellor Glenn Boyce said the new site is not intended to glorify the soldiers.

"It's not going to create a shrine to the Confederacy," Boyce told The Associated Press last month at the state Capitol. "People will have to judge that when they see the end product."

The University of Mississippi was founded in 1848, and the statue of the soldier was put up in 1906 — one of many Confederate monuments erected across the South more than a century ago.

Critics say the statue's location near the university's main administrative building has sent a signal that Ole Miss glorifies the Confederacy and glosses over the South's history of slavery.

The state College Board on June 18 approved a plan to move the monument. The decision happened amid widespread debate over Confederate symbols as people across the U.S. and in other countries loudly marched through the streets to protest racism and police violence against African Americans.

The statue at Ole Miss was a gathering point in 1962 for people who rioted to oppose court-ordered integration of the university.

In February 2019, a rally by outside pro-Confederate groups at the monument prompted Ole Miss basketball players to kneel in protest during the national anthem at a game later that day. Student government leaders voted two weeks later for a resolution asking administrators to move the monument to the cemetery, where Confederate soldiers killed at the Battle of Shiloh are buried.

One of the student senators sponsoring that resolution was Arielle Hudson of Tunica, Mississippi, who graduated this year and has been selected as a Rhodes scholar. She said Thursday that her joy at knowing the statue was moved has been tempered by concerns about the university's elaborate cemetery plan.

As a student, Hudson gave tours to prospective students through an "ambassador" program. She said ambassadors were generally told to avoid the Confederate statue, but she once ended up near it.

"Those conversations were hard, especially as a Black student trying to convince other Black students and their families that they belong here," Hudson said Thursday. "You're standing a few feet away from an object that tells them that space wasn't made for them."

First COVID-19 vaccine tested in US poised for final testing

By Lauran Neergaard
The Associated Press

The first COVID-19 vaccine tested in the U.S. revved up people's immune systems just the way scientists had hoped, researchers reported Tuesday — as the shots are poised to begin key final testing.

"No matter how you slice this, this is good news," Dr. Anthony Fauci, the U.S. government's top infectious disease expert, told The Associated Press.

The experimental vaccine, developed by Fauci's colleagues at the National Institutes of Health and Moderna Inc., will start its most important step around July 27: A 30,000-person study to prove if the shots really are strong enough to protect against the coronavirus.

But Tuesday, researchers reported anxiously awaited findings from the first 45 volunteers who rolled up their sleeves back in March. Sure enough, the vaccine provided a hoped-for immune boost.

Those early volunteers developed what are called neutralizing antibodies in their bloodstream — molecules key to blocking infection — at levels comparable to those found in people who survived COVID-19, the research team reported in the New England Journal of Medicine.

"This is an essential building block that is needed to move forward with the trials that could actually determine whether the vaccine does protect against infection," said Dr. Lisa Jackson of the Kaiser Permanente Washington Research Institute in Seattle, who led the study.

There's no guarantee but the government hopes to have results around the end of the year — record-setting speed for developing a vaccine.

The vaccine requires two doses, a month apart.

There were no serious side effects. But more than half the study participants reported flu-like reactions to the shots that aren't uncommon with other vaccines — fatigue, headache, chills, fever and pain at the injection site. For three participants given the highest dose, those reactions were more severe; that dose isn't being pursued.

Some of those reactions are similar to coronavirus symptoms but they're temporary, lasting about a day and occur right after vaccination, researchers noted.

"Small price to pay for protection against COVID," said Dr. William Schaffner of Vanderbilt University Medical Center, a vaccine expert who wasn't involved with the study.



In this March 16 photo, a subject receives a shot in the first-stage safety study clinical trial of a potential vaccine by Moderna for COVID-19 at the Kaiser Permanente Washington Health Research Institute in Seattle. [TED S. WARREN/ASSOCIATED PRESS FILE PHOTO]

He called the early results "a good first step," and is optimistic that final testing could deliver answers about whether it's really safe and effective by the beginning of next year.

"It would be wonderful. But that assumes everything's working right on schedule," Schaffner cautioned.

And Tuesday's results only included younger adults. The first-step testing later was expanded to include dozens of older adults, the age group most at risk from COVID-19. Those results aren't public yet but regulators are evaluating them, and Fauci said final testing will include older adults, as well as people with chronic health conditions that make them more vulnerable to the virus — and Black and Latino populations likewise affected.

Nearly two dozen possible COVID-19 vaccines are in various stages of testing around the world. Candidates from China and Britain's Oxford University also are entering final testing stages.

The 30,000-person study will mark the world's largest study of a potential COVID-19 vaccine so far. And the NIH-developed shot isn't the only one set for such massive U.S. testing, crucial to spot rare side effects. The government plans similar large studies of the Oxford candidate and another by Johnson & Johnson; separately, Pfizer Inc. is planning its own huge study.

Already, people can start signing up to volunteer for the different studies.

People think "this is a race for one winner. Me, I'm cheering every one of them on," said Fauci, who directs NIH's National Institute of Allergy and Infectious Diseases.

"We need multiple vaccines. We need vaccines for the world, not only for our own country."

Around the world, governments are investing in stockpiles of hundreds of millions of doses of the different candidates, in hopes of speedily starting inoculations if any are proven to work.

PUBLIC NOTICE

The City of Gainesville is soliciting feedback from local residents to include in its application for $500,000 under the Rebuild Florida General Planning Support Program from the Florida Department of Economic Opportunity.

The grant funds will be used to develop a Watershed Management Plan for Hogtown Creek. The scope will include mapping of flood hazard areas and an application to the Federal Emergency Management Agency for a letter of Map Revision to update the Flood Insurance Rate Maps for the affected areas. The plan will include; identification and conceptual planning of hazard mitigation strategies for the Hogtown Creek watershed. The mitigation strategies will be ranked using City of Gainesville Compressive Plan and community goals. Four public meeting presentations and report preparation will also be included in the scope of services. The application, due by July 31, 2020.

The public is invited to participate by submitting comments by 2 p.m. Tuesday, July 30, 2020:

- By email to: HogtownCreekWatershedPlan-GPS@cityofgainesville.org The City of Gainesville will respond to all written correspondence received.
- By phone at 352-334-5070.
- Comments must be received by the deadline for consideration.

To request a copy of the proposed grant application, please call Alice Rankeillor, P.E. at (352) 334-5070 or send an e-mail request to:
HogtownCreekWatershedPlan-GPS@cityofgainesville.org

The source of the funding is the Housing and Urban Development Housing and Urban Development Community Development Block Grant – Mitigation fund. DOE has allocated $20,000,000 to the GPS program.

Additional information is available through the Public Works Department website.
http://www.cityofgainesville.org/PublicWorks.aspx

PUBLIC NOTICE

A neighborhood workshop will be held to discuss proposed Zoning, Land Use, and Text Amendment Changes to a portion of tax parcel number 03020-000-000 located at 17129 April Boulevard. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed changes and to seek their comments. A summary of the proposed changes follows:

- **Rezoning:** Change an approx. 10-acre portion of the property from Agricultural (A) to Community Commercial (CC) & approx. 6.5 acres to Conservation (CSV)
- **Future Land Use Map (FLUM) Amendment:** Change an approx. 10-acre portion of the property from Recreation to Commercial & approx. 6.5 acres to Conservation
- **Text Amendment:** New Future Land Use Element Policy 1.3.h. Adds a policy concerning water quality treatment from I-75 runoff on Tax Parcel 03020-000-000.

The meeting will be held digitally as a Zoom teleconference on Wednesday, July 29, 2020 at 6:00 p.m. The teleconference can be accessed by the following information:

URL: https://us02web.zoom.us/j/5733319527

Meeting ID: 573 331 9527

Following the teleconference, a recording of the workshop will be available 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, by e-mail, or via phone call.

eda consultants · inc.
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GANNETT

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss proposed Zoning, Land Use, and Text Amendment Changes to a portion of tax parcel number 03020-000-000 located at 17129 April Boulevard. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed changes and to seek their comments. A summary of the proposed changes follows:

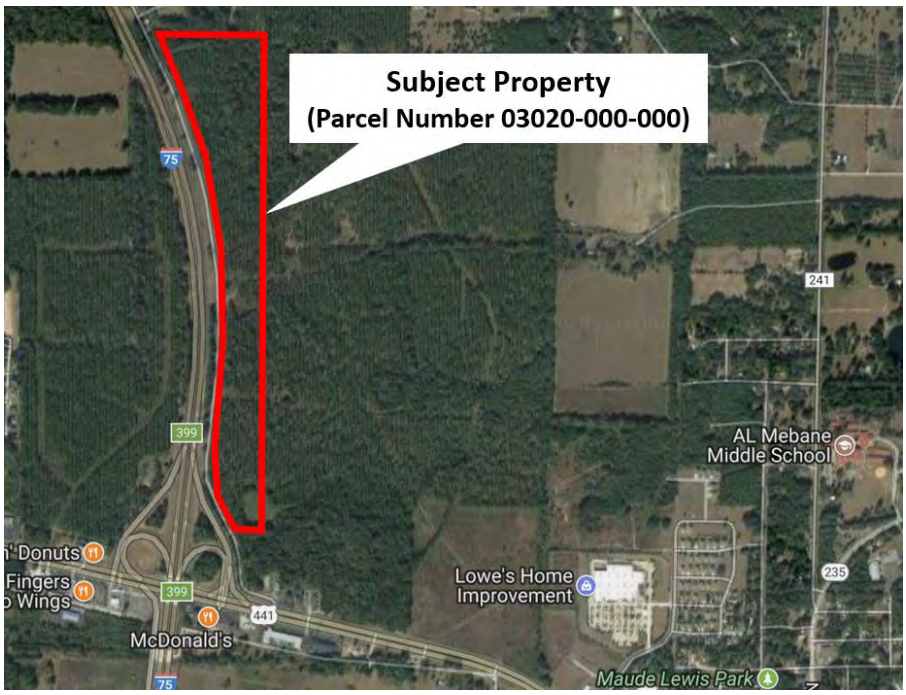
- **Rezoning**: Change an approx. 10-acre portion of the property from Agricultural (A) to Community Commercial (CC) & approx. 6.5 acres to Conservation (CSV)
- **Future Land Use Map (FLUM) Amendment**: Change an approx. 10-acre portion of the property from Recreation to Commercial & approx. 6.5 acres to Conservation
- **Text Amendment**: New Future Land Use Element Policy 1.3.h. Adds a policy concerning water quality treatment from I-75 runoff on Tax Parcel 03020-000-000.

The meeting will be held digitally as a Zoom teleconference on Wednesday, July 29, 2020 at 5:30 p.m. The teleconference can be accessed by the following information:

Date:	Wednesday, July 29, 2020
Time:	6:00 pm
URL:	https://us02web.zoom.us/j/5733319527
Meeting ID:	573 331 9527

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: Clay Sweger, AICP, LEED AP, **eda** consultants, inc.
csweger@edafl.com
(352) 373-3541



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15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03066-004-000 & 03066-004-001
03066-006-002
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03066-006-000
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ALACHUA, FL 32615

03015-001-000
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03017-002-000
Spencer Arthur Prescott Jr Trustee
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DELAND, FL 32724

03066-006-001
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NORCROSS, GA 30071

03008-000-000 & 03020-000-000
03067-001-000
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Hugh & Jean Calderwood
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Alachua, FL 32616

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Zoning, Land Use, and Text Amendment Changes

Date & Time: July 29, 2020 at 6:00 PM

URL: https://us02web.zoom.us/j/5733319527

Meeting ID: 573 331 9527

NAME	EMAIL
Mike Gianikas	landscapesunltd@hotmail.com
Sayed Moukhtara	sayed@moukhtara.com
Silvia Moukhtara Nemer	silvia@nemerrealestate.com

Neighborhood Meeting Minutes

Project:	Proposed Zoning, Land Use, and Text Amendment Changes
Date & Time:	July 29, 2020 at 6:00 PM
URL:	https://us02web.zoom.us/j/5733319527
Meeting ID:	573 331 9527
Community Participants:	3 (see sign-in sheet)
Project Representatives:	Onelia Lazzari, eda Clay Sweger, eda Ashley Scannella, eda

Meeting Minutes:

Onelia Lazzari introduced eda and the project, proposed Zoning, Land Use, and Text Amendment Changes to a portion of tax parcel number 03020-000-000 located at 17129 April Boulevard. Eda proposes to a) rezone an approx. 10-acre portion of the property from Agricultural (A) to Community Commercial (CC) & approx. 7.5 acres to Conservation (CSV), b) change an approx. 10-acre portion of the property from Recreation to Commercial & approx. 7.5 acres to Conservation future land use category, and c) propose a Text Amendment to the New Future Land Use Element Policy 1.3.h, adding a policy concerning water quality treatment from I-75 runoff. Ms. Lazzari explained what typical uses are permitted in the Community Commercial zoning district and Commercial land use category. She also explained the environmental benefits of the Proposed New Future Land Use Element Policy.

There were no questions from the attendees.

þÿ The Gainesville Sun - Nov 26, 2020 - - - A9

Lessons

Continued from Page 1A

between the Pilgrims and Native Americans was always uneasy and later splintered into years of conflict.

On Cape Cod, language arts teacher Susannah Remillard long found that her sixth grade students had been taught far more about Pilgrims than the Wampanoag people, the Native Americans who attended the feast. Now she's trying to balance the narrative.

She asks students to rewrite the Thanksgiving story using historical records, and then she asks them to write a poem from the perspective of a person from that time, half settlers and half Wampanoag.

"We carry this Colonial view of how we teach, and now we have a moment to step outside that and think about whether that is harmful for kids, and if there isn't a better way," said Remillard, who teaches at Cape Cod Lighthouse Charter School in East Harwich, Massachusetts. "I think we are at a point where people are now ready to listen."

In Arlington Public Schools near Boston, students until recently dressed annually in Colonial attire. Now taboo, the costumes were abolished in 2018, and the district is working to expand and correct classroom teachings on Native Americans, including debunking Thanksgiving myths.

Students as young as kindergarten are now being taught that harvest feasts have been part of Wampanoag life since long before 1621, and that thanksgiving is a daily part of life for many tribes.

They're also being taught that the Pilgrims and Wampanoag were not friends, and that it's important to "unlearn" false notions around the feast.

"We don't want the coloring books of the Pilgrims and the Native Americans," said Crystal Power, a social studies coach. "We want students to engage with what really happened, with who lived here first, and to understand that there was no such thing as the New World. It was only new from one side's perspective."

Advocates for Indigenous education caution there's still much to improve. Change has been slow and spotty, they say, and many schools cling to insensitive traditions, including costumed dramas and paper headdresses.

"Progress seems to be gaining momentum, but there's still a lot of work to do," said Ed Schupman, manager of Native Knowledge 360, the national education initiative at the National Museum of the American Indian, and a citizen of the Muscogee (Creek) Nation of Oklahoma. "Change is still needed, and it has only been significant in some places."

Schupman and the museum have worked with states as they create new teaching standards on Indigenous cultures. Montana in 1999 was among the first to require schools to teach tribal histories and is now joined by Washington, Oregon and others.

Even in states where it isn't mandatory, however, classrooms are becoming more inclusive.

After national protests over killings of Black people by police, Arlington's history department created a committee to examine race, which led to discussions about expanding and correcting teachings about African Americans, Native Americans and other groups too often left out.



Sixth grade teacher Susannah Remillard wants her students to understand the Native American perspective. ELISE AMENDOLA/AP

In recent guidance, the nearby Brookline school district urged teachers to incorporate native perspectives even on topics not necessarily specific to Indigenous people. It encourages lessons, for example, on the coronavirus' impact on Native Americans, and on Neilson Powless, who recently became the first Native American in the Tour de France.

Although schools say parents have mostly embraced the changes, they acknowledge it can be polarizing. Prominent lawmakers have resisted efforts to rethink Thanksgiving, including Sen. Tom Cotton of Arkansas, a Republican who last week blasted "revisionist charlatans of the radical left."

School officials say they aren't changing history, but adding parts that have been left out. Standard social studies textbooks have included little about Native Americans, and alternatives were long elusive. Teachers say that's changing, thanks to native scholars who have authored children's books, lesson plans and other materials.

In Massachusetts this year, every public school is getting copies of a new state history book co-written by a Wampanoag author and historian. The book was published to coincide with the 400th anniversary of the Mayflower's arrival, but it notably begins thousands of years earlier, with the history of the Wampanoag people.

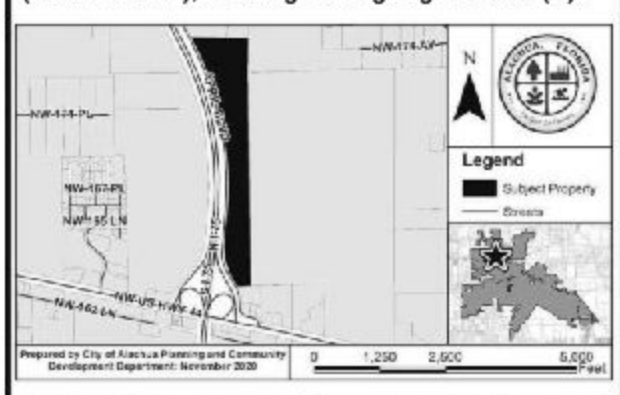
Before the pandemic, schools around Boston hosted annual visits from Annawon Weeden, a performing artist and member of the Mashpee Wampanoag Tribe.

Weeden makes a point of arriving in modern clothes to dispel faulty notions about Indigenous people. Only after taking questions and debunking myths does he change into traditional regalia and demonstrate tribal dances.

"A lot of the kids think we're only in the past. A lot of the kids think we live in a longhouse or a teepee or whatever," Weeden said. "Stereotypes like those are very hard to defeat."

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 December 8, 2020 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, **AICP**, LEED AP, of EDA Consultants, Inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of a Large Scale Comprehensive Plan Amendment 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; located east of April Boulevard and Interstate-75 and approximately 2,000 feet north of the intersection of NW US Highway 441 and April Boulevard; consisting of Tax Parcel Number 03020-000-000. Existing FLUM: Recreation; Proposed FLUM: Conservation (±6.79 acres) and Commercial **(±10.50 acres); Existing Zoning: Agricultural (A).**

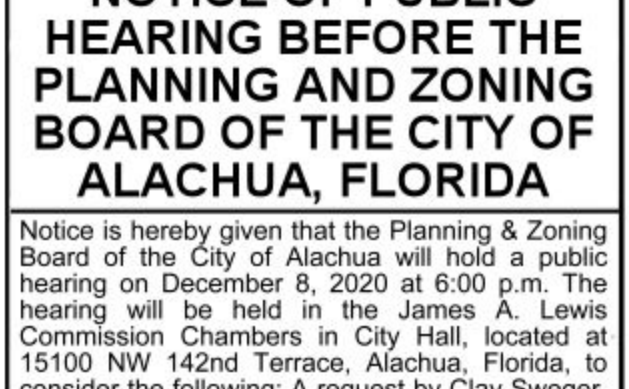


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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.

GF-GH057426

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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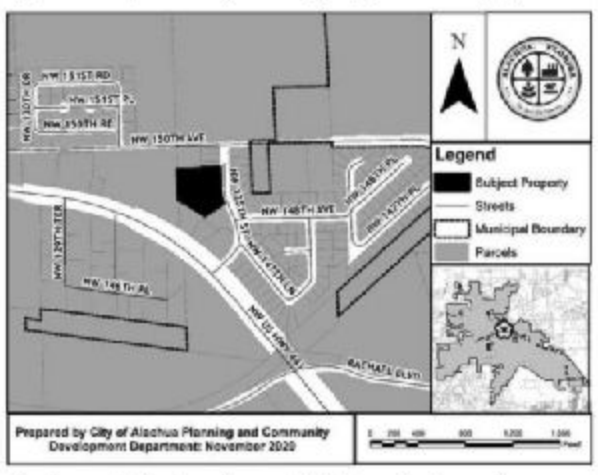


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GF-GH057427

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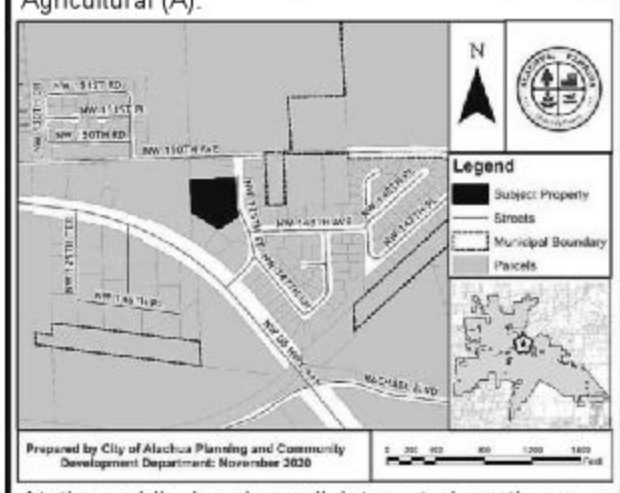


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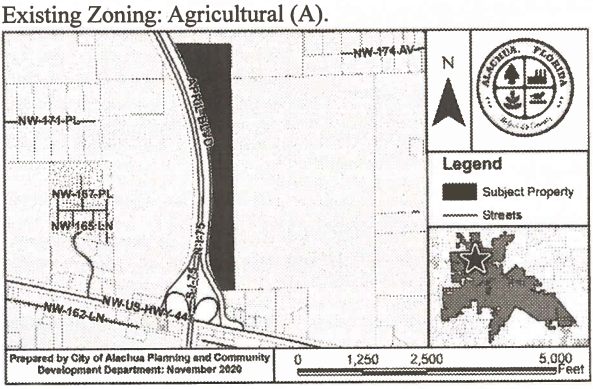
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GF-GH057425

City of ALACHUA

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(Published: Alachua County Today - November 26, 2020)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson (name), POSTED THE LAND USE SIGN ON 11/23 (date) FOR THE Tara April LSCPA & Rezoning - PZB & CCOM1 (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)

Four (4)
(number of signs)

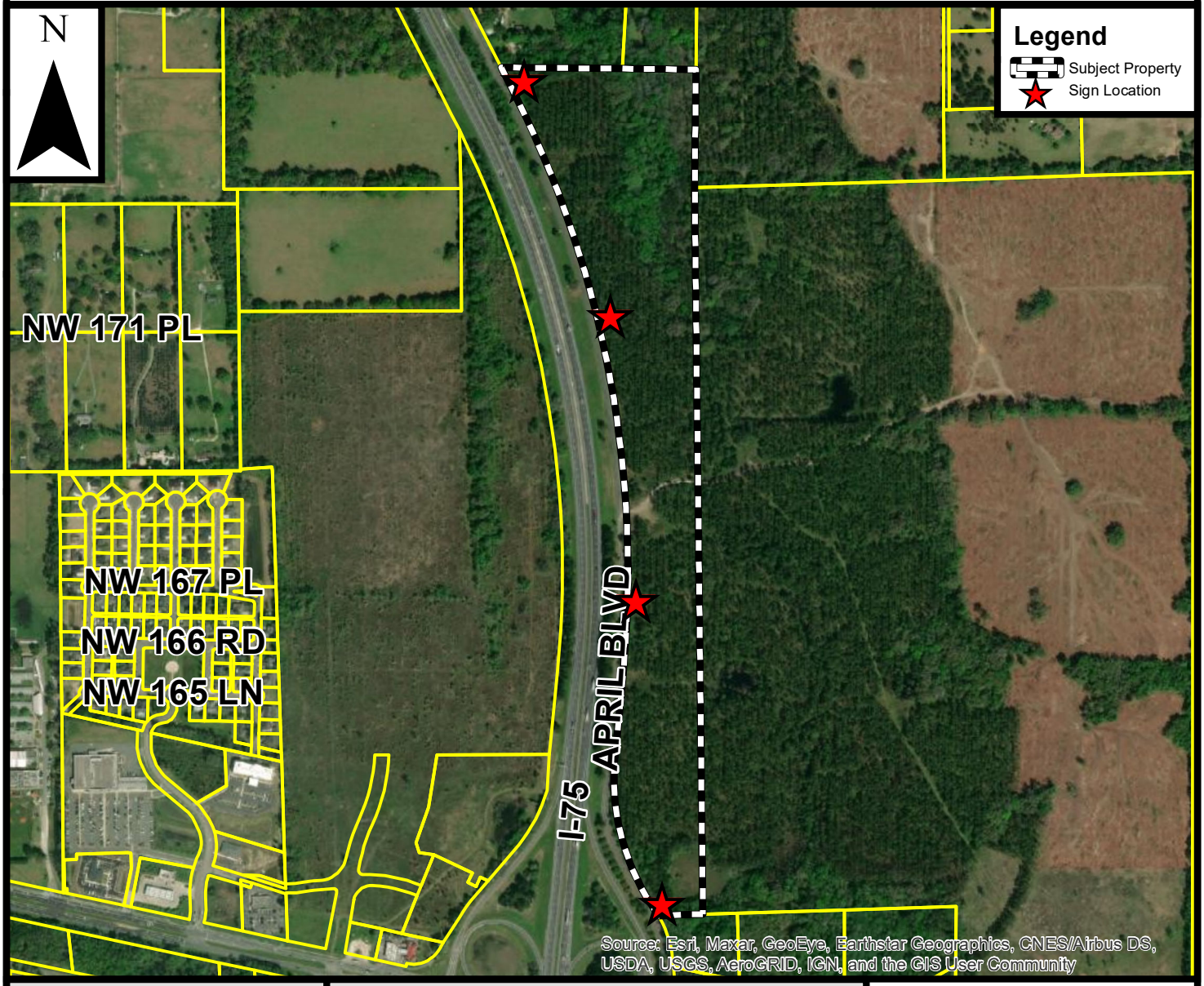
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Tara April
LSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared November 2020

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0 300 600 1,200 Feet

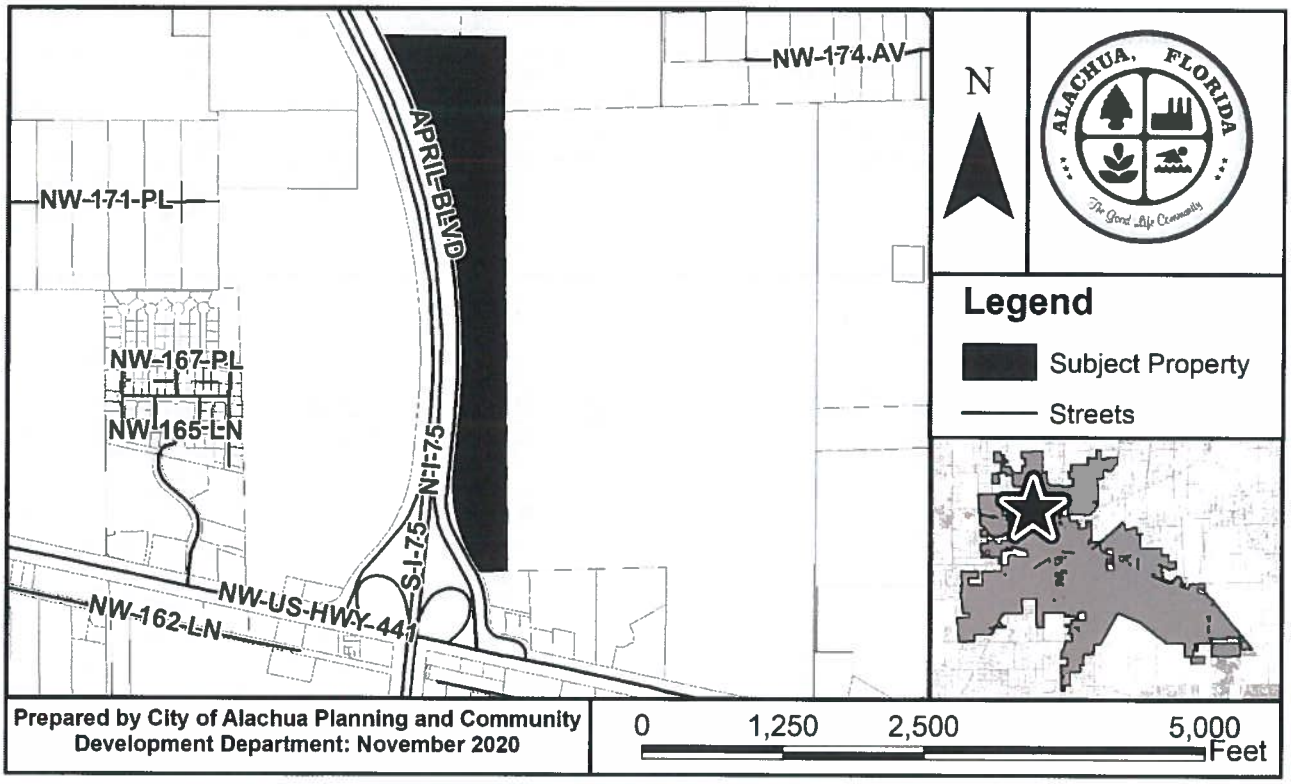
City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 11/23/2020 KC

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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Linda Dixon, AICP
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Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
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Gainesville, FL 32601

Bonnie Flynn
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ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

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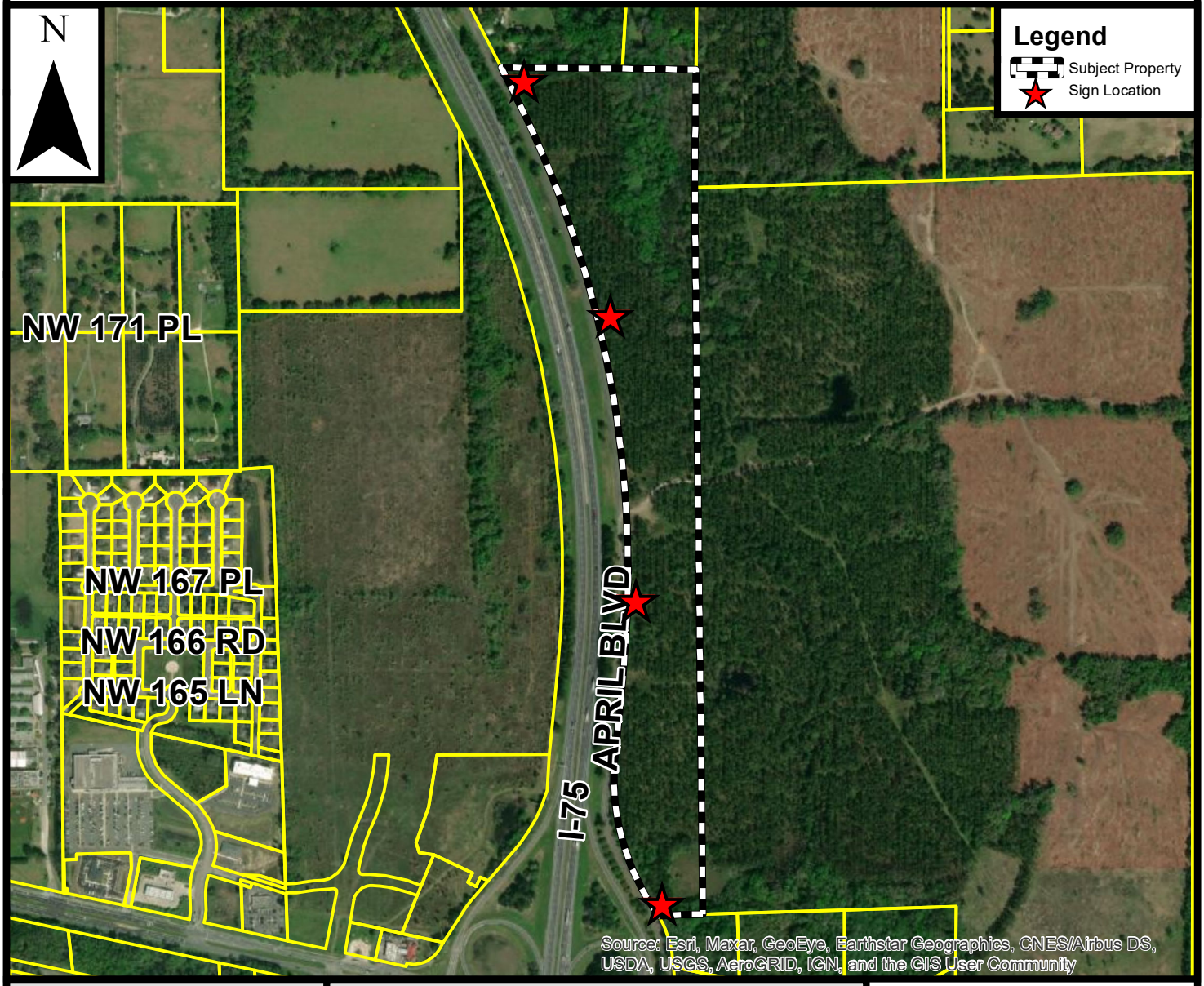
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Prepared by the City of Alachua
Planning & Community Development Department

Prepared November 2020

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City of ALACHUA

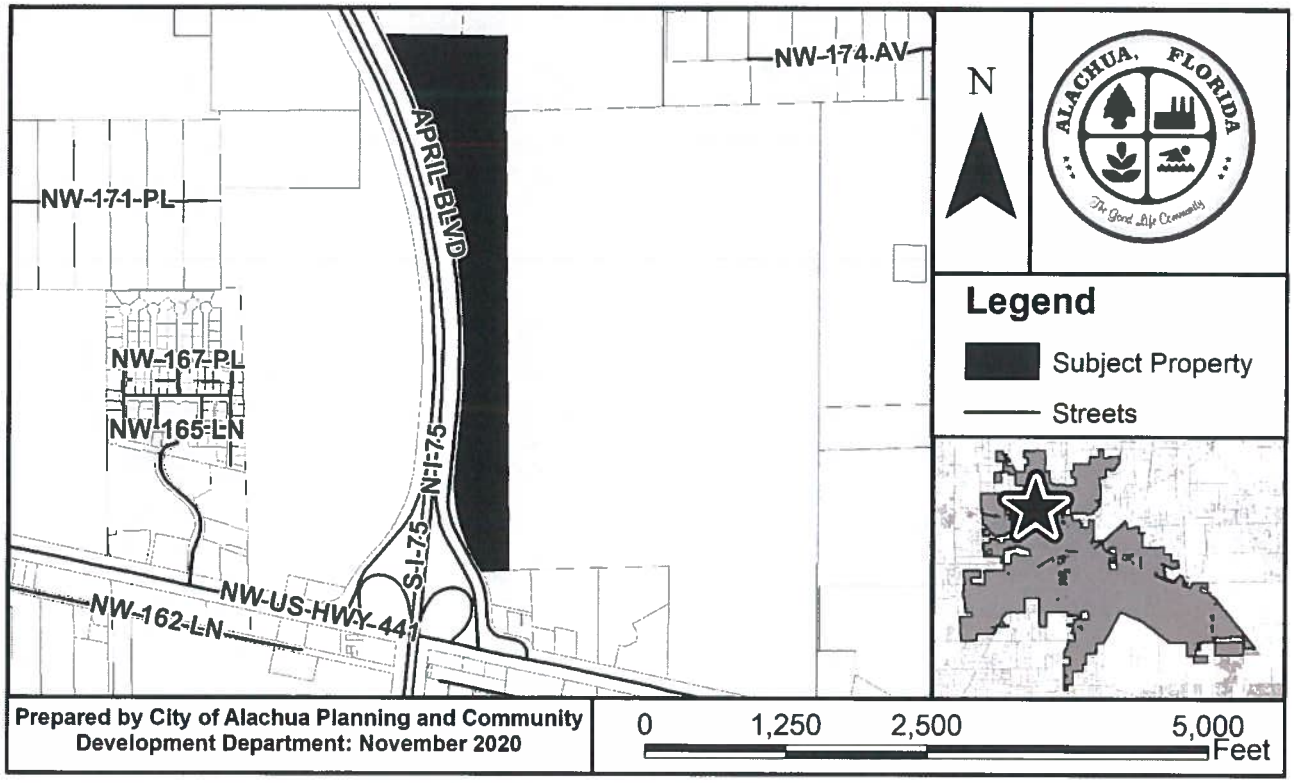
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City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 12/8/2020
SUBJECT: 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).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Tara Forest, LLC to the City Commission with a recommendation to approve 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 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.

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of a rezoning of a ±17.29 acre portion of a ±58.26 acre parcel from Agricultural (A) to Conservation (CSV) on ±6.79 acres and from Agricultural (A) to Community Commercial (CC) on ±10.50 acres.

The applicant has submitted a companion Large Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the ±17.29 acre portion of the ±58.26 acre parcel from Recreation to Conservation on ±6.79 acres and from Recreation to Commercial on ±10.50 acres.

In addition to the companion rezoning, the applicant has also submitted an application for a Comprehensive Plan Text Amendment. This application proposes to create a new Future Land Use Element (FLUE) policy - Policy 1.3.h. – which would require the owner/developer of Tax Parcel 03020-000-000 or any subset thereof to provide on-site stormwater quality treatment for a portion of existing stormwater runoff from Interstate 75 which presently traverses the subject property. The

current owner of the subject property has proposed this amendment in order to address pre-existing conditions on-site and to provide for an enhancement of the existing stormwater treatment conditions. Policy 1.3.h of the FLUE would also require any portion of Tax Parcel 03020-000-000 or subset of the parcel which is designated as Commercial on the FLUM by this LSCPA application to be zoned Community Commercial (CC) or a less intensive zoning district. The purpose of this provision of the policy is to provide further protection to sensitive environmental features, including adjacent and on-site wetlands, Mill Creek, and Mill Creek Sink (located proximate to the subject property). This provision would ensure that

more intensive commercial uses, such as gas stations and auto repair shops, could not locate on the portion of the subject property subject to the this LSCPA petition.

The subject property is located east of April Boulevard, approximately 1,800 feet north of the intersection of April Boulevard and NW US Highway 441. The property historically has consisted primarily of planted pine and natural vegetation. Most of the planted pine was recently harvested.

Lands to the south and east of the parcel are presently vacant and are constrained by environmental features (wetlands and Mill Creek). Traveler's Campground is located to the north of the parcel. April Boulevard and Interstate 75 are located to the west of the parcel.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Draft Ordinance
- Application & Supporting Materials
- Public Notice Materials for the 12/8/20 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: December 8, 2020
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas on ±17.29 acres of a ±58.26 acre parcel from Agricultural (A) to Conservation (CSV) on ±6.79 acres and from Agricultural (A) to Community Commercial (CC) on ±10.50 acres
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP EDA Consultants, Inc.
PROPERTY OWNER:	Tara Forest, LLC
LOCATION:	East of April Boulevard, approximately 1,800 feet north of the intersection of April Boulevard and NW US Highway 441
PARCEL ID NUMBER:	03020-000-000
ACREAGE:	±17.29 acres (property subject to proposed amendment) ±58.26 acres (subject parcel)
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Tara Forest, LLC to the City Commission with a recommendation to approve.
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 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.*

SUMMARY

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, EDA Consultants, Inc., for the consideration of a rezoning of a ±17.29 acre portion of a ±58.26 acre parcel from Agricultural (A) to Conservation (CSV) on ±6.79 acres and from Agricultural (A) to Community Commercial (CC) on ±10.50 acres.

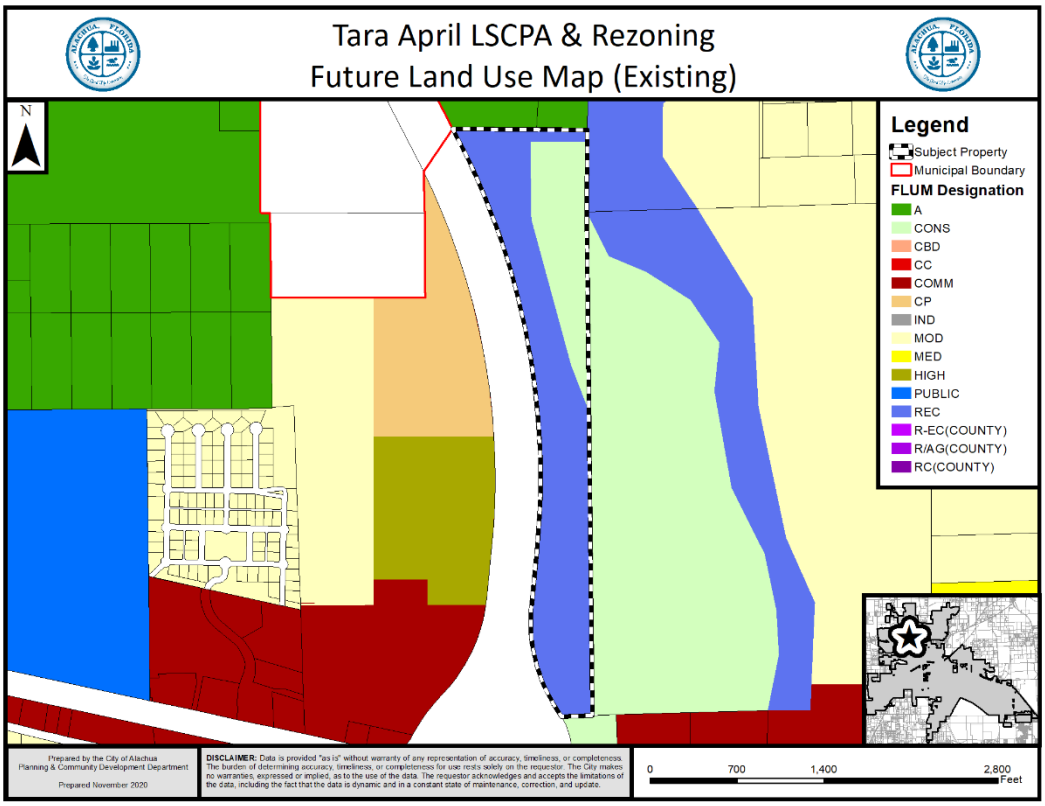
The applicant has submitted a companion Large Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the ±17.29 acre portion of the ±58.26 acre parcel from Recreation to Conservation on ±6.79 acres and from Recreation to Commercial on ±10.50 acres.

In addition to the companion rezoning, the applicant has also submitted an application for a Comprehensive Plan Text Amendment. This application proposes to create a new Future Land Use Element (FLUE) policy - Policy 1.3.h. – which would require the owner/developer of Tax Parcel 03020-000-000 or any subset thereof to provide on-site stormwater quality treatment for a portion of existing stormwater runoff from Interstate 75 which presently traverses the subject property. The current owner of the subject property has proposed this amendment in order to address pre-existing conditions on-site and to provide for an enhancement of the existing stormwater treatment conditions. Policy 1.3.h of the FLUE would also require any portion of Tax Parcel 03020-000-000 or subset of the parcel which is designated as Commercial on the FLUM by this LSCPA application to be zoned Community Commercial (CC) or a less intensive zoning district. The purpose of this provision of the policy is to provide further protection to sensitive environmental features, including adjacent and on-site wetlands, Mill Creek, and Mill Creek Sink (located proximate to the subject property). This provision would ensure that more intensive commercial uses, such as gas stations and auto repair shops, could not locate on the portion of the subject property subject to the this LSCPA petition.

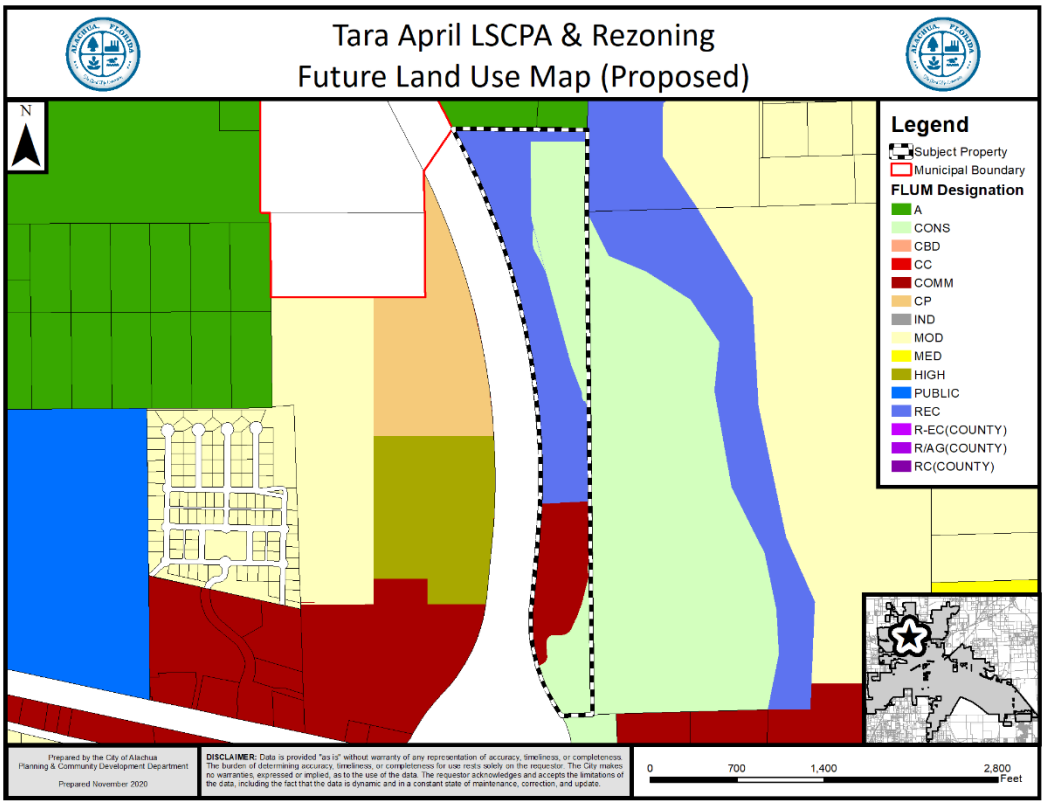
The subject property is located east of April Boulevard, approximately 1,800 feet north of the intersection of April Boulevard and NW US Highway 441. The property historically has consisted primarily of planted pine and natural vegetation. Most of the planted pine was recently harvested.

Lands to the south and east of the parcel are presently vacant and are constrained by environmental features (wetlands and Mill Creek). Traveler's Campground is located to the north of the parcel. April Boulevard and Interstate 75 are located to the west of the parcel. See Map 5., Vicinity Map, and Table 1, Surrounding Land Uses, below.

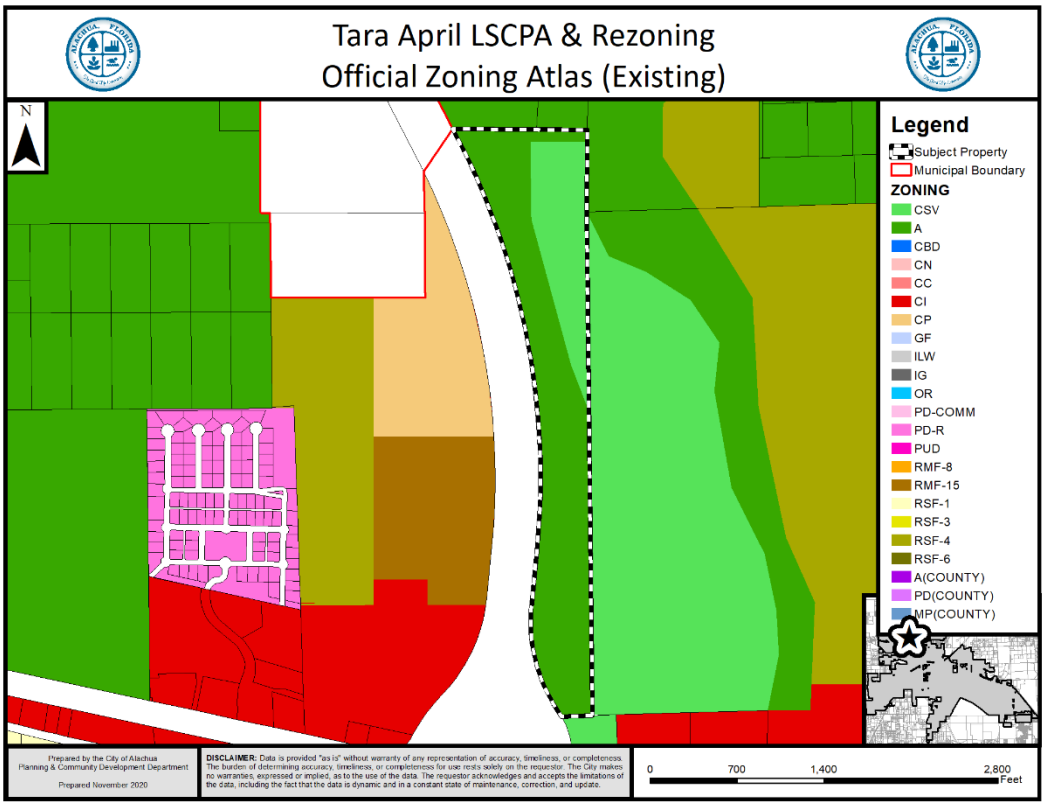
Map 1. Existing Future Land Use Map with Subject Property



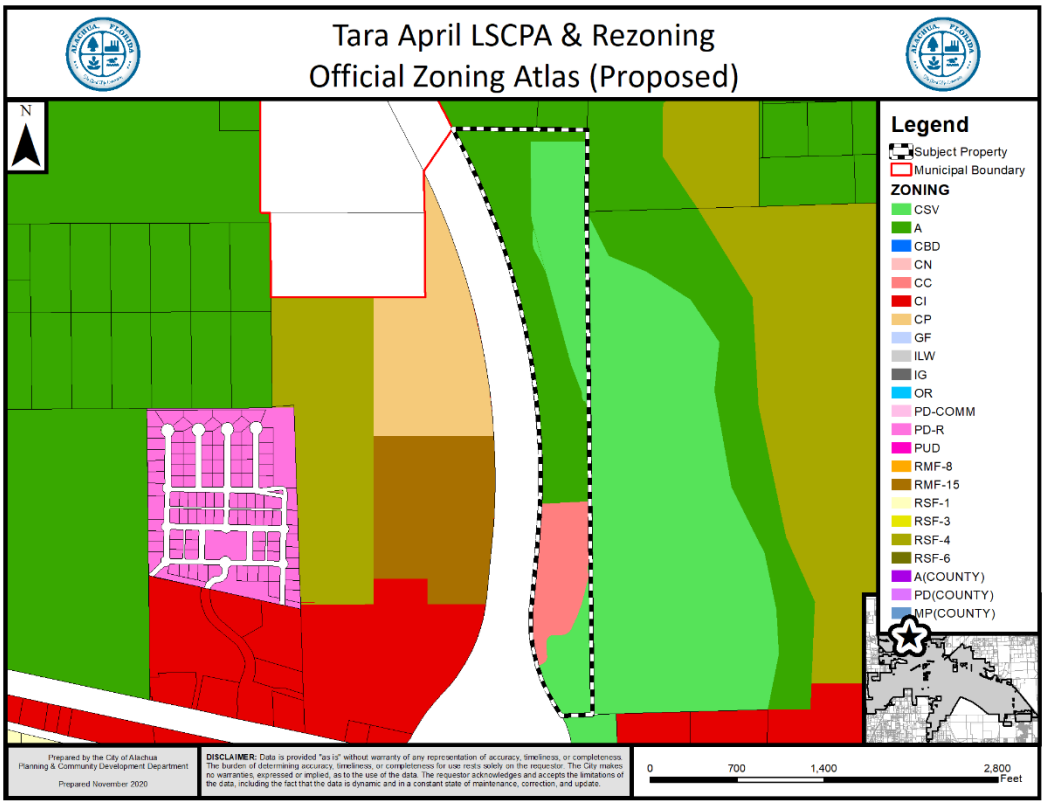
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Community Commercial (CC) zone district is established and described in Section 3.5.2(C) of the City's LDRs:

3.5.2(C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

The general purposes of the Conservation (CSV) zone district is established and described in Section 3.2.1 of the City's LDRs:

3.2.1 *General purpose.* The CSV district is established and intended to:

(A) *Conserve natural features and functions.* Conserve the unique natural features and functions of sensitive environmental lands located within the district;

(B) *Maintain hydrological systems and water quality.* Maintain the natural functioning and water quality of the hydrological systems in the district;

(C) *Conserve feeding and breeding areas of wildlife habitat.* Conserve the feeding and breeding areas of wildlife habitat located in the district;

(D) *Allow low-intensity, resource-based, public recreation uses.* Allow low-intensity, natural resource-based, public recreational uses that can be designed and located in places that are consistent with the purpose of conserving unique natural features and the functions of sensitive environmental lands; and

(E) *Limit urban development.* Limit urban development and require it to be designed and located in places that are consistent with the purpose of conserving unique natural features and the functions of sensitive environmental lands.

The specific purpose of the Conservation (CSV) zone district is established and described in Section 3.2.2 of the City's LDRs:

3.2.2 *Specific purposes.* The CSV district is intended to provide lands for resource-based recreation activities, research activities, limited urban development, and related uses that are nonintensive, and can be designed and located to conserve the unique natural features and the functions of sensitive environmental lands located in the district.

EXISTING USES

The property historically has consisted of natural vegetation, however, a large portion of the site was recently cleared.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Agricultural (A)	Community Commercial (CC)
Max. Gross Density/ *Maximum number of Dwelling Units*:	0.2 dwellings/acre *Maximum 1dwelling unit on the subject property*	None
Floor Area Ratio/ *Maximum Intensity*:	N/A	1.0 FAR for parcel ≤ 1 acre; 0.75 FAR for parcels > 1 acre but < 5 acres; 0.50 FAR for parcels ≥ 5 acres *Maximum 228,690 square feet nonresidential uses on the subject property**
Permitted Uses:	Agriculture; Animal Husbandry; Agricultural Support and Services; Animal Sales and Care; single family Residential Units	Community Services; Day Cares; Educational Facilities; Health Care Facilities; Institutions; Animal Sales, Services, & Care; Eating Establishments; Offices; Indoor Recreation; Retail Sales & Services; Visitor Accomodations

SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 5 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Map 5. Vicinity Map

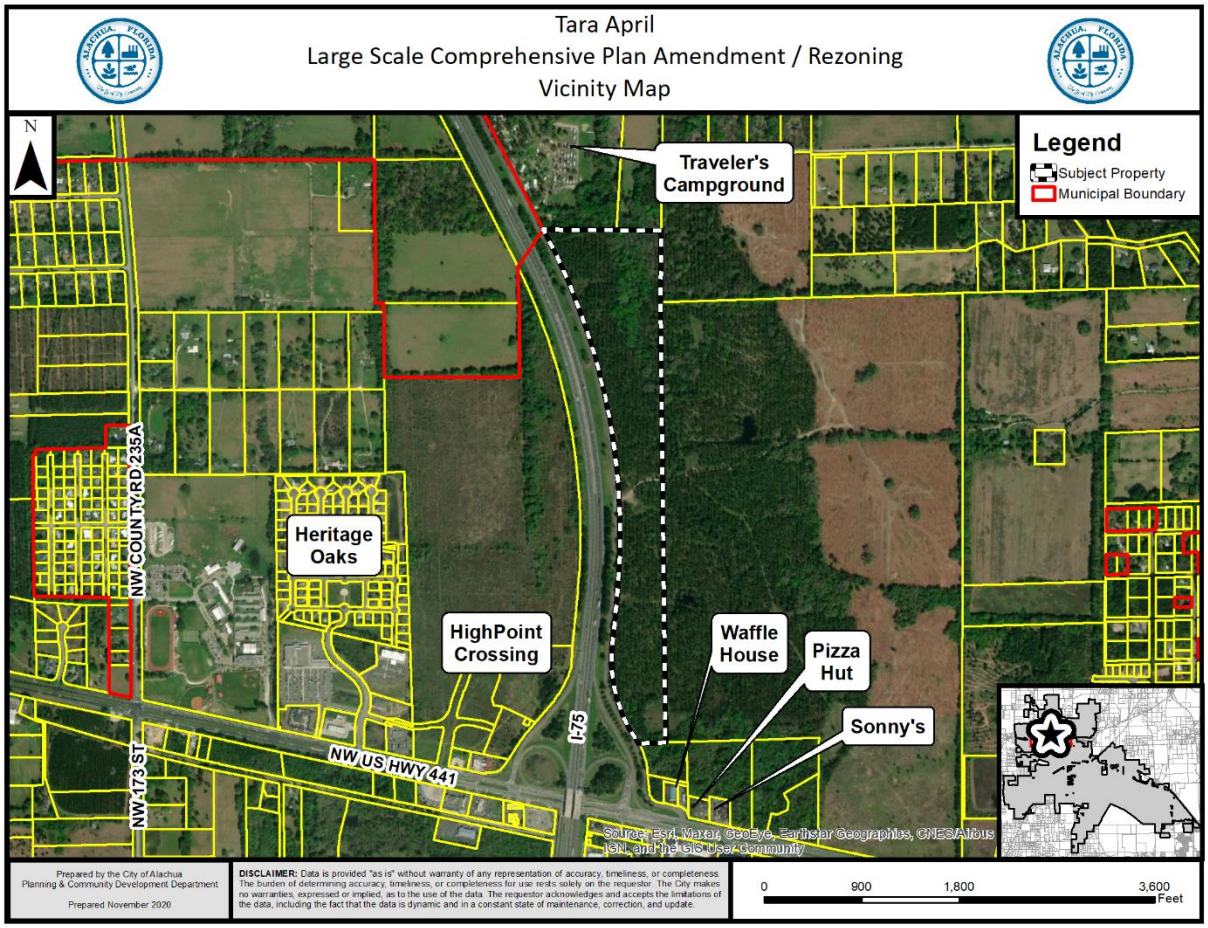


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Traveler's Campground	Agriculture	Agricultural
South	Vacant Lands	Conservation	Conservation
West	Vacant Lands	Conservation	Conservation
East	April Boulevard; Interstate 75	N/A	N/A

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held virtually on July 29, 2020 at 6:00 p.m. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, one (1) person attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation of a ±17.29 acre portion of a ±58.26 acre parcel from Agricultural (A) to Conservation (CSV) on ±6.79 acres and from Agricultural (A) to Community Commercial (CC) on ±10.50 acres. Table 2 shows the proposed FLUM Designations and the proposed corresponding zoning designations. The proposed zoning designations are consistent with the existing FLUM Designations for the property subject to this application.

Table 2. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent
Portion of 03020-000-000	±6.79	Conservation	Conservation (CSV)	☑
Portion of 03020-000-000	±10.50	Commercial	Community Commercial (CC)	☑

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*
The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.3: *Commercial*
The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Evaluation & Findings: The proposed amendment would rezone a ±17.29 acre portion of a ±58.26 acre parcel from Agricultural (A) to Conservation (CSV) on ±6.79 acres and from Agricultural (A) to Community Commercial (CC) on ±10.50 acres. While the portion of the subject property proposed to be rezoned to Community Commercial (CC) is not contiguous to lands presently zoned for commercial uses, there are existing commercial lands approximately 1,500 feet to the south of the area proposed to be rezoned to Community Commercial (CC). The areas located between the area proposed to be rezoned to Community Commercial (CC) and existing commercial uses are constrained from development by wetland areas and flood plains.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

Evaluation & Findings: The amendment would address compatibility between areas proposed to be rezoned to Community Commercial (CC) by also rezoning areas which are comprised of wetlands as Conservation (CSV). In order to reduce the potential for adverse impacts to nearby environmental features the applicant has proposed a related Comprehensive Plan Text Amendment requiring any portion of land subject to this LSCPA application to be zoned Community Commercial (CC) or a less intensive zoning district. The proposed Comprehensive Plan Text Amendment ensures that the most intensive commercial uses would be restricted from locating on the property subject to this LSCPA application.

Policy 1.3.f: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

1. The City shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

Evaluation & Findings: The subject property is located within the Gateway Activity Center. Any future development will be subject to the provisions of Section 3.7.2(C) of the City's Land Development Regulations (LDRs), which implements Policy 1.3.f.1.

Objective 1.8: *Conservation*

The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Policy 1.8.a: *Conservation uses*: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Evaluation & Findings: The location of on-site wetlands have been field delineated, and are identified within the Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020, submitted by the applicant with this application. The proposed amendment would place areas of the subject property which presently are zoned Agricultural (A), but which are comprised of a wetland or required wetland buffer, into the Conservation (CSV) zoning district.

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.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

Evaluation & Findings: The area proposed to be rezoned to Conservation (CSV) is located within an area that is constrained by environmental features. The location of on-site wetlands have been field delineated, and are identified within the Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020, submitted by the applicant with this application. The proposed amendment would place areas of the subject property which presently are zoned Agricultural (A), but which are comprised of a wetland or required wetland buffer, into the Conservation (CSV) zoning district. The Verde report concludes that in general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Most onsite habitats provide relatively low-quality habitat due to historical land management and development of adjacent parcels and earthwork associated with the construction of Interstate 75.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, the development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities. Utilities would be required to be extended by approximately 2,000 feet in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater system, 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 Comprehensive Plan.

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The subject property is located within the City's potable water and wastewater service areas. Future development would be required to be served by City potable water and wastewater services.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation and Findings: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities. In addition, an operational analysis has been performed to determine the potential impacts to the intersection of April Boulevard and US Highway 441 and potential impacts to the US 441/I-75 interchange which could result from future development of the subject property. The operational analysis concludes that these intersections will operate at an acceptable level under most conditions considered by the analysis. Further evaluation of transportation impacts will be required at the time of any development proposal. Should operational improvements be determined necessary in order to address a specific development plan's impacts, the developer shall be required to coordinate such improvements with the City and with the Florida Department of Transportation (FDOT). See the section of this report titled "Traffic Impacts: Operational Analysis" for further information.

Community Facilities Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which shall include all areas where wastewater service is available. Wastewater service shall be deemed available if:

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the City's wastewater service area. Future development would be required to be served by City wastewater services.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation and Findings: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the City's potable water service area. Future development would be required to be served by City potable water services.

Conservation and Open Space Element

Objective 1.1: *Conservation Designations*
The City shall provide additional protection to particularly sensitive natural resources, habitats and ecosystems by establishing conservation designations, with specific uses, buffers and management protocol.

Policy 1.1.a: The City shall establish a conservation land use category for publicly or privately owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat that require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Evaluation and Findings: The location of on-site wetlands have been field delineated, and are identified within the Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020, submitted by the applicant with this application. The proposed amendment would place areas of the subject property which presently are zoned Agricultural (A), but which are comprised of a wetland or required wetland buffer, into the Conservation (CSV) zoning district.

Objective 1.2: *Native Communities and Ecosystems*
The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

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.

OBJECTIVE 1.3: Listed Species
The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Evaluation and Findings: The applicant has submitted an Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020. The Verde report concludes that in general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Most onsite habitats provide relatively low-quality habitat due to historical land management and development of adjacent parcels and earthwork associated with the construction of Interstate 75. Any areas identified within the Verde report as having some potential to support protected flora or fauna are either presently zoned Conservation (CSV) or would be zoned as such by this amendment.

Objective 1.10: *Wetlands*
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Evaluation and Findings: There are wetland areas and flood plains located on the subject property. Most of these areas are presently located in areas zoned Conservation (CSV). The location of on-site wetlands have been field delineated, and are identified within the Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020, submitted by the applicant with this application. The proposed amendment would place areas of the subject property which presently are zoned Agricultural (A), but which are comprised of a wetland or required wetland buffer, into the Conservation (CSV) zoning district.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

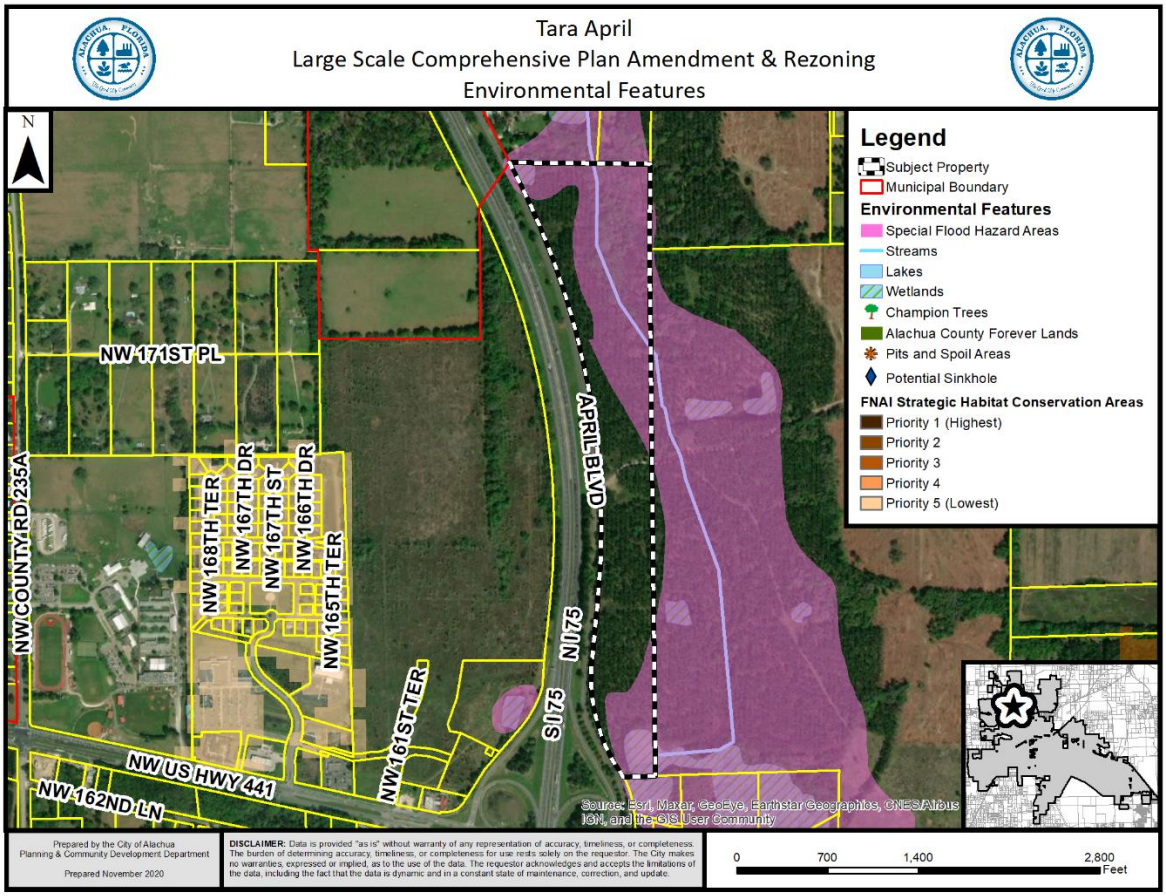
The subject property is located in an area with environmental features, including Mill Creek, Mill Creek Sink, wetlands, and flood plains. In order to evaluate potential impacts to on-site and nearby environmental features, the applicant has submitted an Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020.

The location of on-site wetlands were field delineated by Verde and are identified within the Verde report. In addition, the Verde report concludes that in general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Most onsite habitats provide relatively low-quality habitat due to historical land management and development of adjacent parcels and earthwork associated with the construction of Interstate 75. Any areas identified within the Verde report as having some potential to support protected flora or fauna are either presently designated in the Conservation land use category or would be designated as such by this amendment.

The City engaged the services of John Wood Group plc ("Wood") to perform a technical review the Verde report. Wood's technical review included a review of the wetland delineation methodology used by Verde. Wood's technical review also included a verification of any potential threatened and endangered species which may exist on the subject property and those identified in the Verde report. Wood generally agreed with the findings of the Verde report. Upon receipt of Wood's review comments, Verde incorporated Wood's findings into its report. A copy of the Verde report is included

within the application materials. Wood's technical review comments are included within Exhibit "B" of this report.

Map 3. Environmental Features



Wetlands

Wetland areas are located on the subject property. Most of these areas are presently located in areas designated Conservation on the FLUM. The location of on-site wetlands have been field delineated, and are identified within the Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020, submitted by the applicant with this application.

Evaluation: The proposed amendment would place areas of the subject property which presently are designated Recreation on the FLUM, but which are comprised of a wetland or required wetland buffer, into the Conservation FLUM Designation. Wetland areas are subject to the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) regulations.

Creeks and Streams

Mill Creek traverses a portion of the subject property.

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. The areas surrounding Mill Creek on the subject property are presently designated for Conservation on the FLUM, therefore, these minimum buffers shall be maintained from Mill Creek.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The applicant has submitted an Environmental Assessment and Listed Species Survey prepared by Verde Environmental, dated July 2020. The Verde report concludes that in general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Most onsite habitats provide relatively low-quality habitat due to historical land management and development of adjacent parcels and earthwork associated with the construction of Interstate 75. Any areas identified within the Verde report as having some potential to support protected flora or fauna are either presently designated in the Conservation land use category or would be designated as such by this amendment.

Evaluation: Since there are no areas proposed to be designated Commercial on the FLUM identified within the Verde report as areas that would provide suitable habitat for protected flora and fauna or habitat for local wildlife, there are no concerns related to regulated plant and animal species.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and

therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are three (3) soil types found on the portion of the subject property proposed to be designated Commercial on the FLUM:

Arredondo Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B
This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Lochloosa Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: C
This soil type is somewhat poorly drained. Permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Evaluation: The soil types present pose minimal limitations to urban development and therefore should present limited impacts to any future development of the property.

Flood Potential

Panels 0110D and 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas within Flood Zone X (areas determined to be outside of the 500-year floodplain) and within Flood Zone A and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined).

Evaluation: Areas of the subject property located within Flood Zone A are designated for Conservation on the FLUM. 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. Best available data indicates there are no known geologic features on the subject property.

Evaluation: There are no concerns at this time based upon the best available data, which indicates there are no known geologic features on the subject property.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around 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 Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

FINDINGS OF FACT:
COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan is provided within this report.

(b) ***Consistent with Ordinances*** – The amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation and Findings: An analysis of the application's compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City's Code of Ordinances.

(c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: While the portion of the subject property proposed to be rezoned to Community Commercial (CC) is not contiguous to lands presently zoned for commercial uses, there are existing commercial lands approximately 1,500 feet to the south of the area proposed to be rezoned to Community Commercial (CC).

The areas located between the area proposed to be rezoned to Community Commercial (CC) and existing commercial uses are constrained from development by wetland areas and flood plains. Additionally, the proposed amendment would place areas of the subject property which presently are zoned Agricultural (A), but which are comprised of a wetland or required wetland buffer, into the Conservation (CSV) zoning district.

(d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation and Findings: The subject property is located near the US 441/I-75 interchange and within the Gateway Overlay District. Commercial uses are located approximately 1,500 feet to the south of the area proposed to be rezoned to Community Commercial (CC). The areas located between the area proposed to be rezoned to Community Commercial (CC) and existing commercial uses are constrained from development by wetland areas and flood plains.

(e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation and Findings: The portion of the subject property proposed to be rezoned to Community Commercial (CC) is located proximate to lands with environmental features (Mill Creek, Mill Creek Sink, wetlands and flood plains). In order to address compatibility with these areas, the applicant has submitted an application for a Comprehensive Plan Text Amendment that proposes to create a new Future Land Use Element (FLUE) policy. This new policy – Policy 1.3.h. – would require any portion of Tax Parcel 03020-000-000 or subset of the parcel which is designated as Commercial on the FLUM by the companion LSCPA application to be zoned Community Commercial (CC) or a less intensive zoning district. The purpose of this provision of the policy is to provide further protection to sensitive environmental features, including adjacent and on-site wetlands, Mill Creek, and Mill Creek Sink (located proximate to the subject property). This provision would ensure that more intensive commercial uses, such as gas stations and auto repair shops, could not locate on the portion of the subject property subject to the LSCPA petition.

(f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation and Findings: The subject property is located near the US 441/I-75 interchange and within the Gateway Overlay District. Commercial uses are located approximately 1,500 feet to the south of the area proposed to be rezoned to Community Commercial (CC). The areas located between the area proposed to be rezoned to Community Commercial (CC) and existing commercial uses are constrained from development by wetland areas and flood plains. It is not expected that the proposed amendment would have an adverse effect on the character of the general area.

The subject property is located along April Boulevard, which is a frontage road paralleling the east side of Interstate 75 and is located north of US Highway 441. The only road which April Boulevard connects to is US Highway 441. As such, an operational analysis has been performed to determine the potential impacts to the intersection of April Boulevard and US Highway 441 and potential impacts to the US 441/I-75 interchange which could result from future development of the subject property. The operational analysis concludes that these intersections will operate at an acceptable level under most conditions considered by the analysis. Further evaluation of transportation impacts will be required at the time of any development proposal. Should operational improvements be determined necessary in order to address a specific development plan's impacts, the developer shall be required to coordinate such improvements with the City and with the Florida Department of Transportation (FDOT). See the section of this report titled "Traffic Impacts: Operational Analysis" for further information.

(g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The subject property is located near the US 441/I-75 interchange and within the Gateway Overlay District. Commercial uses are located approximately 1,500 feet to the south of the area proposed to be rezoned to Community Commercial (CC). The areas located between the area proposed to be rezoned to Community Commercial (CC) and existing commercial uses are constrained from development by wetland areas and flood plains. As such, the proposed amendment would not deviate from the development pattern of the area.

(h) ***Encourage Sprawl*** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation and Findings: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." Staff finds that the proposed amendment does not constitute urban sprawl.

(i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The subject property is located near the US 441/I-75 interchange and within the Gateway Overlay District. Commercial uses are located approximately 1,500 feet to the south of the area proposed to be rezoned to Community Commercial (CC). The areas located between the area proposed to be rezoned to Community Commercial (CC) and existing commercial uses are constrained from development by wetland areas and flood plains. Therefore, the proposed amendment will not result in creation of isolated zoning districts.

(j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: Utilities would be required to be extended by approximately 2,000 feet in order to serve future commercial development on the subject property. Extensions of utilities and any other utility enhancements required to serve any future commercial development of the subject property will be provided at the developer's expense.

(k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The portion of the subject property proposed to be rezoned to Community Commercial (CC) is located proximate to lands with environmental features (Mill Creek, Mill Creek Sink, wetlands and flood plains). In order to address compatibility with these areas, the applicant has submitted an application for a Comprehensive Plan Text Amendment that proposes to create a new Future Land Use Element (FLUE) policy. This new policy – Policy 1.3.h. – would require any portion of Tax Parcel 03020-000-000 or subset of the parcel which is designated as Commercial on the FLUM by the companion LSCPA application to be zoned Community Commercial (CC) or a less intensive zoning district. The purpose of this provision of the policy is to provide further protection to sensitive environmental features, including adjacent and on-site wetlands, Mill Creek, and Mill Creek Sink (located proximate to the subject property). This provision would ensure that more intensive commercial uses, such as gas stations and auto repair shops, could not locate on the portion of the subject property subject to the this LSCPA petition.

TRANSPORTATION IMPACTS: OPERATIONAL ANALYSIS

The subject property is located along April Boulevard, which is a frontage road paralleling the east side of Interstate 75 and is located north of US Highway 441. The only road which April Boulevard connects to is US Highway 441.

The applicant hired Kimley-Horn & Associates to perform the opperational analysis to further evaluate potential impacts which may result from the development of the subject property as proposed by this amendment. The operational analysis considered potential impacts to the intersections of April Boulevard and US Highway 441 and potential impacts to the US 441/I-75 northbound and southbound ramps. The operational analysis prepared by Kimley Horn, dated October 13, 2020, concludes that these intersections will operate at an acceptable level under most conditions considered by the analysis.

The City contracted with Volkert, Inc. to perform a technical review of the Kimley-Horn operational analysis. Volkert agreed with the findings and recommendations of the Kimley-Horn operational analysis. The Kimley-Horn operational analysis acknowledges that further evaluation of transportation impacts will be required at the time of any development proposal.

Should operational improvements be determined necessary in order to address a specific development plan's impacts, the developer shall be required to coordinate such improvements with the City and with the Florida Department of Transportation (FDOT).

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix.

	Existing Zoning District	Proposed Zoning District
Zoning District:	Agricultural	Community Commercial (CC)
Max. Gross Density:	0.2 dwelling units/acre	N/A
Floor Area Ratio:	N/A	0.50 FAR
Maximum Density:	3 dwelling units	N/A
Maximum Intensity:	N/A	228,690 square feet

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

At the maximum development potential, the proposed amendment would not degrade the Level of Service (LOS) standard of any public facilities to an unacceptable level. This analysis is preliminary and based upon the maximum development potential of the proposed amendment. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
1 (32)	Interstate 75 (From North City Limit to US 441)	6/D	Freeway	COMM	C
2 (31)	Interstate 75 (From US 441 to South City Limit	6/D	Freeway	COMM	C
5 (107)	US 441 (from SR 235 to I-75)	4/D	Arterial	Urban	D
6 (4107)	US 441 (from I-75 to CR 235A)	4/D	Arterial	Urban	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Shopping Center[2] (ITE Code 820)	8,633 (4,316 / 4,317)	215 (133 / 82)	871 (418 / 453)

1 Source: ITE Trip Generation, 10th Edition.
2 Formula: ITE Code 820: AADT –37.75 trips per 1,000 square feet x 228,690 square feet (50% entering/50% exiting); AM Peak Hour –0.94 trips per 1,000 square feet x 228,690 square feet (62% entering/38% exiting); PM Peak Hour – 0.63 trips per 1,000 square feet x 228,690 square feet (48% entering/52% exiting).

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 1 Interstate 75 (from North City Limits to US 441)[1]	Segment 2 Interstate 75 (from US 441 to South City Limits)[1]	Segment 5 US 441 (from SR 235 to I-75)[1]	Segment 6 US 441 (from I-75 to CR 235A)[1]
Average Annual Daily Trips				
Maximum Service Volume[2]	91,600	91,600	39,000	39,000
Existing Traffic[3]	45,638	69,956	24,199	28,490
Reserved Trips[4]	508	508	2,785	2,785
Available Capacity[4]	45,454	21,135	12,016	7,225
Maximum AADT Generated by Amendment[5]	173	1,381	4,489	4,489
Residual Capacity After Potential Development's Impacts[6]	45,281	19,754	7,527	2,736

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020.
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 Trip Distribution: Segment 1 – 2%; Segment 2 – 16%; Segment 5 – 52%; Segment 6 – 52%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 1 Interstate 75 (from North City Limits to US 441)[1]	Segment 2 Interstate 75 (from US 441 to South City Limits)[1]	Segment 5 US 441 (from SR 235 to I-75)[1]	Segment 6 US 441 (from I-75 to CR 235A)[1]
PM Peak Hour Trips				
Maximum Service Volume[2]	8,250	8,250	3,510	3,510
Existing Traffic[3]	4,792	7,345	2,299	2,707
Reserved Trips[4]	38	38	245	245
Available Capacity[4]	3,420	867	966	558
Maximum PM Peak Hour Trips Generated by Amendment[5]	17	139	453	453
Residual Capacity After Potential Development's Impacts[6]	3,703	728	513	105

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2020.
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 Trip Distribution: Segment 1 – 2%; Segment 2 – 16%; Segment 5 – 52%; Segment 6 – 52%.
*6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of any affected roadway segments and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's transportation system will be reevaluated at the site plan or preliminary plat review stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,000
Reserved Capacity[2]	121,059
Available Capacity	889,941
Projected Potable Water Demand from Application[3]	22,869
Residual Capacity	**867,072**
Percentage of Permitted Design Capacity Utilized	**62.30%**

Sources:
1 City of Alachua Public Services Department, April 2020.
2 City of Alachua October 2020 Development Monitoring Report.
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 0.1 gallon per square foot x 228,690 square feet.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's potable water system will be reevaluated at the site plan or preliminary plat review stage.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	675,000
Reserved Capacity[2]	115,933
Available Capacity	709,067
Projected Sanitary Sewer Demand from Application[3]	22,869
Residual Capacity	**686,198**
Percentage of Permitted Design Capacity Utilized	**54.25%**

Sources:
1 City of Alachua Public Services Department, April 2020.
2 City of Alachua October 2020 Development Monitoring Report.
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 0.1 gallon per square foot x 228,690 square feet.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's wastewater system will be reevaluated at the site plan or preliminary plat review stage.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,192.00	7,517.54
Reserved Capacity[2]	8,251.19	1,505.84
Demand Generated by Application[3]	2,744.27	500.83
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).
2 City of Alachua October 2020 Development Monitoring Report.
3 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996
4 New River Solid Waste Facility, April 2020.

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City's solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Recreation Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to recreation facilities.

Public School Facilities

The proposed amendment would change the zoning to a nonresidential designation. Therefore, there are no impacts to public school facilities.

EXHIBIT "A"

TO

TARA FOREST, LLC (TARA APRIL)
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

Table 4.1-1. Table of Allowed Uses

P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited

Use Category/Use Type	CSV	**A**	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	**8**	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)

Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A		
Roominghouse				S	S	S			P	P														

PUBLIC AND INSTITUTIONAL USES																							
Community services																							
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Day care																							
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)
Educational facilities																							
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)

Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																								

Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																									
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P					P					

Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)

Passenger terminal, surface transportation													S		P	P	P	P	P	A				
Utilities																										
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																										
Agriculture																										
General use category		P																								
Medical marijuana cultivation																										
Non-medical marijuana cultivation																										

Animal husbandry																									
General use category		P																							
Horticulture																									
General use category		P																							
Agriculture support and services (directly related)																									
Agricultural processing		P																							4.3.3(A)(1), (2)
Agri-education		P																							4.3.3(A)(1)
Agri-entertainment		P																							4.3.3(A)(1)
Custom operator		P																							4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																							4.3.3(A)(1), (3)
Equestrian facility		P													S		S								4.3.3(A)(1)
Farm co-op		P																							4.3.3(A)(1)
Farm machinery repair		S																							4.3.3(A)(1)

Farm market		P																		A				4.3.3(A)(1)
Farm produce stand		P																		A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																						4.3.3(A)(1)
Nursery, commercial		S																		A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S								P									4.3.3(A)(1), (4)
Pet farm		P																						4.3.3(A)(1)
Sawmill		S																						4.3.3(A)(1), (5)
Stable		P																						4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																								
Agricultural research facility		P														P	P	P						4.3.3(B)(1)
Animal care business		P															P							
Auction arena for livestock		S															S	S						

Central farm distribution hub for agricultural products		P															P	P						4.3.3(B)(1)
Equestrian facility		P																						4.3.3(B)(2)
Fair grounds		S																		A				
Farm machinery repair		P													P		P							
Farm machinery sales, rental, and service		P													P		P			A				
Stable		P																						4.3.3(B)(3)
Animal sales, service and care																								
Animal hospital		P											P		S					A				4.3.3(C)(1)
Animal shelter		S											S							A				4.3.3(C)(2)
Animal grooming		P											P	P	P			P		A				
Kennel, indoor		P							S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P											P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P											P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																								

Eating establishments																									
Ice cream shop									S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only									S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service													P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																								
Conference center		S							S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																						4.3.4(B)(2)
Industrial services																								
Building, heating, plumbing, or electrical contractors																P	P	P		A				
Electric motor repair																		P						4.3.4(C)(1)
Fuel oil distributor																		P						
General industrial service													P	P	P	P	P	P					A	

Heavy equipment sales, rental, or repair															P			P						4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities													P	P	P								A	4.3.4(C)(3)
Machine shop															S			P						4.3.4(C)(1)
Repair of scientific or professional instruments													S		S	P	P	P		A			A	
Tool repair															S	P	P	P						4.3.4(C)(1)
Manufacturing and production																								
Asphalt/concrete batch plant																		S						4.3.4(D)(1)
Manufacturing, heavy [1]																		P						4.3.4(D)(1)
Manufacturing, light																P	P	P		A			A	
Medical marijuana processing																								
Medical radioisotope laboratory																P								
Non-medical marijuana processing																								
Offices																								

Business services										P	P	P	P	P	P				A		A	A	
Financial services										P	P	P	P	P	P				A		A	A	
Professional services									S	P	P	P	P	P	P				A		A	A	
Radio and television broadcasting studio												P	P	P	P	P	P		A			A	
Sales												P	P	P	P				A		A	A	
Parking, commercial																								
Parking lot												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																								
Banquet hall												P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A	
Internet Café/simulated gaming establishment																								
Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	

Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)

Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)

Large-scale retail establishments ≥ 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								
All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)
Automobile service station												S	S	P	P		P	P		A				

Automobile service station with wash and detail															P					A				
Boat and marine rental and sales													P		P					A				4.3.4(J)(4)
Carwash or auto detailing															P					A				4.3.4(J)(5)
Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)
Taxicab service													P	P	P					A				
Tire sales and mounting													P		P					A				4.3.4(J)(7)
Towing service															P					A				4.3.4(J)(8)
Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								

Cold storage plant																		P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)
Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																		P						
Incinerator		S																S						
Landfill		S																S	S					
Landspreading of wastes		S																S						
Recycling dropoff center															S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P						4.3.4(M)(2)
Salvage and junkyard																		P						4.3.4(M)(3)

Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						
Wholesale sales																								
All uses															S	P	P	P						

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

EXHIBIT "B"

TO

TARA FOREST, LLC (TARA APRIL)

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

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

August 5, 2020

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Completeness Review of:
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h
Tara April Large Scale Comprehensive Plan Amendment (LSCPA) Application
Tara April Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

On July 30, 2020, the City of Alachua received the following related applications:

1. ***A proposed Comprehensive Plan Text Amendment*** to create a new Future Land Use Element (FLUE) Policy 1.3.h, which would establish certain requirements for development on Tax Parcel 03020-000-000;
2. ***A proposed Large Scale Comprehensive Plan Amendment (LSCPA)*** to amend the Future Land Use Map (FLUM) Designation of a ±17.8 acre subject property from Recreation to Conservation (±7.33 acres) and to Commercial (±10.5 acres) on a portion of Tax Parcel 03020-000-000; and,
3. ***A proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*** to amend the zoning of a ±17.8 acre subject property from Agricultural (A) to Conservation (CSV) (±7.33 acres) and to Community Commercial (CC) (±10.5 acres) on a portion of Tax Parcel 03020-000-000.

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 applications for completeness and finds that the applications are complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Wednesday, August 12, 2020**. Digital submission of the materials to the project planner is acceptable.

The comments below are based solely on a preliminary review of your applications for completeness. An in-depth review of the content of each application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

In order to provide a complete application, you must address the following:

Comprehensive Plan Text Amendment Application

1. ***Agent Authorization:*** Authorized Agent Affidavit does not indicate authorization to file a Comprehensive Plan Text Amendment application. Provide an executed Authorized Agent Affidavit which authorizes EDA to act as the agent on behalf of the property owner for the proposed Comprehensive Plan Text Amendment application affecting development of Tax Parcel 03020-000-000.

LSCPA Application

1. There are inconsistencies within the application materials of the acreage proposed to be changed to a Conservation FLUM Designation (±7.33 acres, ±8.1 acres, ±8.11 acres) and the total acreage subject to the amendment (±17.8 acres, ±18.6 acres). Please resolve inconsistencies and update application materials accordingly.

2. Please provide legal descriptions of each proposed land use area in Word format.

Rezoning Application

1. There are inconsistencies within the application materials of the acreage proposed to be changed to Conservation (CSV) zoning (±7.33 acres, ±8.1 acres, ±8.11 acres) and the total acreage subject to the amendment (±17.8 acres, ±18.6 acres). Please resolve inconsistencies and update application materials accordingly.

2. Please provide legal descriptions of each proposed zoning district in Word format.

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 18, 2020

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Development Review Team (DRT) Summary:
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h
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A completeness review was performed on August 5, 2020 and the application were determined to be complete on the same date.

The applications have been reviewed by the City's Development Review Team (DRT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting is scheduled for **11:30 AM** on **Thursday, August 20, 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 **Thursday, September 3, 2020**. A total of four (4) copies of each 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.

Please address the following:

All Applications

1. NOTE: The City will engage the services of an environmental professional to review the applications. Comments received following this review shall be provided to the applicant at a later date.

Comprehensive Plan Text Amendment

1. The applicant has portrayed that the intent of the amendment is to improve existing conditions and to enhance water quality. Water quality treatment proposed for stormwater runoff from I-75 must be quantifiable. Also note that the subject property is already subject to a more stringent standard for water quality treatment. See Section 6.9.3(C)(3): *In addition, steps to control erosion and sedimentation must be taken for all development, including exempt development as cited above, that is adjacent to or drains into a surface water, canal, or stream, or that empties into a sinkhole, by first allowing the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three-year, one-hour design storm within 72 hours after a storm event.*

2. The proposed policy would require the stormwater quality treatment area to be "designed to encourage passive recreation use in the form of pathways or nature trails".
    a. Who will own the stormwater quality treatment area?
    b. Who will maintain the stormwater quality treatment area and any recreational features?

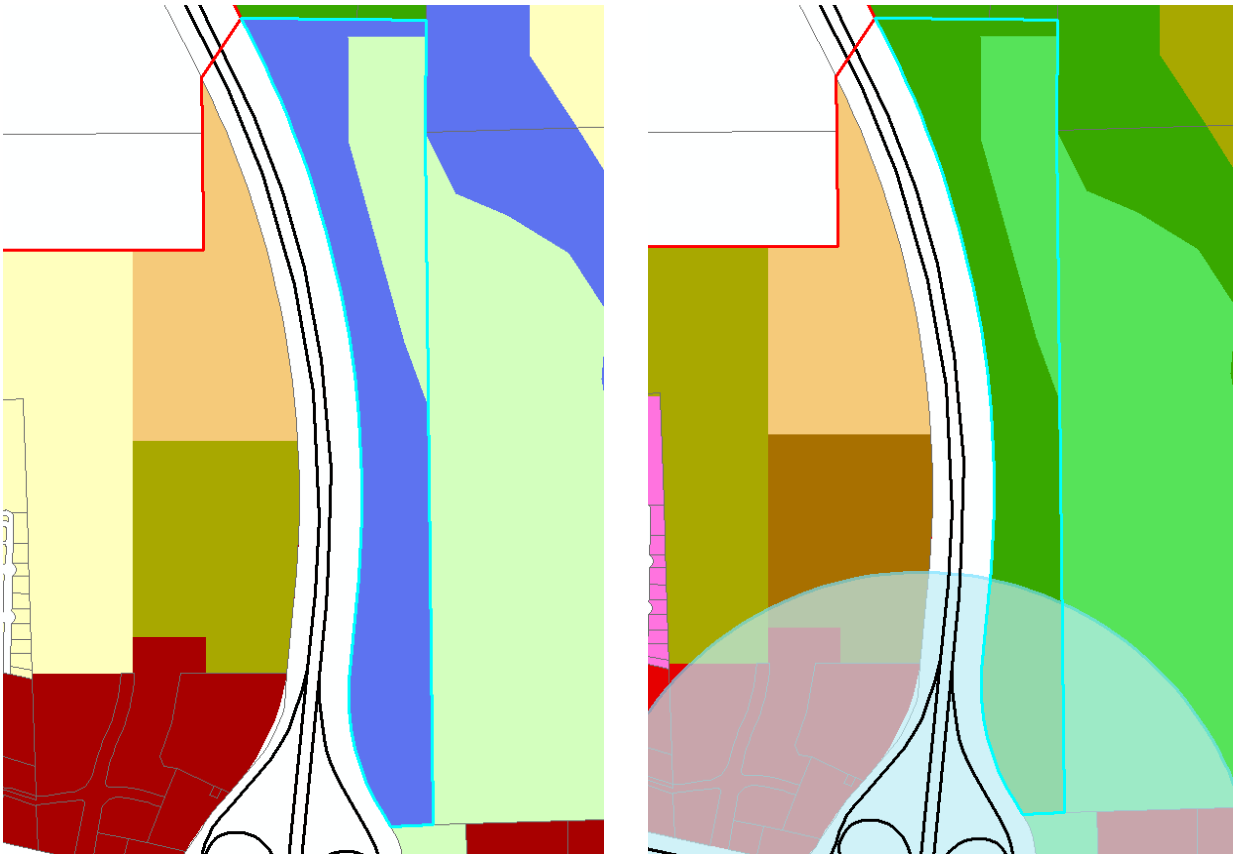
3. *Comments on Proposed Text:*
    a. The first two paragraphs as drafted are informational and should not be included within as part of any language to be adopted into the Comprehensive Plan. Policy should start with "In order to provide…"
    b. The use of the terms "existing" and "future" must be rephrased. When written into a Comprehensive Plan policy could lead to confusion.
    c. The language needs to be reviewed to provide further specificity to what will occur to fulfill the water quality treatment improvements proposed by the policy. Words and phrases such as "some", "to the extent feasible", and "a portion of the FDOT stormwater runoff" are open-ended and do not provide a measurable/quantifiable standard to attain.
    d. Provide a map or illustration of the drainage watershed area which is referenced in subsection 2. of the proposed policy.
    e. Provide further information about the intended purpose of floodplain compensation, including a map or illustration which identifies existing flood hazard areas which would be affected by such floodplain compensation.

Comprehensive Plan Map Amendment & Rezoning

4. *FLUM/Zoning Inconsistencies*
    a. It appears the applicant has used the boundary of FLUM/zoning as shown on Alachua County Map Genius to depict existing FLUM/zoning designations. This boundary is inconsistent with the boundary as depicted in the 2009 FLUM amendment and 2010 Rezoning and as adopted on the City FLUM and Official Zoning Atlas. See maps below. Ordinances 09-14 and 10-23, which included legal descriptions of the Conservation and Recreation FLUM and the Conservation and Agricultural zoning districts, respectively, are

attached. The applicant must resolve these inconsistencies and revise the Comprehensive Plan Map Amendment and Rezoning applications accordingly.

FLUM **Zoning**



b. The land proposed to be amended to Conservation FLUM/zoning as shown on Figures 3 and 4 in the Justification Reports are inconsistent with the legal description and sketch of such areas as provided by the applicant. In addition, the boundary of the land proposed to be amended to Commercial FLUM/CC zoning appears to also be inconsistent with the legal description and sketch. Please address.

5. *Public Facilities Impacts*
   a. The Public Facilities Analysis indicates that the proposed FLUM amendment and rezoning have the potential to generate 8,633 AADT and 871 PM peak hour trips. April Boulevard is a dead-end street, therefore all trips will be directed to the intersection of NW US Highway 441 and April Boulevard. This intersection is located less than 500 feet from the northbound Interstate-75 on/off ramps. A traffic impact analysis, prepared by a licensed professional engineer, evaluating the potential impacts which could be generated by the proposed commercial development must be provided. The analysis must support that project impacts are acceptable from an operational perspective. If improvements are needed to address project impacts, the analysis must identify any modifications needed to address the impacts of future commercial development.

6. *Environmental / Suitability Analysis*
   a. An excerpt of the conclusions and considerations from the Environmental Study performed by Verde Environmental in July 2020 is provided on Page 7 of each Justification Report. Portions of the conclusions and considerations which discuss and

recommend buffering of wetland areas and stormwater management system design were excluded. Please address.

b. Provide a map which overlays the proposed FLUM designations/zoning districts and the land cover and natural communities as mapped by Verde Environmental in the July 2020 Environmental Assessment & Listed Species Survey.

7. *Comprehensive Plan Consistency*
   a. In response to Objective 5.2 and Policy 5.2.1 of the FLUE, please elaborate upon the availability of utilities.

8. *Concurrency Impact Analysis*
   a. Concurrency Impact Analysis: sanitary sewer and potable water impacts indicate a net change, however, the impacts are based upon the proposed Commercial FLUM Designation / CC zoning only (e.g., gross impacts, not not).
   b. Concurrency Impact Analysis: Correct the potable water impacts (shown as 1,900 gpm) in the table on page 24 (CPA) and page 17 (rezoning) of the Justification Report.

9. *Minor Revisions*
   a. The second paragraph on Page 6 of each Justification Report states, "[t]here are multiple areas (see the attached legal description sketch that illustrates these areas as Parcels A through C) on Tax Parcel 03020-000-000…" There are four (4) areas (Parcels A – D) Shown on the sketch. Please correct.

Comprehensive Plan Map Amendment

10. *Compatibility Analysis*
    a. The final paragraph states "…[i]n addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also ensure compatibility at the time of development review." Section 6.8 of the LDRs primarily relates to building design and appearance, which minimally affects compatibility. Please address.

11. *Urban Sprawl Analysis*
    a. In response to urban sprawl indicator #2, the applicant states, "…[e]xisting utilities, including potable water, wastewater, and electric are available to serve the property." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that utilities are "available".
    b. In response to urban sprawl indicator #3, the applicant states, "[o]nly a small portion of the subject property (10.5 acres – approximately 18%) is proposed for a change from the existing silviculture use to future commercial development. The silviculture use will be preserved on the portion of the property that has Agricultural zoning." However, the applicant has proposed a companion Comprehensive Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM. Please address.
    c. In response to urban sprawl indicator #4, the applicant primarily addresses the needs of the travelling public (addressing the needs associated with highway travel and tourism), however, the urban sprawl indicator relates to the ***demands of the residential population*** *for nonresidential needs* ***of the area***. Please address.
    d. In response to primary indicator #1, please elaborate upon the availability of utilities.
    e. In response to primary indicator #5, please address the allusion to agricultural uses on the remainder of the parcel, as the applicant has proposed a companion Comprehensive

Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM.

f. In response to primary indicator #6, please elaborate upon the availability of utilities.
g. In response to primary indicator #7, please elaborate upon the availability of utilities.
h. In response to primary indicator #8, please elaborate upon the availability of utilities.
i. In response to primary indicator #9, please elaborate upon the availability of utilities.

12. *Comprehensive Plan Consistency*
    a. In response to Objective 1.12 of the COSE, the applicant states that, "[f]uture development on the subject property shall be connected to centralized water and sewer facilities, *if available*…" Elsewhere throughout the report, the applicant states these utilities are "available". Please address.

13. *Minor Revisions*
    a. The first paragraph on Page 7 of the Justification Report states, "[a]s described in the policies listed above, the proposed future land use designations of Commercial and Conservation are appropriate for the portions of the subject property that are illustrated in Figure 4." Figure 4 depicts the proposed zoning categories. Please address.
    b. The third paragraph on Page 11 of the Justification Report refers to Objective 1.5 of the FLUE, which pertains to the Industrial FLUM Designation. This Objective and sub-policies are not applicable to the proposed FLUM Designations, nor does it pertain to soil conditions. Please address.
    c. Concurrency Impact Analysis: Correct reference to CC zoning under the drainage section, page 18 of the Justification Report.

Rezoning

14. *Response to Section 2.4.2(E), Standards for Site-Specific Amendments to the Official Zoning Atlas*
    a. Response to 2.4.2(E)(1)(e): The final paragraph states "…[i]n addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also ensure compatibility at the time of development review." Section 6.8 of the LDRs primarily relates to building design and appearance, which minimally affects compatibility. Please address.
    b. Response to 2.4.2(E)(1)(g):
        i. In response to urban sprawl indicator #2, the applicant states, "…[e]xisting utilities, including potable water, wastewater, and electric are available to serve the property." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that utilities are "available".
        ii. In response to urban sprawl indicator #3, the applicant states, "[o[nly a small portion of the subject property (10.5 acres – approximately 18%) is proposed for a change from the existing silviculture use to future commercial development. The silviculture use will be preserved on the portion of the property that has Agricultural zoning." However, the applicant has proposed a companion Comprehensive Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM. Please address.
    c. Response to 2.4.2(E)(1)(j): The response states, "[t]he site is served by electric, potable water, and wastewater services." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that the site is "served" by these services.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., dated August 18, 2020

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 18, 2020**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 8/18/2020

RE: **Tara April Rezoning**

Public Services has reviewed the Tara April Rezoning (July 30th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**July 30th Submittal Comment(s)** FYI: In subsequent submittals, please provide more detail of the water and wastewater connections and routing. As per previous communications, • Wastewater gravity piping will be routed to existing Lift Station 9, whose capacity will need to be increased. The City expects that the applicant shall pay for the required improvements of Lift Station 9. • Mills Creek runs within the subject parcel. This portion of the parcel will remain a conservation area. Thus, it is not permissible to route water and wastewater piping underneath Mills Creek.

Kimley»Horn

August 24, 2020

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

RE: ***US 441/M.L. King Jr. Boulevard at April Boulevard Methodology***
City of Alachua, Florida

Dear Mr. Tabor:

The purpose of this letter is to summarize the proposed methodology for the operational analysis of the intersection of US 441/M.L. King Jr. Boulevard at April Boulevard as requested by the City of Alachua.

Background

An amendment of the Future Land Use Map of the City of Alachua's Comprehensive Plan from Recreation and Conservation to Commercial is proposed for 10.5 +/- acres of Tax Parcel 03020-000-000. As part of the City of Alachua's review of the Future Land Use Map Justification Report prepared by eda consultants, inc., the City has requested that a traffic analysis be prepared to evaluate the potential impacts of the commercial land use on the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard.

Operational Analysis

The operational analysis will focus on vehicular operations at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard during the P.M. peak hour utilizing the following methodology:

A. Establish the existing P.M. peak hour turning movement volumes at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard based on readily available traffic data from the City and FDOT. Due to the impacts from COVID-19, new traffic data cannot be collected at this time. At the time this letter was prepared, volumes for April Boulevard were not readily available. Therefore, the P.M. peak hour volumes for April Boulevard will be estimated based on trip generation calculations from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition for the existing uses that access April Boulevard.
B. Perform an intersection operational analysis for existing conditions using the volumes developed in item A and Trafficware's *Synchro 10* traffic engineering analysis software which applies the Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition methodologies. As the intersection is an unsignalized, one-way stop-controlled intersection, the operational analysis will be based on the delay and level of service (LOS) for the southbound stop-controlled approach of April Boulevard. It is assumed that the lowest acceptable LOS for this approach is LOS E.
C. Determine the reserved P.M. peak hour trips for the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard based on the reserved segment trips City of Alachua's July 2020 Development Monitoring Report. Kimley-Horn will coordination with the City of Alachua regarding the location of the projects with reserved trips to establish the P.M. peak hour turning

movements from the segment trips. The reserved trips will be added to the existing P.M. peak hour turning movement volumes from item A to establish the "existing + reserved" volumes.

D. Perform an intersection operational analysis for "existing + reserved" conditions using the volumes developed in item C and Trafficware's *Synchro 10* traffic engineering analysis software which applies the TRB's HCM, 6th Edition methodologies.
E. Determine the potential buildout P.M. peak hour turning movements based on the "existing + reserved" trips from item C and the turning movement counts generated by the maximum buildout scenario from the proposed land use amendment. The trips from the proposed land use amendment will be determined using the calculated P.M. peak hour trips from the Future Land Use Map Justification Report and a turning movement trip distribution for those trips based on the Gainesville Urbanized Area Transportation Study (GUATS) model.
F. Perform an intersection operational analysis for maximum buildout conditions using the volumes developed in item E and Trafficware's *Synchro 10* traffic engineering analysis software which applies the TRB's HCM, 6th Edition methodologies.
G. Determine the P.M. peak hour trip threshold at which the southbound stop-controlled approach at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard will fail to operate at an acceptable condition.
H. Coordinate with FDOT and the City of Alachua to provide a list of potential improvements that could be used to improve the P.M. peak hour operating conditions of the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard, if necessary.

The operational analysis will be documented in a technical memorandum for submittal to the City of Alachua.

Closure

This methodology has been developed based on the conversation during the meeting on August 20, 2020. If your office concurs with this methodology, please find the appropriate signature block below and sign as such. Please return a signed copy to our office for our records.

Please feel free to call me with any questions.

Sincerely,
KIMLEY-HORN



Ali H. Brighton, P.E.

Justin Tabor, AICP Date
Principal Planner
City of Alachua

September 3, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Development Review Team (DRT) Summary
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on August 18, 2020 are below:

All Applications

1. NOTE: The City will engage the services of an environmental professional to review the applications. Comments received following this review shall be provided to the applicant at a later date.

RESPONSE: Noted. Responses will be provided after receipt of the comments from the environmental professional.

Comprehensive Plan Text Amendment

1. The applicant has portrayed that the intent of the amendment is to improve existing conditions and to enhance water quality. Water quality treatment proposed for stormwater runoff from I-75 must be quantifiable. Also note that the subject property is already subject to a more stringent standard for water quality treatment. See Section 6.9.3(C)(3): *In addition, steps to control erosion and sedimentation must be taken for all development, including exempt development as cited above, that is adjacent to or drains into a surface water, canal, or stream, or that empties into a sinkhole, by first allowing the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three-year, one-hour design storm within 72 hours after a storm event.*

RESPONSE: Please see revised policy language in the updated Justification Report that includes a quantifiable water quality treatment standard.

2. The proposed policy would require the stormwater quality treatment area to be "designed to encourage passive recreation use in the form of pathways or nature trails".

   a. Who will own the stormwater quality treatment area?

RESPONSE: The ownership of the stormwater water quality treatment area will be private. This has been added in the explanation in the Justification Report for the text

change and has been added to the proposed policy. This may be in the form of an Owner's Association at some point in the future.

b. Who will maintain the stormwater quality treatment area and any recreational features?

RESPONSE: Maintenance of the stormwater water quality treatment area will be private by the owner/developer. This has been added in the explanation in the Justification Report for the text change and has been added to the proposed policy. This may be in the form of an Owner's Association at some point in the future for ongoing maintenance.

3. *Comments on Proposed Text:*
   a. The first two paragraphs as drafted are informational and should not be included within as part of any language to be adopted into the Comprehensive Plan. Policy should start with "In order to provide…"

RESPONSE: Please see revised policy language in the updated Justification Report for the text change.

b. The use of the terms "existing" and "future" must be rephrased. When written into a Comprehensive Plan policy could lead to confusion.

RESPONSE: Please see the revised policy language in the updated Justification Report for the text change.

c. The language needs to be reviewed to provide further specificity to what will occur to fulfill the water quality treatment improvements proposed by the policy. Words and phrases such as "some", "to the extent feasible", and "a portion of the FDOT stormwater runoff" are open-ended and do not provide a measurable/quantifiable standard to attain.

RESPONSE: Please see the revised policy language in the updated Justification Report for the text change.

d. Provide a map or illustration of the drainage watershed area which is referenced in subsection 2. of the proposed policy.

RESPONSE: Please see the attached map that illustrates the drainage watershed area.

e. Provide further information about the intended purpose of floodplain compensation, including a map or illustration which identifies existing flood hazard areas which would be affected by such floodplain compensation.

RESPONSE: Please see the attached map that illustrates existing flood hazard areas on the site.

Sincerely,

Clay Sweger, AICP LEED AP

September 3, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Development Review Team (DRT) Summary:
Tara April Large Scale Comprehensive Plan Amendment (LSCPA) Application

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on August 18, 2020 are below.

All Applications

1. NOTE: The City will engage the services of an environmental professional to review the applications. Comments received following this review shall be provided to the applicant at a later date.

RESPONSE: Noted. Responses to the environmental comments will be provided when they are received from the City of Alachua.

Comprehensive Plan Map Amendment & Rezoning

4. *FLUM/Zoning Inconsistencies*

   a. It appears the applicant has used the boundary of FLUM/zoning as shown on Alachua County Map Genius to depict existing FLUM/zoning designations. This boundary is inconsistent with the boundary as depicted in the 2009 FLUM amendment and 2010 Rezoning and as adopted on the City FLUM and Official Zoning Atlas. See maps below. Ordinances 09-14 and 10-23, which included legal descriptions of the Conservation and Recreation FLUM and the Conservation and Agricultural zoning districts, respectively, are attached. The applicant must resolve these inconsistencies and revise the Comprehensive Plan Map Amendment and Rezoning applications accordingly.

RESPONSE: Maps and boundaries have been updated to match the City of Alachua official maps. Please see the updated Justification Report.

b. The land proposed to be amended to Conservation FLUM/zoning as shown on Figures 3 and 4 in the Justification Reports are inconsistent with the legal description and sketch of such areas as provided by the applicant. In addition, the boundary of the land proposed to be amended to Commercial FLUM/CC zoning appears to also be inconsistent with the legal description and sketch. Please address.

RESPONSE: Figures 3 and 4 are updated in the revised Justification Report.

5. *Public Facilities Impacts*

a. The Public Facilities Analysis indicates that the proposed FLUM amendment and rezoning have the potential to generate 8,633 AADT and 871 PM peak hour trips. April Boulevard is a dead-end street, therefore all trips will be directed to the intersection of NW US Highway 441 and April Boulevard. This intersection is located less than 500 feet from the northbound Interstate-75 on/off ramps. A traffic impact analysis, prepared by a licensed professional engineer, evaluating the potential impacts which could be generated by the proposed commercial development must be provided. The analysis must support that project impacts are acceptable from an operational perspective. If improvements are needed to address project impacts, the analysis must identify any modifications needed to address the impacts of future commercial development.

RESPONSE: The applicant is working with a traffic consultant to produce a traffic impact analysis for the intersection of April Boulevard and US 441. The study methodology has been submitted for approval by the City of Alachua. When completed, the traffic impact study will be submitted.

6. *Environmental / Suitability Analysis*

a. An excerpt of the conclusions and considerations from the Environmental Study performed by Verde Environmental in July 2020 is provided on Page 7 of each Justification Report. Portions of the conclusions and considerations which discuss and recommend buffering of wetland areas and stormwater management system design were excluded. Please address.

RESPONSE: Please see the updated Justification Report where the entire paragraph is now included.

b. Provide a map which overlays the proposed FLUM designations/zoning districts and the land cover and natural communities as mapped by Verde Environmental in the July 2020 Environmental Assessment & Listed Species Survey.

RESPONSE: Please see the attached map that illustrates the land cover and natural communities as mapped Verde Environmental over the proposed FLU map.

7. *Comprehensive Plan Consistency*

   a. In response to Objective 5.2 and Policy 5.2.1 of the FLUE, please elaborate upon the availability of utilities.

   RESPONSE: Please see the updated Justification Report concerning utility availability.

8. *Concurrency Impact Analysis*

   a. Concurrency Impact Analysis: sanitary sewer and potable water impacts indicate a net change, however, the impacts are based upon the proposed Commercial FLUM Designation / CC zoning only (e.g., gross impacts, not not).

   RESPONSE: Please see the updated Justification Report.

   b. Concurrency Impact Analysis: Correct the potable water impacts (shown as 1,900 gpm) in the table on page 24 (CPA) and page 17 (rezoning) of the Justification Report.

   RESPONSE: Please see p. 17 of the updated Justification Report for the CPA.

9. *Minor Revisions*

   a. The second paragraph on Page 6 of each Justification Report states, "[t]here are multiple areas (see the attached legal description sketch that illustrates these areas as Parcels A through C) on Tax Parcel 03020-000-000…" There are four (4) areas (Parcels A – D) Shown on the sketch. Please correct.

   RESPONSE: Please see the updated sketch that now depicts only 3 areas (Parcels A-C).

Comprehensive Plan Map Amendment

10. *Compatibility Analysis*

   a. The final paragraph states "…[i]n addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also ensure compatibility at the time of development review." Section 6.8 of the LDRs primarily relates to building design and appearance, which minimally affects compatibility. Please address.

   RESPONSE: Section 6.8.2 (A)(1) concerning Façade and material design clearly indicates that facades facing a street or lands containing existing residential or vacant land in residential or Conservation zoning are subject to the standards, which implies that the standards affect compatibility with surrounding uses (including a street) and surrounding zonings. Therefore, the applicant stands by the statement that Sec. 6.8 of the LDRs would, in part, affect compatibility in the area (because future development facades will face April Boulevard (a street)

and be subject to the design requirements that would assist in making future development compatible with the surrounding location.

11. *Urban Sprawl Analysis*
    a. In response to urban sprawl indicator #2, the applicant states, "...[e]xisting utilities, including potable water, wastewater, and electric are available to serve the property." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that utilities are "available".

RESPONSE: Please see the updated Justification Report.

    b. In response to urban sprawl indicator #3, the applicant states, "[o]nly a small portion of the subject property (10.5 acres – approximately 18%) is proposed for a change from the existing silviculture use to future commercial development. The silviculture use will be preserved on the portion of the property that has Agricultural zoning." However, the applicant has proposed a companion Comprehensive Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM. Please address.

RESPONSE: The response to this urban sprawl indicator has been revised in the Justification Report based on the fact that the Future Land Use designation for the property is Recreation and not Agriculture, which means that this application is not impacting land designated for agricultural use on the Future Land Use Map.

    c. In response to urban sprawl indicator #4, the applicant primarily addresses the needs of the travelling public (addressing the needs associated with highway travel and tourism), however, the urban sprawl indicator relates to the ***demands of the residential population*** *for nonresidential needs* ***of the area***. Please address.

RESPONSE: Please see the updated Justification Report.

    d. In response to primary indicator #1, please elaborate upon the availability of utilities.

RESPONSE: Please see the updated Justification Report.

    e. In response to primary indicator #5, please address the allusion to agricultural uses on the remainder of the parcel, as the applicant has proposed a companion Comprehensive Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM.

RESPONSE: The response to this urban sprawl indicator has been revised in the Justification Report based on the fact that the Future Land Use category for the property is Recreation and not Agriculture, which means that this application is not impacting land designated for agricultural use on the Future Land Use Map.

f. In response to primary indicator #6, please elaborate upon the availability of utilities.

RESPONSE: Please see the updated Justification Report.

g. In response to primary indicator #7, please elaborate upon the availability of utilities.

RESPONSE: Please see the updated Justification Report.

h. In response to primary indicator #8, please elaborate upon the availability of utilities.

RESPONSE: Please see the updated Justification Report.

i. In response to primary indicator #9, please elaborate upon the availability of utilities.

RESPONSE: Please see the updated Justification Report.

12. *Comprehensive Plan Consistency*
    a. In response to Objective 1.12 of the COSE, the applicant states that, "[f]uture development on the subject property shall be connected to centralized water and sewer facilities, *if available*..." Elsewhere throughout the report, the applicant states these utilities are "available". Please address.

RESPONSE: Please see the updated Justification Report.

13. *Minor Revisions*
    a. The first paragraph on Page 7 of the Justification Report states, "[a]s described in the policies listed above, the proposed future land use designations of Commercial and Conservation are appropriate for the portions of the subject property that are illustrated in Figure 4." Figure 4 depicts the proposed zoning categories. Please address.

RESPONSE: Reference has been corrected. Please see the updated Justification Report.

b. The third paragraph on Page 11 of the Justification Report refers to Objective 1.5 of the FLUE, which pertains to the Industrial FLUM Designation. This Objective and sub policies are not applicable to the proposed FLUM Designations, nor does it pertain to soil conditions. Please address.

RESPONSE: The reference should have been to Objective 5.1, this was a transcription error and has been revised in the updated Justification Report.

c. Concurrency Impact Analysis: Correct reference to CC zoning under the drainage section, page 18 of the Justification Report.

RESPONSE: The reference has been changed to Commercial land use designation. Please see the updated Justification Report.

Public Services

July 30th Submittal Comment(s)
FYI: In subsequent submittals, please provide more detail of the water and wastewater connections and routing.

RESPONSE: Noted. At the site plan submittal stage, the detail for the water and wastewater connections will be provided. The updated Justification Report has an explanation that the proposed water and wastewater extensions will be performed as part of future development within the proposed commercial land use area.

As per previous communications,

- Wastewater gravity piping will be routed to existing Lift Station 9, whose capacity will need to be increased. The City expects that the applicant shall pay for the required improvements of Lift Station 9.

RESPONSE: Noted. Please see the updated Justification Report that includes this explanation.

- Mills Creek runs within the subject parcel. This portion of the parcel will remain a conservation area. Thus, it is not permissible to route water and wastewater piping underneath Mills Creek.

RESPONSE: Noted.

Sincerely,

Clay Sweger, AICP LEED AP

September 3, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Development Review Team (DRT) Summary: Tara April Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on August 18, 2020 are below.

All Applications

1. NOTE: The City will engage the services of an environmental professional to review the applications. Comments received following this review shall be provided to the applicant at a later date.

RESPONSE: Noted. Responses will be provided after receipt of the comments from the environmental professional.

Comprehensive Plan Map Amendment & Rezoning

4. *FLUM/Zoning Inconsistencies*

   a. It appears the applicant has used the boundary of FLUM/zoning as shown on Alachua County Map Genius to depict existing FLUM/zoning designations. This boundary is inconsistent with the boundary as depicted in the 2009 FLUM amendment and 2010 Rezoning and as adopted on the City FLUM and Official Zoning Atlas. See maps below. Ordinances 09-14 and 10-23, which included legal descriptions of the Conservation and Recreation FLUM and the Conservation and Agricultural zoning districts, respectively, are attached. The applicant must resolve these inconsistencies and revise the Comprehensive Plan Map Amendment and Rezoning applications accordingly.

   RESPONSE: Maps and boundaries have been updated to match the City of Alachua official maps. Please see the updated Justification Report.

   b. The land proposed to be amended to Conservation FLUM/zoning as shown on Figures 3 and 4 in the Justification Reports are inconsistent with the legal description and sketch of such areas as provided by the applicant. In addition, the boundary of the land proposed to

be amended to Commercial FLUM/CC zoning appears to also be inconsistent with the legal description and sketch. Please address.

RESPONSE: Figures 3 and 4 are updated in the revised Justification Report.

5. *Public Facilities Impacts*

   a. The Public Facilities Analysis indicates that the proposed FLUM amendment and rezoning have the potential to generate 8,633 AADT and 871 PM peak hour trips. April Boulevard is a dead-end street, therefore all trips will be directed to the intersection of NW US Highway 441 and April Boulevard. This intersection is located less than 500 feet from the northbound Interstate-75 on/off ramps. A traffic impact analysis, prepared by a licensed professional engineer, evaluating the potential impacts which could be generated by the proposed commercial development must be provided. The analysis must support that project impacts are acceptable from an operational perspective. If improvements are needed to address project impacts, the analysis must identify any modifications needed to address the impacts of future commercial development.

RESPONSE: The applicant is working with a traffic consultant to produce a traffic impact analysis for the intersection of April Boulevard and US 441. The study methodology has been submitted for approval by the City of Alachua. When completed, the traffic impact study will be submitted.

6. *Environmental / Suitability Analysis*

   a. An excerpt of the conclusions and considerations from the Environmental Study performed by Verde Environmental in July 2020 is provided on Page 7 of each Justification Report. Portions of the conclusions and considerations which discuss and recommend buffering of wetland areas and stormwater management system design were excluded. Please address.

RESPONSE: Please see the updated Justification Report where the entire paragraph is now included.

   b. Provide a map which overlays the proposed FLUM designations/zoning districts and the land cover and natural communities as mapped by Verde Environmental in the July 2020 Environmental Assessment & Listed Species Survey.

RESPONSE: Please see the attached map that illustrates the land cover and natural communities as mapped Verde Environmental over the proposed FLU map.

7. *Comprehensive Plan Consistency*

   a. In response to Objective 5.2 and Policy 5.2.1 of the FLUE, please elaborate upon the availability of utilities.

RESPONSE: Please see the updated Justification Report concerning utility availability.

8. *Concurrency Impact Analysis*

   a. Concurrency Impact Analysis: sanitary sewer and potable water impacts indicate a net change, however, the impacts are based upon the proposed Commercial FLUM Designation / CC zoning only (e.g., gross impacts, not not).

RESPONSE: Please see the updated Justification Report.

   b. Concurrency Impact Analysis: Correct the potable water impacts (shown as 1,900 gpm) in the table on page 24 (CPA) and page 17 (rezoning) of the Justification Report.

RESPONSE: Please see p. 25 of the updated Justification Report for the rezoning.

9. *Minor Revisions*

   a. The second paragraph on Page 6 of each Justification Report states, "[t]here are multiple areas (see the attached legal description sketch that illustrates these areas as Parcels A through C) on Tax Parcel 03020-000-000..." There are four (4) areas (Parcels A – D) Shown on the sketch. Please correct.

RESPONSE: Please see the updated sketch that now depicts only 3 areas (Parcels A-C).

Rezoning

14. *Response to Section 2.4.2(E), Standards for Site-Specific Amendments to the Official Zoning Atlas*

   a. Response to 2.4.2(E)(1)(e): The final paragraph states "...[i]n addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also ensure compatibility at the time of development review." Section 6.8 of the LDRs primarily relates to building design and appearance, which minimally affects compatibility. Please address.

RESPONSE: Section 6.8.2 (A)(1) concerning Façade and material design clearly indicates that facades facing a street or lands containing existing residential or vacant land in residential or Conservation zoning are subject to the standards, which implies that the standards affect compatibility with surrounding uses (including a street) and surrounding zonings. Therefore, the applicant stands by the statement that Sec. 6.8 of the LDRs would, in part, affect compatibility in the area (because future development facades will face April Boulevard (a street) and be subject to the design requirements that would assist in making future development compatible with the surrounding location.

   b. Response to 2.4.2(E)(1)(g):

i. In response to urban sprawl indicator #2, the applicant states, "...[e]xisting utilities, including potable water, wastewater, and electric are available to serve the property." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that utilities are "available".

RESPONSE: Please see the updated Justification Report.

ii. In response to urban sprawl indicator #3, the applicant states, "[o[nly a small portion of the subject property (10.5 acres – approximately 18%) is proposed for a change from the existing silviculture use to future commercial development. The silviculture use will be preserved on the portion of the property that has Agricultural zoning." However, the applicant has proposed a companion Comprehensive Plan Text Amendment application related to stormwater management facilities / water quality treatment within areas designated Recreation on the FLUM. Please address.

RESPONSE: The response to this urban sprawl indicator has been revised in the Justification Report based on the fact that the Future Land Use designation for the property is Recreation and not Agriculture, which means that this application is not impacting land designated for agricultural use on the Future Land Use Map.

b. Response to 2.4.2(E)(1)(j): The response states, "[t]he site is served by electric, potable water, and wastewater services." Potable water and sanitary sewer lines are not presently located within the right-of-way of April Boulevard. Please elaborate upon the statement that the site is "served" by these services.

RESPONSE: Please see the updated Justification Report.

Public Services

July 30th Submittal Comment(s)
FYI: In subsequent submittals, please provide more detail of the water and wastewater connections and routing.

RESPONSE: Noted. At the site plan submittal stage, the detail for the water and wastewater connections will be provided. The updated Justification Report has an explanation that the proposed water and wastewater extensions will be performed as part of future development within the proposed commercial land use area.

As per previous communications,

- Wastewater gravity piping will be routed to existing Lift Station 9, whose capacity will need to be increased. The City expects that the applicant shall pay for the required improvements of Lift Station 9.

RESPONSE: Noted. Please see the updated Justification Report that includes this explanation.

- Mills Creek runs within the subject parcel. This portion of the parcel will remain a conservation area. Thus, it is not permissible to route water and wastewater piping underneath Mills Creek.

  RESPONSE: Noted.

Sincerely,

Clay Sweger, AICP LEED AP

Tara April Rezoning Application Environmental Assessment and Listed Species Survey

Alachua, Florida

Technical Review Report

Prepared for:

City of Alachua

15100 NW 142nd Terrace/ PO Box 9
Alachua, Florida 32616

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.

404 SW 140th Terrace
Gainesville, FL 32601

Prepared by:
Shannon McMorrow
Senior Scientist

Reviewed by:
Charlene Stroehlen, PE
Associate Engineer

Wood Project No.: 6572200368

September 2020

Tara April Rezoning Application Environmental Assessment and Listed Species Survey

Technical Review Report

Alachua, Florida
Project # 6572200368 | City of Alachua

Prepared for:

City of Alachua
15100 NW 142nd Terrace/ PO Box 9, Alachua, FL 32616

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September 2020

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Table of contents

1.0 Introduction 1-1
1.1 Purpose 1-1
1.2 Background 1-1
2.0 Environmental Assessment and Listed Species Survey Review 2-1
2.1 Wetland Delineation Review 2-1
2.2 Threatened & Endangered Species Review 2-1
3.0 Future Land Use Risk Assessment 3-1
3.1 Proposed Change 3-1
3.2 Zoning Change 3-1
3.3 Future Land Use Map Change 3-1
3.4 Potential Impacts of Commercial Development 3-2
3.5 Permit and Design Requirements 3-2
4.0 Summary and Conclusions 4-1
5.0 References 5-1

List of tables

Table 1. Environmental Assessment and Listed Species Survey (July 2020) Comments Summary
Table 2. Threatened and Endangered Species with Potential for Occurrence on the Project Area

List of acronyms

CFR	Code of Federal Regulations
City	City of Alachua
ERP	Environmental Resource Permit
FAC	Florida Administrative Code
FDEP	Florida Department of Environmental Protection
FLUM	Future Land Use Map
FNAI	Florida Natural Areas Inventory
FWC	Florida Fish and Wildlife Conservation Commission
IPaC	Information for Planning and Consultation
RCRA	Resource Conservation and Recovery Act
SRWMD	Suwannee River Water Management District
USACE	United States Army Corps of Engineers
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
Wood	Wood Environment & Infrastructure Solutions, Inc.

1.0 Introduction

1.1 Purpose

Wood Environment & Infrastructure Solutions, Inc. (Wood) was authorized by the City of Alachua (the City) to perform technical review of the Environmental Assessment and Listed Species Survey prepared by Verde Environmental (July 2020) for land use and zoning change applications of the Tara April property near Mill Creek Sink. In addition, the City has requested Wood consider the allowable uses within the proposed Future Land Use Map (FLUM) designations and zoning to consider if any of the uses allowed within each would present potential adverse impacts to nearby and adjacent environmental features.

1.2 Background

Tara Forest, LLC. submitted an application to the City for a Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application (Rezoning Application) and a City of Alachua Comprehensive Plan Amendment Application (Comprehensive Plan Amendment Application). The City has requested Wood review these applications because the subject parcel is west of and upgradient from Mill Creek and Mill Creek Sink. The City is concerned with how changes to the zoning and FLUM s could affect development adjacent to Mill Creek and Mill Creek Sink and potential for water quality impacts from future adjacent land uses.

The applicant (Tara Forest, LLC) is seeking to develop a portion of parcel # 03020-000-000 to construct two hotels. The 58.32 +/- acre parcel is located northeast of the intersection of Interstate 75 and US Highway 441 and is currently zoned as Agriculture/Conservation with a FLUM designation of Conservation/Recreation. The applicant is requesting rezoning and a FLUM designation change for a portion of the property to be rezoned to Community Commercial, and another portion to be rezoned as Conservation.

Verde Environmental prepared an Environmental Assessment and Listed Species Survey Report (dated July 2020) in support of the above reference applications.

Wood scientists have reviewed the application and the Environmental Assessment and Listed Species Survey Report to verify if the report findings are professionally acceptable. The findings of the review of the Environmental Assessment are presented in Section 2. A discussion of the potential impacts of the rezoning request on the adjacent environment are discussed in Section 3.0.

2.0 Environmental Assessment and Listed Species Survey Review

Wood environmental scientists reviewed the Environmental Assessment and Listed Species Survey report to verify if the report findings are professionally acceptable. Wood has summarized comments in **Table 1**.

Wood environmental scientists conducted a desktop review and site assessment to confirm or deny the findings of the Environmental Assessment and Listed Species Survey report. The site assessment included review of wetland delineation lines for consistency with 1987 United States Army Corps of Engineers (USACE) "Corps of Engineers Wetlands Delineation Manual" and the Florida wetland delineation method, "Delineation of the Landward Extent of Wetlands and Surface Waters" (Chapter 62-340). In addition, the site was reviewed for potential presence of protected species or their habitat.

2.1 Wetland Delineation Review

Verde Environmental scientists interpreted the extent of wetland habitat on and adjacent to the subject property based on review of readily available geographic information system resources, including current and historic aerial photographs, United States Fish and Wildlife Services (USFWS) national wetland inventory, and United States Department of Agriculture soils maps. Verde Environmental scientists then field-verified the wetland boundary points and updated the remotely interpreted wetlands map.

On September 3, 2020, Wood scientists reviewed the wetland delineation and agreed with the general location of the wetland boundary lines. There were no wetland flags, and Wood scientists did not have access to the GPS points referred to in the Verde Environmental report; therefore, it should be noted that this review of the wetland delineation does not constitute a verification. Furthermore, prior to development, the wetland delineation will need to be verified by Alachua County and Suwannee River Water Management District (SRWMD).

Wetlands are protected under Rule 62-330.020 Environmental Resource Permitting of the Florida Administrative Code (F.A.C.), Section 404 of the Clean Water Act [United States Environmental Protection Agency (USEPA)], and Alachua County Code of Ordinances (Part II, Title 7, Chapter 77). If future development includes impacts to these wetlands or the wetland buffer (as defined by Alachua County and SRWMD) Environmental Resource Permit (ERP), USACE 404 permits, and Alachua County development permits will be required.

2.2 Threatened & Endangered Species Review

Verde Environmental scientists performed a desktop survey for the potential presence of threatened and endangered species using Florida Natural Areas Inventory (FNAI) and performed a site investigation for evidence of listed species and their habitat. Wood scientists reviewed the Verde Environmental assessment. The methods used by Verde Environmental are consistent with methods that Wood scientists follow for listed species evaluations. However, we also use the USFWS Information for Planning and Consultation (IPaC) Resource List Report. The IPaC resources list report includes an informal list of endangered species, critical habitat, migratory birds, wildlife refuges, and wetlands (collectively referred to as trust resources) under the USFWS jurisdiction that are known or expected to be on or near the project area.

The IPaC resources list included three species not included in the FNAI species list for the project site. These included the eastern black rail (*Laterallus jamaicensis ssp. jamaicensis*), frosted flatwoods salamander (*Ambystoma cingulatum*), and the squirrel chimney cave shrimp (*Palaemonetes cummingi*).

Table 2 outlines the species listed in the IPaC resource lists, their preferred habitat, and if that preferred habitat is found on the subject property. Foraging habitat for the eastern black rail and wood stork (freshwater marshes) is noted as being present in the south eastern corner of the subject property; however, as Verde Environmental scientists noted the edge of the marsh has an abrupt slope, which limits the quality of the wetland for foraging habitat for wading birds.

On September 3, 2020, Wood scientists evaluated the onsite habitat compared with preferred habitats for the listed species identified by FNAI and IPaC. Wood scientists generally agreed with the habitat assessments made by Verde Environmental scientists, with the following exceptions. Verde Environmental scientists described the majority of the property as Coniferous Plantation and noted that this habitat type would not be suitable for a number of upland species due to management practices, canopy cover, and lack of ground cover. The property has recently been cleared; therefore, in its current state, the property may provide suitable habitat for several upland species including gopher tortoises (*Gopherus polyphemus*), indigo snakes (*Drymarchon couperi*), gopher frogs (*Lithobates capito*), Florida burrowing owl (*Athene cunicularia floridana*), short-tailed snake (*Lampropeltis extenuata*), and Florida pine snake (*Pituophis melanoleucus mugitus*). No evidence of these species was observed during the site assessment performed by Verde Environmental or Wood. The lack of gopher tortoise and burrowing owl burrows makes it unlikely these species or their commensals would be present onsite. However, prior to development, a Florida Fish and Wildlife Conservation Commission (FWC) compliant gopher tortoise survey would be required due to the suitable habitat of well-drained, sandy soils onsite.

No threatened or endangered wildlife or plant species were observed during Wood's site assessment.

Table 1. Environmental Assessment and Listed Species Survey (July 2020) Comments Summary (page 1 of 2)

Report Page Number	Report Section	Report Text	Wood Comments
68	Listed Plant Species and Their Habitats, Florida Mountain-Mint (Threatened: State)	The Florida mountain mint is shade intolerant, often depending on periodic fires to maintain the canopy openings. A pine plantation is typically managed to achieve a closed canopy to eliminate competition from other tree species and maximize timber production. The closed canopy of the onsite forested habitats would eliminate the chance of finding Florida mountain mint on the property.	The current condition of the site is clear; however, the natural habitat for the Florida mountain mint seems to be marginal areas with more hardwood growth in the understory, rather than in very open, grassy pine woods (FWC, 2020); therefore, preferred habitat for this species does not exist on the property.
69	Listed Wildlife Species and Their Habitats	N/A	Wood stork is listed on FNAI results in Appendix A as "likely" to occur but it is not included in the "Listed Wildlife Species and Their Habitats" section or anywhere in the report. See Table 2 for Wood's assessment for this species.
69	Listed Wildlife Species and Their Habitats, Eastern Indigo Snake (Threatened: Federal and State)	There is little potential for indigo snakes to occupy this site due to the lack of suitable habitat on the property.	Wood scientists observed suitable habitat for burrows onsite, but did not observe burrows at the time of the site visit on 9/3/2020.
69	Listed Wildlife Species and Their Habitats, Florida Burrowing Owl (Threatened: State)	Utilization of the property by burrowing owls is unlikely due to the lack of high, well drained, sparsely vegetated sandy habitat such as dry prairie and sandhill. The forested upland habitats found onsite, and past management as pine plantation, are not conducive to supporting burrowing owl populations.	Well drained sparsely vegetated habitat is present in the cleared area of the property. Suitable habitat is present but may not be used due to frequent disturbance caused by timber management.
70	Listed Wildlife Species and Their Habitats, Short-Tailed Snake (Threatened: State)	The short-tailed snake prefers dry sandhill, xeric hammock, sand pine scrub or other similar sandy habitats with a relatively open or absent canopy. This type of habitat is not found on the Tara Forest/MeGahee Property; thus, it is unlikely that short-tailed snakes would be found onsite.	Sandy habitat with absent canopy are present in the cleared portions of the property.

Table 1. Environmental Assessment and Listed Species Survey (July 2020) Comments Summary (page 2 of 2)

Report Page Number	Report Section	Report Text	Wood Comments
70	Listed Wildlife Species and Their Habitats, Gopher Tortoise (Threatened: State)	No gopher tortoises were observed during the site visit and it is unlikely that tortoises would utilize any portion of the property. Although the recently harvested pine plantation currently lacks a closed canopy, there is minimal tortoise habitat adjacent to the Tara Forest/MeGahee Property and it is unlikely that tortoises would migrate onsite due to adjacent roads.	Due to suitable habitat being present onsite, a gopher tortoise survey should be conducted prior to construction.
70	Listed Wildlife Species and Their Habitats, Gopher Frog (recently de-listed: State)	Additionally, like the indigo snake, gopher frogs are frequently observed as commensal species with gopher tortoises, utilizing tortoise burrows as shelter during the day. The lack of tortoise burrows on the property further decreases the likely hood of gopher frogs inhabiting the property's uplands.	Wood scientists observed suitable habitat for burrows onsite, but did not observe burrows at the time of the site visit on 9/3/2020.
70	Listed Wildlife Species and Their Habitats, Florida Pine Snake (Threatened: State)	Much like the short-tailed snake discussed above, the Florida pine snake prefers dry sandhill, xeric hammock, or sand pine scrub with a relatively open or absent canopy. This type of habitat is not found on the Tara Forest/MeGahee Property; thus, it is unlikely that the Florida pine snake would utilize the upland habitats onsite.	Sandy habitat with absent canopy are present in the cleared portions of the property.

Prepared by: NP Checked by: SEM

Table 2. Threatened and Endangered Species with Potential for Occurrence on the Project Area

Scientific Name[a]	Common Name[a]	Listing Status [a]	Preferred Habitat [b]	Habitat Present on Project Site[d]
Laterallus jamaicensis ssp. *jamaicensis*	Eastern Black Rail	PT	Salt, brackish, and freshwater marshes[c]	Yes
Mycteria americana	Wood Stork	FT	Nesting: mixed hardwood swamps, sloughs, mangroves, cypress domes/strands; Foraging: freshwater and estuarine marshes	Yes
Drymarchon couperi	Eastern Indigo Snake	FT	Pine flatwoods, hardwood forests, edges of cypress swamps, and hydric hammocks	Yes – a thin area of hardwood forest is present along the ditches and creek in the northern portion of the property
Gopherus polyphemus	Gopher Tortoise	ST, FC	Well-drained, sandy soils, longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies and coastal dunes	Yes – well-drained and sandy upland areas present in the western portion of the site
Ambystoma cingulatum	Frosted Flatwoods Salamander	FT	Slash and longleaf pine flatwoods with a wiregrass floor and scattered wetlands	No
Palaemonetes cummingi	Squirrel Chimney Cave Shrimp	FT	Only in the Squirrel Chimney sinkhole in Alachua County	No

Prepared by: NP Checked by: SEM

Note:

PT = Federally Proposed Threatened ST = State Designated Threatened
FT = Federally Designated Threatened FC = Federal Candidate
- FE = Federally Designated Endangered

Sources:

(a) USFWS. 2020a. IPaC Resource Report. 09/02/2020. Generated from website: https://ecos.fws.gov/ipac/.
(b) Preferred habitat determined using FWC species profiles (FWC 2020), unless otherwise stated
  a. FWC. 2020. Species Profiles. Website accessed August 2020: https://myfwc.com/wildlifehabitats/profiles/.
(c) Preferred habitat determined using USFWS species profiles (USFWS 2020b)
  a. USFWS. 2020b. Southeastern Wildlife, Species Profiles. Website accessed August 2020: https://www.fws.gov/southeast/wildlife/.
(d) Wood. 2020. Site Visit on September 3, 2020.

3.0 Future Land Use Risk Assessment

3.1 Proposed Change

The applicant is seeking to develop a portion of parcel # 03020-000-000 (the parcel) to construct two hotels. The 58.32 +/- acre parcel is located northeast of the intersection of Interstate 75 and US Highway 441 and is currently zoned as Agriculture/Conservation with a FLUM designation of Conservation/Recreation. The applicant is requesting rezoning and a FLUM designation change for 17.83 +/- acres of the parcel. Of this, 7.33 +/- acres are proposed to be zoned as Conservation with a future land use designation of Conservation. The portion of the parcel proposed for hotel development is 10.50 +/- acres and the applicant is requesting that the land be rezoned from Agriculture to Community Commercial with a FLUM designation change from Recreation to Commercial.

The requested rezoning and future land use changes for the 7.33 +/- acre portion are not discussed further because the proposed change is to Conservation (both in zone and future land use designation). The requested rezoning and future land use changes for the 10.50 +/- portion to Community Commercial and Commercial are discussed further below, as well as a discussion on additional permits required for developing the site that will protect the adjacent resources.

3.2 Zoning Change

Allowable uses under current zoning (Agriculture) include general agriculture activities, for example, agronomy, aquaculture, biotechnical, forestry, fisheries, apiculture, silviculture, and similar uses (City of Alachua Land Development Code). The proposed zoning is for Community Commercial District. According to the City of Alachua Land Development Code, the Community Commercial District "is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The Community Commercial district should typically be located along major arterials or at the intersection of an arterial and highway."

3.3 Future Land Use Map Change

The current future land use designation is Recreation. The proposed future land use is Commercial, described by the City of Alachua Comprehensive Plan Future Land Use Element as being "established to provide for general commercial uses, as well as more intense commercial and highway commercial uses.

This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional mixed-use neighborhood planned developments;
10. Employment center planned developments;

11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and
14. Eating establishments.

3.4 Potential Impacts of Commercial Development

The potential impacts on Mill Creek and Mill Creek Sink of commercial site uses include more general impacts related to development of the site as well as impacts specific to certain kinds of commercial uses. These potential impacts must be taken seriously because the site is within the Sensitive Karst Area of Alachua County where the Floridan Aquifer is at or near the land surface, allowing for rapid movement, with little treatment, of stormwater into the aquifer.

In general, commercial development of the site would increase the impervious cover at the site, via roads, parking lots, and other structures. Impervious cover can:

1. Increase nonpoint source water pollution by limiting the capacity of soils to filter runoff;
2. Affect peak flow and water volume, which heighten erosion potential and affect habitat and water quality;
3. Increase storm water runoff, which can deliver more pollutants to water bodies that residents may rely on for drinking and recreation; and
4. Affect ground water aquifer recharge.

Contaminants common in runoff from impervious sources include oils from road surfaces, nutrients from fertilizers, and various toxic compounds (USEPA, 2020a). Commercial development of the site would also invite more litter – litter can include paper and plastic materials discarded by users of the site. When introduced into streams, litter can harm physical habitats, transport chemical pollutants, and threaten aquatic life. Plastic trash is especially harmful to water quality and aquatic ecosystems. For example, persistent, bioaccumlative and toxic contaminants can accumulate on plastic debris and then be released into the environment as the debris breaks down (USEPA, 2020b).

Additional negative impacts from commercial developments include increased air pollution associated with developments that encourage vehicle use and formation of heat islands after trees are removed and replaced with pavement and structures (Alachua County, 2018).

Some of the specific allowed commercial uses may be more detrimental to surrounding natural areas than others. For example, auto-oriented uses and limited industrial services could potentially be allowed at the site. These types of businesses use and store hazardous materials and generate hazardous wastes on site, introducing contaminated runoff as well as potential for large-volume spills. Gas stations pose specific risks – gasoline, diesel, oils, and solvents common to these businesses contain chemicals that are harmful to human and environmental health and the method of use allows for potential introduction into the environment. Gasoline or diesel fuel may spill during transfer from tanker trucks to on-site storage tanks, while consumers are pumping gas, or from onsite storage tanks.

3.5 Permit and Design Requirements

Environmental protection regulations are in place at local, state and federal level for development. Any development of the site may require local, state, and federal permits. County regulations require a 75 ft buffer from wetlands. In addition, the County development permits require demonstration of stormwater treatment, compatible with the County regulations. The additional impervious surface area associated with

any commercial development would require stormwater treatment in accordance with Chapter 62-330, F.A.C. and require an ERP through the state. And because the site is within a Sensitive Karst Area, the development would need to incorporate the requirements of Chapter 40-41.063(6), F.A.C. which establishes design criteria for stormwater best management practices within Sensitive Karst Areas.

If the subject property were to be developed into one of the allowed commercial uses, that may be more detrimental to surrounding natural areas such as auto-oriented uses and limited industrial services in which hazardous substances are, there are additional regulations with which these developments would be required to comply.

The Resource Conservation and Recovery Act (RCRA) regulations found in title 40 of the Code of Federal Regulations in part 262, establish basic hazardous waste management standards for hazardous waste generators. The regulations are designed to ensure protection of human health and the environment. Florida Department of Environmental Protection (FDEP) is the state administrator of RCRA; requiring hazard waste generators obtain permits through FDEPs Waste Management Division to ensure hazardous waste is appropriately identified and safely handled. In addition, Alachua County performs inspections of hazardous waste generator facilities.

4.0 Summary and Conclusions

Wood scientists generally agree with the Environmental Assessment and Listed Species Report for the Tara April property prepared by Verde Environmental. The recent clearing of the property has created open sandy soil habitat, which is suitable for several protected species including gopher tortoises and commensal species (indigo snakes and gopher frogs). However, the lack of gopher tortoise burrows, coupled with the management activities associated with the pine plantation make it unlikely for these species to be present on the property. Prior to development an FWC compliant gopher tortoise survey would be required. In addition, although freshwater marsh foraging habitat for wading birds is present on the site; due to the abrupt slopes of the marsh, it provides limited quality foraging habitat. There is limited quality habitat for listed species on the Tara April property, and no listed species were observed during the Verde Environmental or Wood site investigations. Furthermore, the proposed zoning changes keep the onsite wetland in conservation; therefore, no direct impacts are proposed.

The proposed rezoning from Agriculture to Community Commercial with a FLUM designation change from Recreation to Commercial has the potential to result in development that may introduce contaminants common in runoff from impervious sources and increased litter to the Mill Creek and Mill Creek Sink. Although the rezoning may introduce additional risk for contaminants entering Mill Creek and Mill Creek Sink; local, state and federal regulations are in place to protect adjacent water bodies from development.

5.0 References

Alachua County. 2018. Alachua County Stormwater Treatment Manual.

Florida Department of Environmental Protection (FDEP). 1994. Delineation of the Landward Extent of Wetlands and Surface Waters. Florida Administrative Code (F.A.C.) & Florida Administration Register, Rule Chapter: 62-340.

Florida Fish and Wildlife Conservation Commission (FWC). 2020. Species Profiles. Website accessed August 2020: https://myfwc.com/wildlifehabitats/profiles/.

United States Army Corps of Engineers (USACE). 1987. Corps of Engineers Wetlands Delineation Manual. January 1987 – Final Report.

United States Environmental Protection Agency (USEPA). 2020a. Effects of Land Use Changes. Website: https://www.epa.gov/report-environment/land-use#effects.

USEPA. 2020b. Impacts of Mismanaged Trash. Website: https://www.epa.gov/trash-free-waters/impacts-mismanaged-trash.

United States Fish and Wildlife Service (USFWS). 2020a. Information for Planning and Consultation (IPaC) Resource Report. 06/12/2020. Generated from website: https://ecos.fws.gov/ipac/.

USFWS. 2020b. Southeastern Wildlife, Species Profiles. Website accessed August 2020: https://www.fws.gov/southeast/wildlife/.

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September 10, 2020

Mr. Justin Tabor
Principal Planner, Office of Planning and Community Development
City of Alachua
15100 NW 142nd Terrace
P.O. Box 9
Alachua, FL 32616

Subject: Methodology Letter for the Tara April FLUM/Zoning Changes

Dear Mr. Tabor:

As per our discussions, the following are my recommendations for the Methodology Letter for the Tara April FLUM/Zoning Changes:

Recommended Changes – Methodology Letter for the Tara April FLUM/Zoning

The Methodology Letter will be prepared by the applicant and needs to include, but is not limited to, the following items:

Study Area
The Study Area should be determined based on procedures described in the City's Concurrency Management System. The determination of the Study Area shall be approved by the City.

Trip Generation Data
The trip generation data for the land use change should be based on the anticipated ultimate build out of the land use. The ultimate build out needs to be agreed upon by the City and the applicant. The trip generation data will be based on the ITE 10th Edition and copies of the appropriate land use codes/sheets shall be included in the traffic study.

Existing and Future Traffic Volumes
The existing and future traffic counts/turning movement counts (PM peak hour) at the two traffic signals on US 441 at the I-75 northbound and southbound ramps shall be based on the 2019 traffic counts obtained from the City of Gainesville TMC. The applicant shall review the counts to guarantee the traffic data has been properly adjusted for peak season and truck counts using FDOT data. The traffic data provided by the Gainesville TMC was obtained in 2019 and can be considered acceptable to use as 2020 existing data. For future traffic data, the 2020 counts shall be increased by a minimum of 1% per year. The traffic data should include any City of Alachua existing and future reserved trips that are in the Study Area.

Trip Distribution and Assignment
The project trip distributions and assignments from/to April Blvd off US 441 will be determined by using the Gainesville Urbanized Area Transportation Study (GUATS) model.

Intersection Operational Analysis

Perform an intersection operational analysis for the two traffic signals on US 441 at the I-75 northbound and southbound ramps using the Synchro 10 traffic engineering software which applies the HCM 6th Edition methodologies for the following:

a. Existing 2020 traffic.
b. Existing 2020 traffic plus City of Alachua existing reserved trips.
c. Future traffic which includes existing 2020 traffic, existing City of Alachua reserved trips and project traffic due to the land use changes.

The intersection operational analysis described above will be performed for the following median opening configurations for the median opening on US 441 that aligns with April Blvd:

1. The existing full access median opening.
2. A directional median opening (left out prohibited).
3. The median opening is closed.

If the operational analysis determines that a LOS of E or worse is present for conditions A – C above at either or both intersections, then a list of possible improvements will be prepared. The improvements will result in a LOS of D or better.

April Blvd Operational Analysis

Perform an operational analysis for the intersection of US 441/April Blvd using the traffic parameters developed for the I-75 ramp traffic signals. This includes determining the threshold at which the southbound stop sign approach on April Blvd fails to operate at an acceptable level (LOS E). This analysis should include a review of whether southbound April Blvd can operate satisfactorily with just one (1) exit lane or if two (2) exit lanes (right and left only) are needed.

Median Opening on US 441 at April Blvd

The traffic study methodology described above is based on the existing full median opening on US 441 at April Blvd. Due to traffic safety and congestion concerns, FDOT may modify the existing median opening on US 441 at April Blvd to a directional median opening (left out is prohibited) or the median opening may be closed. The traffic operational analysis described above for April Blvd will also need to be performed for a directional median opening on US 441 at April Blvd and a complete closure of the median opening.

April Blvd Modifications, Right of Way and Geometry

A survey documenting the existing geometry and right of way of April Blvd shall be provided in conjunction with the traffic study. Any modifications to April Blvd required by the zoning changes shall be shown in conceptual form on the survey.

Emergency Vehicle Access

A discussion of emergency vehicle access for the land uses along April Blvd due to the proposed zoning changes shall be included in the traffic study. Sections of April Blvd appear to be constrained and any modifications to portions of April Blvd may be challenging. This section shall include a discussion of how April Blvd could be modified to facilitate emergency vehicle access and whether an additional access to April Blvd is feasible from the east.

Traffic Signal and ATMS Modifications on US 441 at the I-75 Ramp Signal

The applicant needs to coordinate with the FDOT and the City of Gainesville Traffic Management Center for any improvements/upgrades to the traffic signal systems controlling the two traffic signals on US 441 at the I-75 northbound and southbound ramps. The City of Gainesville TMC operates and maintains the

traffic signals on US 441 for the City of Alachua and the FDOT operates and maintains the traffic management systems along I-75.

Other Requirements

The traffic analysis will include the following:

1. An Executive Summary.
2. A listing of the improvements needed to address any intersection conditions which result in a LOS of E or worse.
3. A list of any other modifications needed to enhance safety and/or efficiency at the study intersections.

End Recommended Changes

When you receive the revised Methodology Letter from the applicant, please forward it to me and I will review it.

Please contact me if you have any questions.

Sincerely,

Brian Kanely

Brian Kanely, P.E.
Sr. Traffic Engineer

CC: Kathy Winburn
Brian Kirwan

VOLKERT

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3501 South Main Street
Suite 2
Gainesville, FL 32601

Office 352.372.9594
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September 17, 2020

Mr. Justin Tabor
Principal Planner, Office of Planning and Community Development
City of Alachua
15100 NW 142nd Terrace
P.O. Box 9
Alachua, FL 32616

Subject: Methodology Letter for the Tara April FLUM/Zoning Changes

Dear Mr. Tabor:

As per our recent discussions, the following are my recommendations for the Methodology Letter for the Tara April FLUM/Zoning Changes:

Methodology Letter for the Tara April FLUM/Zoning

The Methodology Letter will be prepared by the applicant and will include the following:

Section A – Traffic Analysis Required for the Land Use/Zoning Changes

Trip Generation Data

The trip generation data for the land use/zoning change will be based on the possible build out of the land use. The trip generation data will be based on the ITE 10th Edition and copies of the appropriate land use codes/sheets shall be included in the traffic study. The trip generation data will be prepared for the following three scenarios:

a) Maximum buildout (ITE Code 820 – Shopping Center; Independent Variable is Average 1000 Sq. Ft. GLA)
b) 50% of maximum build out (ITE Code 820 – Shopping Center; Independent Variable is Average 1000 Sq. Ft. GLA).
c) 200 hotel rooms (ITE Code 310 – hotel; Independent Variable is number of rooms, 200).

Existing Traffic Volumes and PM Peak Hour Turning Movement Counts

The existing traffic volumes and PM peak hour turning movement counts at the two traffic signals on US 441 at the I-75 northbound and southbound ramps shall be based on the 2019 traffic counts obtained from the City of Gainesville TMC. The applicant shall review the counts to guarantee the traffic data has been properly adjusted for peak season and truck counts using FDOT data. The traffic data provided by the Gainesville TMC was obtained in 2019 and can be considered acceptable to use as 2020 existing data.

Trip Distribution and Assignment

The project trip distributions and assignments from/to April Blvd off US 441 will be determined by using the Gainesville Urbanized Area Transportation Study (GUATS) model.

Traffic Signal Intersection Operational Analysis

Perform an intersection operational analysis for the two traffic signals on US 441 at the I-75 northbound and southbound ramps using the Synchro 10 traffic engineering software which applies the HCM 6th Edition methodologies for the following:

a. Existing 2020 traffic.
b. Existing 2020 traffic plus City of Alachua reserved trips.

April Blvd Operational Analysis

Perform an operational analysis for the intersection of US 441/April Blvd using the three development scenarios described in the Trip Generation Data section of this letter. This includes determining the threshold at which the existing southbound stop sign approach on April Blvd fails to operate at an acceptable level of service (LOS E). This analysis will be based on the existing full access median opening. If April Blvd will not operate at an acceptable LOS for any of development scenarios, a discussion of potential modifications to the intersection of April Blvd/US 441 will be included in this section.

Section B – Other Discussion Items

In addition to the traffic analysis required in Section A, there are other traffic operational analysis that will be required when a site plan is presented for actual development. The applicant's traffic study needs to include the following with a brief discussion of each item. The purpose of this section is to inform the City and the public that there are other significant traffic issues associated with this land use/zoning change that will be addressed at a site plan submittal.

a) Impact on affected traffic signals due to future and development traffic
b) Possible modifications to the median opening on US 441 at April Blvd for the following:
    a. Directional median opening (left out is prohibited).
    b. Complete closure of the median opening.
c) April Blvd modifications, right of way and geometry.
d) Emergency vehicle access for developments along April Blvd.
e) Potential of any future access to April Blvd from the east.
f) Traffic signal and ATMS modifications on US 441 and I-75. It should be noted that the City of Gainesville TMC maintains and operates the traffic signals in the City of Alachua (per contract) and the FDOT operates and maintains the traffic management systems along I-75.

Section C – Other Requirements

In addition to the items in Sections A and B, the traffic study will include the following:

a) An executive summary.
b) A listing of any improvements/modifications from Section A.

Please contact me if you have any questions.

Sincerely,

Brian Kanely

Brian Kanely, P.E.
Sr. Traffic Engineer

Kimley»Horn

September 21, 2020

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

RE: ***Tara April Land Use/Zoning Traffic Operations Methodology***
City of Alachua, Florida

Dear Mr. Tabor:

The purpose of this letter is to summarize the proposed methodology for the operational analysis for the land use and zoning changes for the Tara April project as requested by the City of Alachua based on the discussion on September 15, 2020 and the letter dated September 17, 2020 from the City's traffic consultant, Brian Kanely, P.E.

Background

An amendment of the Future Land Use Map of the City of Alachua's Comprehensive Plan from Recreation and Conservation to Commercial is proposed for 10.5 +/- acres of Tax Parcel 03020-000-000. As part of the City of Alachua's review of the Future Land Use Map Justification Report prepared by eda consultants, inc., the City has requested that a traffic analysis be prepared to evaluate the potential impacts of the commercial land use on the US 441/M.L. King Jr. Boulevard in the vicinity of the subject property.

Operational Analysis for Land Use/Zoning Changes

The operational analysis will focus on vehicular operations P.M. peak hour utilizing the following methodology:

Intersection Operations at US 441/M.L. King Jr. Boulevard and the I-75 ramps:

A. Establish the existing P.M. peak hour turning movement volumes at the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps based on traffic data from March 2019 from the Florida Department of Transportation (FDOT)/the City of Gainesville.
B. Determine the reserved P.M. peak hour trips for the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps based on the reserved segment trips City of Alachua's September 2020 Development Monitoring Report. Kimley-Horn will coordination with the City of Alachua regarding the location of the projects with reserved trips to establish the P.M. peak hour turning movements from the segment trips. The reserved trips will be added to the existing P.M. peak hour turning movement volumes from item A above to establish the "existing + reserved" volumes.
C. Perform an intersection operational analysis for existing conditions and "existing + reserved" conditions using the volumes developed in items A and B above and Trafficware's *Synchro 10* traffic engineering analysis software which applies the

Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition methodologies.

Intersection Operations at US 441/M.L. King Jr. Boulevard and April Boulevard:

A. Establish the existing P.M. peak hour turning movement volumes at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard based on traffic data from March 2019 from FDOT/the City of Gainesville at the intersection of US 441/M.L. King Jr. Boulevard and the I-75 northbound ramp and collected counts for turning movements onto and off of April Boulevard.
B. Determine the reserved P.M. peak hour trips for the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard based on the reserved segment trips City of Alachua's September 2020 Development Monitoring Report. Kimley-Horn will coordination with the City of Alachua regarding the location of the projects with reserved trips to establish the P.M. peak hour turning movements from the segment trips. The reserved trips will be added to the existing P.M. peak hour turning movement volumes from item A above to establish the "existing + reserved" volumes.
C. Determine the potential buildout P.M. peak hour turning movements based on the "existing + reserved" trips from item B and the turning movement counts generated by three (3) potential buildout scenarios:
    - Maximum buildout (ITE Code 820 – Shopping Center; Independent Variable is Average 1000 Sq. Ft. GLA)
    - 50% of maximum build out (ITE Code 820 – Shopping Center; Independent Variable is Average 1000 Sq. Ft. GLA).
    - 200 hotel rooms (ITE Code 310 – hotel; Independent Variable is number of rooms, 200).

    The trips from the scenarios above will be determined based on trip generation rates from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition and a turning movement trip distribution for those trips based on the Gainesville Urbanized Area Transportation Study (GUATS) model.
D. Perform an intersection operational analysis for existing conditions, "existing + reserved" conditions, and three (3) "existing + reserved + development" conditions using the volumes developed in items A, B, and C above and Trafficware's *Synchro 10* traffic engineering analysis software which applies the Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition methodologies. As the intersection is an unsignalized, one-way stop-controlled intersection, the operational analysis will be based on the delay and level of service (LOS) for the southbound stop-controlled approach of April Boulevard. It is assumed that the lowest acceptable LOS for this approach is LOS E.
E. Determine the P.M. peak hour trip threshold at which the southbound stop-controlled approach at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard will fail to operate at an acceptable condition.
F. Coordinate with FDOT and the City of Alachua to provide a list of potential improvements that could be used to improve the P.M. peak hour operating conditions of the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard, if necessary.

Other Items for Brief Discussion:

A. A brief discussion of the following items noted in the letter dated September 17, 2020 from Brian Kanely, P.E. will be included in the land use/zoning operational analysis technical memorandum with the understanding that they will be addressed with a later traffic study during the site plan review process:
    1. Impact on affected traffic signals due to future and development traffic
    2. Possible modifications to the median opening on US 441/M.L. King Jr. Boulevard at April Boulevard for the following:
        i. Directional median opening (left out prohibited)
        ii. Complete closure of the median opening
    3. April Boulevard modifications, right of way and geometry
    4. Emergency vehicle access for developments along April Boulevard
    5. Potential of any future access to April Boulevard from the east
    6. Traffic signal and ATMS modifications on US 441 and I-75

The operational analysis will be documented in a technical memorandum for submittal to the City of Alachua.

Closure

This methodology has been developed based on the conversation during the meeting on September 15, 2020 and the letter dated September 17, 2020 from the City's traffic consultant, Brian Kanely, P.E. If your office concurs with this methodology, please find the appropriate signature block below and sign as such. Please return a signed copy to our office for our records.

Please feel free to call me with any questions.

Sincerely,
KIMLEY-HORN

Ali H. Brighton, P.E.

9/22/20
Justin Tabor, AICP — Date
Principal Planner
City of Alachua

Brian Kanely 9/22/2020
Brian Kanely, P.E. — Date
Senior Traffic Engineer
Volkert, Inc. (Traffic Consultant for the City of Alachua)

September 29, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO BOX 9
Alachua, FL 32616

RE: Tara April Comprehensive Plan Amendments and Rezoning – Environmental Review

Justin:

Thank you very much for providing review comments from the City's environmental review consultant, Wood Environment & Infrastructure Solutions (Wood). Upon review of their comments, please see the attached addendum letter to accompany the original July 2020 Tara April Environmental Assessment and Listed Species Survey Report which was included in the original application submittals.

This addendum, provided by the applicant's environmental consultant (Verde Environmental), includes augmented information intended to address the Wood Environment & Infrastructure Solutions Technical Review Report comments provided in September 2020.

In addition to the report addendum provided by the applicant's environmental consultant, we ask that the City also take into account the following additional comments:

1. When evaluating the overall impacts of the proposed Comprehensive Plan amendments and rezoning, please take note that the comments from Wood did not recognize the future water quality improvements that will occur based on the treatment requirements included in the proposed new Comprehensive Plan text amendment that will apply to the parcel. The proposed new Policy includes requirements for the treatment of stormwater runoff from Interstate 75, thereby helping address and improve an existing condition not caused by the landowner.

2. The observations provided by the Wood report did not acknowledge the reduction in agricultural chemicals (fertilizers, pesticides) and their impacts on water quality that will occur as a result of land being taken out of agricultural use and put in the Conservation and Commercial land use and zoning categories.

We believe that the environmental report addendum and the comments above provide appropriate responses to adequately address the review comments provided by the City's consultant at this initial planning application stage (Comprehensive Plan amendments & rezoning). Of course, at the time of any future proposed development of the site, additional analysis will be provided to the City, as required.

Please let us know if you require any additional information. Thank you very much.

Sincerely,

Clay Sweger, AICP LEED AP
Principal / Director of Planning

VERDE ENVIRONMENTAL

Ormond Beach
286 Buckskin Lane Ormond Beach, FL 32174
(352) 792 4757 • scott@verdeenv.com

Gainesville
1723 SW 78th Terrace Gainesville, FL 32607
(352) 317 1579 • justin@verdeenv.com

September 28, 2020

Justin Tabor
Principal Planner
City of Alachua - Planning and Community Development
PO Box 9
Alachua, FL 32616

Re: Letter Addendum – Response to City Comments
Environmental Assessment and Listed Species Survey (July 2020)
Tara Forest / MeGahee Property, Alachua, FL 32615
Alachua County, Parcel No.: 03020-000-000
Verde Environmental -- Proj. No. 20-033

Dear Justin,

Verde Environmental Co. (Verde) received and reviewed the Tara April Rezoning Application Environmental Assessment and Listed Species Survey report prepared by Wood Environmental & Infrastructure Solutions, Inc. (Wood) in September 2020. The report, which was requested by the City of Alachua, provided a technical review of the Environmental Assessment and Listed Species Survey we prepared in July 2020. The City also asked Wood to evaluate allowable future uses within the proposed Future Land Use Map designations and zoning in relation to potential effects on nearby environmental resources, namely Mill Creek and the Mill Creek Sink.

Wood generally agreed with the methods and conclusions presented in our July 2020 report. They agreed with the extent of wetland habitat that we had interpreted on and adjacent to the Tara Forest/Megahee property. Additionally, their scientists did not observe any listed (threatened or endangered) plant or wildlife species onsite. Lastly, the report concluded that the habitat observed onsite was of limited quality for listed species considering the existing condition and past management of the property as pine plantation.

However, although Wood agreed with our conclusion that it would be unlikely to find listed species on the property, they did provide several comments that were not fully discussed in our report. Primarily, Wood scientists acknowledge that the recently harvested pine plantation does now provide potential habitat, for several upland species including: gopher tortoises (*Gopherus polyphemus*), eastern indigo snakes (*Drymarchon couperi*), gopher frogs (*Lithobates capito*), Florida burrowing owls (*Athene cunicularia floridana*), short-tailed snakes (*Lampropeltis extenuata*), and Florida pine snakes (*Pituophis melanoleucus mugitus*). Although we believe that past land management has historically excluded listed species from the area, making it unlikely that these species would migrate onsite, we agree that the site now provides sparsely vegetated, sandy habitat that meets some of the habitat requirements of these upland species.

Additionally, Wood pointed out that we mistakenly omitted wood stork (*Mycteria americana*) from our July 2020 assessment. The species was identified in the FNAI Biodiversity Matrix Query as a

species likely occurring in the area surrounding the Tara Forest/MeGahee property. This was a mistake on our part and the woodstork should be discussed as a listed species that could potentially utilize the property.

Wood also reviewed three additional listed species (frosted flatwoods salamander (*Ambystoma cingulatum*), squirrel chimney cave shrimp (*Palaemonetes cummingi*), and eastern black rail (*Laterallus jamaicensis*)) that were not discussed in our assessment. These species were not identified in the site specific FNAI Biodiversity Matrix Query we reviewed for the site, but they were identified in the FWS Information for Planning and Consultation (IPaC) Resource List Report reviewed by Wood.

Lastly, Wood addressed several permitting considerations that will need to be considered prior to developing the site. As our report was intended to serve as a baseline inventory of environmental resources for the purposes of a land use change and rezoning application, we did not evaluate or review potential site plans or layout design. However, we agree that more detailed analysis will need to be performed in conjunction with planning any future development of the site. Such considerations will include a formal wetland delineation, a complete gopher tortoise survey of potential gopher tortoise habitat, and the development of a site plan that considers appropriate stormwater management and buffers/setbacks around wetlands and surface waters.

The following discussion is provided to supplement, refine and expand the conclusions of our July 2020 assessment, in order to incorporate the comments made by Wood.

Aerial Interpretation of Wetland Habitat

As part of our July 2020 assessment we interpreted the extent of wetland habitat on, and adjacent to, the subject property by reviewing available GIS resources. These resources included recent and historical aerial photographs; U.S. Department of Agriculture, Natural Resources Conservation Service soil maps; U.S. Fish and Wildlife Service, National Wetland Inventory (NWI); and LiDAR elevation models. Select locations along the interpreted wetland were then field verified by Verde scientists in accordance with the Florida Unified Wetland Delineation Methodology (Chapter 62–340, Florida Administrative Code (F.A.C.)) and the Army Corps of Engineers Wetland Delineation Manual (1987). This method of mapping onsite wetlands is suitable for initial planning purposes, and Wood agreed with both our methods and the extent of the interpreted wetlands. However, the wetland lines will need to be fully delineated in the field prior to creating a detailed site development plan. The wetland upland boundary should be physically marked in the field and surveyed so that it can be accurately included on applicable site plans and reviewed during the permitting process.

Wood Stork (Threatened: Federal and State)

The wood stork was identified in the FNAI Biodiversity Matrix Query as a species likely occurring in the area surrounding the Tara Forest/MeGahee property. This species utilizes wetland habitats for nesting and foraging. Nesting colonies tend to utilize swamps or islands of tall trees typically surrounded by water that is deep enough to deter predators especially during nesting and raising young. While the mixed wetland hardwood habitat found in the northeast corner of the property includes numerous tall mature trees, it would not be preferred due to the intermittent hydrologic regime that characterizes that reach of Mill Creek. The periodic, short duration, flooding of the creek is not an effective deterrent to land-based predators that would prey on wood stork eggs and young.

Wood stork foraging typically occurs in relatively still, open water that is shallow enough for the bird to wade through. Such foraging habitats include marshes, wet prairie, ditches, small ponds, and occasionally lake littoral zones that are 2–15 inches deep. The best foraging habitats are those that experience prolonged flooding and drying cycles that will concentrate prey as the surface water recedes. As we discussed in our July 2020 report, the onsite marsh found near the southern property boundary likely supports a reasonable amount of foraging biomass, however, the slope of the bank and overall depth of the marsh limits the extent of the habitat that is available for foraging by wood storks and other wading birds. Wood agreed with this assessment in their review of our report.

Furthermore, it should be noted that the property is located over 25 miles south of the nearest known active nesting wood stork colony identified by FWS, and thus the site is not located within a Wood Stork Core Foraging Area. Additionally, the proposed zoning and land use changes would avoid impacts to wood stork habitat by retaining the onsite wetlands in Conservation land use. Therefore, the proposed zoning changes and potential development of the site would be determined to have "no effect" on wood storks according to the United States Army Corps of Engineers' (USACE) Wood Stork Key for Central and North Peninsular Florida (September 2008).

Gopher Tortoise (Threatened: State)

As discussed in our July 2020 report, no gopher tortoises were observed on the subject property, and we believe that it is unlikely that tortoises would currently occupy the site now or in the near future. Until recently, the onsite uplands were managed as pine plantation with a relatively dense canopy and sparse groundcover strata. This type of land management is generally not conducive to sustaining populations of gopher tortoises. However, it is likely that suitable gopher tortoise habitat will become available onsite as a dense groundcover stratum develops in the recently harvested pine plantation. Although we don't believe that tortoises are now, or were previously, occupying adjacent habitats (e.g. the April Blvd/I-75 rights-of-way, additional pine plantation, hardwood forests, and wetlands) it is possible that tortoises could migrate onsite to colonize the open habitat forming onsite. Therefore, a detailed gopher tortoise survey should be completed prior to developing the site. If tortoises are found onsite during a future survey, then the project will need to comply with the Florida Fish and Wildlife Conservation Commission's most recent Gopher Tortoise Permitting Guidelines (April 2008 – revised 2020). FWC requires a recent gopher tortoise survey within 90 days of beginning clearing and site preparation. Any survey will have to be redone if it occurred more than 90 days prior to construction.

The report produced by Wood specifically highlighted the well-drained sandy soils in the northern portion of the property. While this portion of the property was also managed as pine plantation, this area supported smaller pine trees and a denser groundcover stratum of grasses and forbs, and in its current state it is more suitable for gopher tortoise that the remainder of the property. However, as was stated in both reports, no tortoises were observed onsite and it is unlikely that they would occupy the surrounding habitats. Furthermore, the northern portion of the property is not proposed for a zoning and land use change, and it would not be considered for development.

Eastern Indigo Snake (Threatened: Federal and State)

The Wood Report noted narrow strips of hardwood forest along the ditches and the creek in the northern portions of the property that could provide habitat for the eastern indigo snake. However, they agreed that the presence of this species is unlikely due to the absence of gopher tortoise burrows and past land management practices associated with pine plantation timber production.

Additionally, like the onsite wetlands, the narrow strips of hardwood forest along the creek will be retained in Conservation land use.

If gopher tortoise burrows are found onsite in the future, then the development will have to follow the "Standard Protection Measures for the Eastern Indigo Snake" published by FWS (August 2013). Additionally, all gopher tortoise burrows (both active and inactive) that will be impacted by the proposed development must be inspected and excavated. Any eastern indigo snakes found in the burrows should be relocated along with any captured gopher tortoises.

Other Species Utilizing Sandy Habitat with Absent Canopy

Wood scientists included the recently cutover pine plantation as sandy habitat with an absent canopy that could be utilized by other listed species such as gopher frogs, Florida burrowing owls, short-tailed snakes, and Florida pine snakes. However, the Wood report also noted that none of these species were observed onsite, and Wood agreed that it is unlikely that these species would occupy the habitat considering past land management. While many these species may be found in sandy, open canopy, habitats; the newly cutover pine plantation on well-drained soils would not be considered high quality, preferred habitat. Many of these other listed species strongly prefer xeric, sandhill or scrub habitats that have a characteristic open canopy maintained by recurring, natural fires.

Furthermore, like the eastern indigo snake, the gopher frog and Florida pine snake are also considered to be gopher tortoise commensals depending on gopher tortoise burrows during one or more periods of their lifecycle. The absence of tortoise burrows makes it increasingly unlikely that these commensal species would be found onsite. If gopher tortoise burrows are found onsite in the future, then project should comply with the 2016-2026 Florida's Imperiled Species Management Plan produced by FWC.

Other Species Not Included in the FNAI Biodiversity Matrix Query

The Wood report also addressed the potential occurrence of three other species that were listed in the IPaC Resource List Report reviewed by Wood, but these species were not included in the site specific FNAI Biodiversity Matrix Query that was used to establish potential listed species discussed in our Environmental Assessment. Wood reported that two of the three species, the frosted flatwoods salamander and the squirrel chimney cave shrimp, would not likely be found onsite due to the known extent of their current range, as well as a lack of their preferred habitat. The third species, the eastern black rail, is rare throughout its range, but it is not listed by the FWC or the FWS as threatened or endangered. Regardless, this rare species prefers marsh habitats (salt, brackish, and freshwater marshes), and it could potentially occupy the freshwater marsh found along the southern property boundary. However, the steep banks and deep-water characteristics of the marsh limits its value as habitat for the eastern black rail and other wading birds.

Secondary Effects of Development on Avoided Habitats

In addition to the wildlife species addressed above, the Wood report discussed secondary impacts to the onsite habitats that may accompany proposed Commercial development on a portion of the property. Of particular concern would be trash and pollution finding its way into Mill Creek and the associated wetlands. The extent of potential secondary effects can be limited if the project is designed to adhere to applicable local, state, and federal development requirements. Specific to future development of the Commercial portion of the property, any future project will need to provide

sufficient buffer/setback from wetland and surface water habitats (75-foot average, 50-foot minimum), as well as demonstrate adequate stormwater treatment in accordance with F.A.C. Chapters 62-330 and 40-41.

Providing appropriate stormwater management and a setback/buffer between development and adjacent wetlands will go a long way in protecting and buffering the quality and quantity of water entering Mill Creek. Both practices will remove pollutants and limit the amount of runoff ultimately entering the creek and wetlands by increasing the amount of stormwater that infiltrates into the soil. This will promote subsurface lateral seepage of water through the soil, and flatten/slow the flow of water into and through the creek and adjacent wetlands. The resulting creek and wetland hydrographs will also more closely mimic those of other similar intermittently flooded ecosystems, which are typically maintained by a seepage dominated hydrologic regime.

Currently, some stormwater generated as a result of Interstate 75 (I-75) and April Blvd. is routed into culverts under April Blvd. and then into ditches that bisect the Tara Forest/Megahee property. This stormwater receives limited treatment and control before it is discharged directly into Mill Creek and associated wetlands. Although the quantity and quality of stormwater flowing through these culverts and ditches was not evaluated as part of our assessment, or this addendum, one would expect that designing a system to capture even a portion of the I-75 runoff would produce a beneficial effect on downstream habitats. These ditches and culverts are located outside of the area proposed for a Commercial zoning and land use change. However, designing a system to treat a portion of this existing runoff in a way that is compatible with Conservation/Recreation Future Land Use would benefit the Mill Creek and Mill Creek Sink system.

Thank you for this opportunity to respond to comments made by Wood regarding our July 2020 Environmental Assessment. Please call me at 352-317-1579 if you have any questions about this addendum or wish to further discuss it.

Sincerely,

Justin Fleischman
CEO, Verde Environmental

Cc: Clay Sweger, EDA Consultants Inc.
Onelia Lazzari, EDA Consultants Inc.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 29, 2020

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Development Review Team (DRT) Comments – Review of September 3, 2020 Submittal:
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h
Tara April Large Scale Comprehensive Plan Amendment (LSCPA) Application
Tara April Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

On September 3, 2020, the City of Alachua received your revised applications submitted on behalf of Tara Forest, LLC. These applications include:

1. ***A proposed Comprehensive Plan Text Amendment*** to create a new Future Land Use Element (FLUE) Policy 1.3.h, which would establish certain requirements for development on Tax Parcels 03020-000-000 and 03067-001-000;
2. ***A proposed Large Scale Comprehensive Plan Amendment (LSCPA)*** to amend the Future Land Use Map (FLUM) Designation of a ±17.29 acre subject property from Recreation to Conservation (±6.79 acres) and to Commercial (±10.5 acres) on a portion of Tax Parcel 03020-000-000; and,
3. ***A proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*** to amend the zoning of a ±17.29 acre subject property from Agricultural (A) to Conservation (CSV) (±6.79 acres) and to Community Commercial (CC) (±10.5 acres) on a portion of Tax Parcel 03020-000-000.

The revised applications received on September 3, 2020 were submitted to address the Development Review Team (DRT) comments issued to you in a letter dated August 18, 2020 and as discussed at a DRT Meeting held on August 20, 2020.

Upon review of the revised applications and materials, additional revisions must be made to the applications before the applications may be scheduled for a hearing before the Planning & Zoning Board (PZB).

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, October 13, 2020**. A total of four (4) copies of each 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.

Please address the following:

NEW COMMENTS FROM REVIEW OF 9/3/20 SUBMITTAL

Comprehensive Plan Text Amendment

1. The proposed Comprehensive Plan FLUE Policy 1.3.h has been amended subsequent to the August 20, 2020 DRT Meeting (*without discussion with or consultation of City Staff*) to state that stormwater quality treatment of I-75 runoff will occur concurrent with any floodplain compensation for Tax Parcel 03067-001-000. Previously, the applicant proposed stormwater quality treatment of I-75 runoff to occur "*…concurrent with the first commercial development on Tax Parcel 03020-000-000…*" This is a fundamental shift in the proposed language and in the timing at which the stormwater quality treatment improvements would occur. Staff is not supportive of this change. The time at which the stormwater quality improvements would be required must remain as previously proposed – concurrent with the first commercial development on Tax Parcel 03020-000-000, or subset of that parcel.

2. The language of proposed FLUE Policy 1.3.h.2. appears to in effect guarantee a right to provide floodplain compensation for existing food hazard areas located on Tax Parcel 03067-001-000. Staff is not supportive of the proposal to effectively 'lock in' such rights through a Comprehensive Plan policy that would apply only to a single, specific property. Floodplain management regulations are subject to updates and revisions over time and are largely promulgated by the Federal Emergency Management Agency (FEMA). Further, in order to remain compliant with the National Flood Insurance Program (NFIP), the City must adopt floodplain management regulations that comply with FEMA requirements. The applicant has acknowledged that floodplain compensation is subject to the regulations established by FEMA, the Suwannee River Water Management District (SRWMD), and the City. As this is the case, any future floodplain compensation proposals should be evaluated and considered for approval at the time such proposals are presented for consideration and not be subject to a Comprehensive Plan policy that applies to a single, specific property.

PREVIOUS COMMENTS

Comprehensive Plan Text Amendment

3. The applicant has portrayed that the intent of the amendment is to improve existing conditions and to enhance water quality. Water quality treatment proposed for stormwater runoff from I-75 must be quantifiable. Also note that the subject property is already subject to a more stringent standard for water quality treatment. See Section 6.9.3(C)(3): *In addition, steps to control erosion and sedimentation must be taken for all development, including exempt development as cited above, that is adjacent to or drains into a surface water, canal, or stream, or that empties into a sinkhole, by first allowing the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three-year, one-hour design storm within 72 hours after a storm event.*

   Remaining Issues:

   a. The applicant proposes to provide, "*…on-site stormwater quality treatment volume of 0.25 inches of runoff of the drainage area (adjacent I-75 watershed)…*" The City will engage the services of a professional engineer to review and comment on the proposal. Comments received following this review shall be provided to the applicant at a later date.

b. The application has not revised to respond to or acknowledge the provisions of Section 6.9.3(C)(3) which requires additional pretreatment for development adjacent to surface waters/streams.

4. *Comments on Proposed Text:*
   a. The first two paragraphs as drafted are informational and should not be included within as part of any language to be adopted into the Comprehensive Plan. Policy should start with "In order to provide…"

   Remaining Issues: Some of the language from the first draft that was requested to be removed remains in the proposed policy.

   b. The use of the terms "existing" and "future" must be rephrased. When written into a Comprehensive Plan policy could lead to confusion.

   Remaining Issues: Terms such as "existing" and "2020 conditions" remain in the proposed policy.

   c. Provide further information about the intended purpose of floodplain compensation, including a map or illustration which identifies existing flood hazard areas which would be affected by such floodplain compensation.

   Remaining Issues: A map/illustration provided but no further analysis has been included within the application.

Comprehensive Plan Map Amendment & Rezoning

5. *Public Facilities Impacts*
   a. The Public Facilities Analysis indicates that the proposed FLUM amendment and rezoning have the potential to generate 8,633 AADT and 871 PM peak hour trips. April Boulevard is a dead-end street, therefore all trips will be directed to the intersection of NW US Highway 441 and April Boulevard. This intersection is located less than 500 feet from the northbound Interstate-75 on/off ramps. A traffic impact analysis, prepared by a licensed professional engineer, evaluating the potential impacts which could be generated by the proposed commercial development must be provided. The analysis must support that project impacts are acceptable from an operational perspective. If improvements are needed to address project impacts, the analysis must identify any modifications needed to address the impacts of future commercial development.

   Remaining Issues: A methodology letter has been prepared and agreed upon by all parties. A traffic study is currently being prepared. It is Staff's understanding that the study will be completed by October 5, 2020. Upon receipt by the City, the traffic study will require review by the professional consultant engaged for review of the study. Comments received from the consultant following this review shall be provided to the applicant.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

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

Zimbra **ju_tabor@cityofalachua.org**

RE: Response to Wood's Review: Tara April Environmental Resource Assessment & Listed Species Survey

From : McMorrow, Shannon E <shannon.mcmorrow@woodplc.com>

Wed, Oct 07, 2020 02:13 PM

2 attachments

Subject : RE: Response to Wood's Review: Tara April Environmental Resource Assessment & Listed Species Survey

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : Kathy Winburn <kwinburn@cityofalachua.org>, Stroehlen, Charlene A <charlene.stroehlen@woodplc.com>

Justin,
In our scope of work, we were tasked to consider if any of the allowable uses within the proposed Future Land Use Map would present potential adverse impacts to nearby and adjacent environmental features. We do not dispute the water quality benefits based on amendments to the comprehensive plan that would require treatment of the I-75 runoff or water quality benefit by the change in zoning from Agriculture to Conservation. Furthermore, from our review of the amendment to the Environmental Resource Assessment & Listed Species Survey, the updates are consistent with our review and we have no comments.

Please let me know if you have any additional questions, or need additional assistance.

Thank you

Shannon McMorrow, PWS
Senior Ecologist
Direct: 352-333-3634
Mobile: 352-284-7094
www.woodplc.com

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, October 5, 2020 9:57 AM
To: McMorrow, Shannon E <shannon.mcmorrow@woodplc.com>
Cc: Kathy Winburn <kwinburn@cityofalachua.org>; Stroehlen, Charlene A <charlene.stroehlen@woodplc.com>
Subject: Response to Wood's Review: Tara April Environmental Resource Assessment & Listed Species Survey

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

Good Morning, Shannon,

EDA and Verde have responded to Wood's review the Environmental Resource Assessment & Listed Species Survey for the Tara April project.

Would you be able to review the attached response and provide feedback, if any?

Thanks in advance.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "olazzari" <olazzari@edafl.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "kwinburn" <kwinburn@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>, "Clay Sweger" <csweger@edafl.com>, "Ashley Scannella" <AScannella@edafl.com>
Sent: Tuesday, September 29, 2020 2:54:57 PM
Subject: RE: Question about responses to Environmental Comments

Justin,

Attached please find the response from Verde to the Wood comments on the original submittal.

Clay will confirm in a separate email our client's agreement to the review fee for the traffic study.

Please let us know if you have further comments on the Verde response.

Thanks,
Onelia

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, September 29, 2020 2:51 PM
To: Onelia Lazzari <olazzari@edafl.com>
Cc: kwinburn <kwinburn@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Clay

Sweger <csweger@edafl.com>; Ashley Scannella <AScannella@edafl.com>
Subject: Re: Question about responses to Environmental Comments

Onelia,

The responses from Verde can be sent electronically to us at this time. Please include their response in future paper resubmittals.

Thank you for the update on the traffic study. Once received, we will engage Volkert to review. Brian has given me a cost of $2,000 to review the traffic study. Please confirm your client's agreement to this amount.

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

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From: "olazzari" <olazzari@edafl.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>, "kwinburn" <kwinburn@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>
Cc: "Clay Sweger" <csweger@edafl.com>, "Ashley Scannella" <AScannella@edafl.com>
Sent: Tuesday, September 29, 2020 11:11:41 AM
Subject: Question about responses to Environmental Comments

Good morning, Justin, Kathy, and Adam,

Our environmental consultant (Verde Environmental) for the Tara April land use and zoning change (April Boulevard property) has developed responses to the Wood comments on the initial (July) environmental study that was submitted.

Please let us know what the City of Alachua's preferred method is for us to submit those environmental comment responses to you. We can either provide hard copy or send the document digitally via email.

In addition, we anticipate having the traffic study from Kimley-Horn by October 5, and we would like instructions as to how to submit that material to you.

Thank you for your assistance with these details,
Onelia

Onelia Lazzari, AICP
Principal Planner
olazzari@edafl.com
edafl.com

720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

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October 13, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

RE: Development Review Team (DRT) Comments – Review of September 29, 2020
Tara April Comprehensive Plan Map & Text Amendments and Rezoning Application

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on September 29, 2020 are below:

NEW COMMENTS FROM REVIEW OF 9/3/20 SUBMITTAL

Comprehensive Plan Text Amendment

1. The proposed Comprehensive Plan FLUE Policy 1.3.h has been amended subsequent to the August 20, 2020 DRT Meeting (*without discussion with or consultation of City Staff*) to state that stormwater quality treatment of I-75 runoff will occur concurrent with any floodplain compensation for Tax Parcel 03067-001-000. Previously, the applicant proposed stormwater quality treatment of I-75 runoff to occur "*...concurrent with the first commercial development on Tax Parcel 03020-000-000...*" This is a fundamental shift in the proposed language and in the timing at which the stormwater quality treatment improvements would occur. Staff is not supportive of this change. The time at which the stormwater quality improvements would be required must remain as previously proposed – concurrent with the first commercial development on Tax Parcel 03020-000-000, or subset of that parcel.

RESPONSE: The resubmitted Justification Report for the Comprehensive Plan text amendment shows the policy has been amended to state that the stormwater water quality improvements will occur concurrent with or prior to the first commercial development on Parcel 03020-000-000, consistent with the direction provided by staff comment above.

2. The language of proposed FLUE Policy 1.3.h.2. appears to in effect guarantee a right to provide floodplain compensation for existing food hazard areas located on Tax Parcel 03067-001-000. Staff is not supportive of the proposal to effectively 'lock in' such rights through a Comprehensive Plan policy that would apply only to a single, specific property. Floodplain management regulations are subject to updates and revisions over time and

are largely promulgated by the Federal Emergency Management Agency (FEMA). Further, in order to remain compliant with the National Flood Insurance Program (NFIP), the City must adopt floodplain management regulations that comply with FEMA requirements. The applicant has acknowledged that floodplain compensation is subject to the regulations established by FEMA, the Suwannee River Water Management District (SRWMD), and the City. As this is the case, any future floodplain compensation proposals should be evaluated and considered for approval at the time such proposals are presented for consideration and not be subject to a Comprehensive Plan policy that applies to a single, specific property

RESPONSE: Text about floodplain compensation in Policy 1.3.h.2. has been deleted from the policy, consistent with the direction provided by staff comment above.

PREVIOUS COMMENTS

Comprehensive Plan Text Amendment

3. The applicant has portrayed that the intent of the amendment is to improve existing conditions and to enhance water quality. Water quality treatment proposed for stormwater runoff from I-75 must be quantifiable. Also note that the subject property is already subject to a more stringent standard for water quality treatment. See Section 6.9.3(C)(3): *In addition, steps to control erosion and sedimentation must be taken for all development, including exempt development as cited above, that is adjacent to or drains into a surface water, canal, or stream, or that empties into a sinkhole, by first allowing the runoff to enter a grassed swale or other conveyance designed to percolate 80 percent of the runoff from a three-year, one-hour design storm within 72 hours after a storm event.*

Remaining Issues:

a. The applicant proposes to provide, "*...on-site stormwater quality treatment volume of 0.25 inches of runoff of the drainage area (adjacent I-75 watershed)...*" The City will engage the services of a professional engineer to review and comment on the proposal. Comments received following this review shall be provided to the applicant at a later date.

RESPONSE: Understood. We will wait to receive any comments from the professional engineer engaged to review the applicant proposed language.

b. The application has not revised to respond to or acknowledge the provisions of Section 6.9.3(C)(3) which requires additional pretreatment for development adjacent to surface waters/streams.

RESPONSE: The applicant acknowledges that the provisions of Section 6.9.3(c)(3) will apply to commercial development on the portion of the property that is proposed for a change to the Commercial future land use category.

4. *Comments on Proposed Text:*
   a. The first two paragraphs as drafted are informational and should not be included within as part of any language to be adopted into the Comprehensive Plan. Policy should start with "In order to provide…"

Remaining Issues:
Some of the language from the first draft that was requested to be removed remains in the proposed policy.

RESPONSE: The resubmitted Justification Report for the Comprehensive Plan text amendment shows the policy has been amended to remove informational language, consistent with the direction provided by staff comment above.

   b. The use of the terms "existing" and "future" must be rephrased. When written into a Comprehensive Plan policy could lead to confusion.

Remaining Issues:
Terms such as "existing" and "2020 conditions" remain in the proposed policy.

RESPONSE: The terms "existing" and "2020 conditions" have been removed from the revised Policy language included in this resubmittal.

   c. Provide further information about the intended purpose of floodplain compensation, including a map or illustration which identifies existing flood hazard areas which would be affected by such floodplain compensation.

Remaining Issues: A map/illustration provided but no further analysis has been included within the application.

RESPONSE: Additional information has been added to the Justification Report for the proposed Comprehensive Plan Policy along with the map that was previously provided.

Comprehensive Plan Map Amendment & Rezoning

5. *Public Facilities Impacts*
   a. The Public Facilities Analysis indicates that the proposed FLUM amendment and rezoning have the potential to generate 8,633 AADT and 871 PM peak hour trips. April Boulevard is a dead-end street, therefore all trips will be directed to the intersection of NW US Highway 441 and April Boulevard. This intersection is located less than 500 feet from the northbound Interstate-75 on/off ramps. A traffic impact analysis, prepared by a licensed professional engineer, evaluating the potential impacts which could be generated by the proposed commercial development must be provided. The analysis must support that project impacts are acceptable from an operational perspective. If improvements are needed to address project impacts, the analysis must identify any modifications needed to address the impacts of future commercial development.

Remaining Issues: A methodology letter has been prepared and agreed upon by all parties. A traffic study is currently being prepared. It is Staff's understanding that the study will be completed by October 5, 2020. Upon receipt by the City, the traffic study will require review by the professional consultant engaged for review of the study. Comments received from the consultant following this review shall be provided to the applicant.

RESPONSE: The traffic study was prepared consistent with the approved methodology agreement and was submitted on October 5, 2020. Comments concerning the traffic study have been received. Based on a meeting with the City of Alachua on October 13, 2020, revisions to the traffic study are being made that are consistent with an approved distribution for the hotel trips. Comments concerning FDOT and the median modification process are also being added per the comments. The traffic analyses in the Justification Reports for the land use change and rezoning have been modified to reflect the trip distribution and trip generation for the maximum development scenario (Shopping Center) used in the October 5, 2020 traffic study for consistency.

Please let us know if you need any additional information.

Sincerely,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning

MEMORANDUM

City of Alachua

19-0256.04

To: Justin Tabor, AICP

From: Daniel Young, PE

Date: October 19, 2020

RE: Tara April – Review

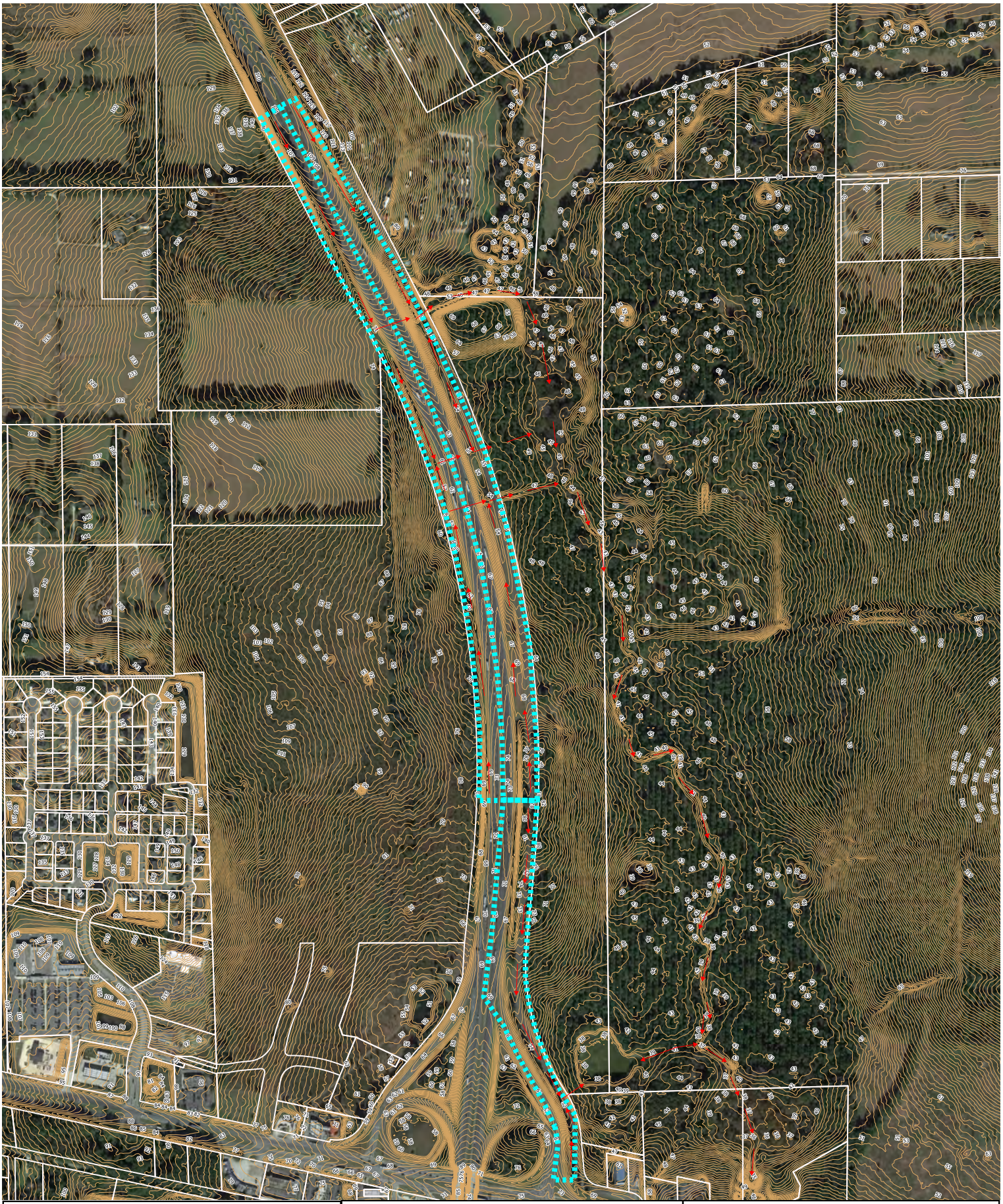
The City of Alachua has requested that CHW review the submitted documents for the below scope on the Tara April Application.

1. Confirm the I-75 Drainage areas identified by EDA as draining across Tax Parcel 03020-000-000 are in fact draining across the property.

    - CHW has reviewed the submitted FDOT Drainage Area Exhibit. In review of the document, it appears the information provided is not exactly correct. In review of the Alachua County's Map Genius GIS mapping topography, it appears there is more of the I-75 watershed that does contribute and drain through the Tara April property. Attached is GIS map showing the I-75 contributing area that drains through the Tara April property.

2. Provide a professional opinion of the benefit to the City and the general public that could be realized by the stormwater treatment proposed by Comprehensive Plan Text Amendment, more specifically the proposal that would require the developer to treat 0.25 inches of the runoff from the I-75 drainage areas concurrent with any commercial development.

    - Providing additional water quality treatment for the I-75 stormwater runoff will only benefit the City and the general public. Currently, the I-75 stormwater runoff discharges through the property and continues to a ground water sink with little to no treatment provided. The sink is a direct connection to the drinking water source for residents of the City and the general public. Additional treatment will only filter the stormwater runoff, via infiltration, prior to entering the drinking water source. Therefore, providing a benefit to the City and general public. Note this will not alleviate any proposed improvements from providing the required water quality treatment volume discharging to a groundwater sink, as required by the Suwannee River Water Management District. Meaning stormwater treatment runoff from I-75 will be in addition to proposed improvements treatment volume.



CHW
Professional Consultants

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 FLORIDA
CA-5075

Tara April

Topography Map

0 500 1,000 ft

VOLKERT

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gainesville@volkert.com

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October 20, 2020

Mr. Justin Tabor, AICP
Principal Planner, Office of Planning and Community Development
City of Alachua
15100 NW 142nd Terrace
P. O. Box 6
Alachua, FL 32616

Subject: Independent Review of the Operational Analysis for the Tara April Land Use/Zoning Changes, Alachua, Florida, Located on the North Side of US 441 Immediately East of the I-75 Northbound Ramp Traffic Signal

Dear Mr. Tabor:

At the request of the City of Alachua, FL, Planning and Community Development Department, Volkert, Inc., conducted an independent review of the Operational Analysis for the Tara April Land Use/Zoning Changes project. This project is located on the north side of US 441 immediately east of the I-75 northbound ramp traffic signal The Operational Analysis was prepared by Kimley-Horn in October, 2020.

The proposed land use/zoning changes anticipate several possible buildout scenarios as follows:

- A maximum buildout of 228,690 square feet of commercial space. This produces a total PM peak hour trip generation of 871 gross project trips, 296 pass-by capture trips (34%) and 575 net new external trips.
- A maximum buildout of 50% of the commercial space (114,345 square feet). This produces a total PM peak hour trip generation of 436 gross project trips, 148 pass-by capture trips (34%) and 288 net new external trips.
- A 200 room hotel. This produces a total PM peak hour trip generation of 124 net new external trips (there are no pass-by capture trips for the hotel land use).

The access to the site for all three buildout scenarios will be via April Blvd. April Blvd is accessed from the north side of US 441 and is located immediately east of the northbound ramp from US 441 onto I-75.

The independent review of the Traffic Impact Analysis will include the following:

- US 441 and the I-75 Ramps:
    - Data collection.
    - Volume development.
    - Intersection capacity analysis.

- US 441 and April Blvd:
    - Data collection.
    - Trip generation
    - Trip distribution.
    - Volume development
    - Intersection capacity analysis.
- Other items to be addressed during the site plan review process.
- Report summary.

Independent Review of the Operational Analysis

US 441 and the I-75 Ramps

This section of the Operational Analysis reviews the operations of the US 441 at I-75 ramp traffic signals (traffic signal at the northbound ramps and traffic signal at the southbound ramps).

Data Collection

The existing pm peak hour traffic at the two ramp traffic signals was obtained from the Florida Department of Transportation (FDOT). This traffic data was obtained in conjunction with a FDOT District 2 Traffic Signal Retiming Project in conjunction with the City of Gainesville Traffic Management Center (TMC). The Gainesville TMC maintains and operates all the traffic signals in Alachua County and maintains/operates the traffic signals in the City of Alachua via a contract. The traffic data was obtained in March, 2019. The FDOT and City of Alachua concurred that the 2019 data can be used as the 2020 existing traffic data for this Operational Analysis. The raw traffic data was adjusted to peak season traffic using the FDOT Peak Season Correction Factor.

Volkert concurs with the data collection calculations for the two ramp signals on US 441 at I-75 for the Operational Analysis and has no comments or suggestions.

Volume Development

The calculation of the existing traffic for the Operational Analysis consists of the existing traffic on US 441 at the two ramp traffic signals plus the reserved trips on US 441 contained in the City of Alachua's September 2020 Development Monitoring Report. The reserved trips are from projects along the US 441 roadway segment that includes April Blvd that have been permitted but not yet constructed. This calculation of volume development (existing traffic plus reserved trips) is consistent with the City of Alachua land development procedures.

Volkert concurs with the volume development for the Operational Analysis and has no comments or suggestions.

Intersection Capacity Analysis

This section of the Operational Analysis computes the existing and existing plus reserved intersection level of service (LOS) at the two ramps signals on US 441 at I-75. The LOS calculations were performed using the *Synchro 10* traffic engineering analysis software which applies methodologies from the *Highway Capacity Manual, 6th Edition.* This format is a standard

accepted format for computing intersection LOS. The data inputs were reviewed and are correct. The LOS calculations in the Operational Analysis are correct and represent the existing and existing plus reserved LOS at the two ramp traffic signals.

Volkert concurs with the intersection capacity analysis and calculations for the US 441/I-75 ramp traffic signals and has no comments or suggestions.

US 441 and April Blvd

This section of the Operational Analysis reviews the operation of the stop sign controlled intersection of US 441 and April Blvd, which provides access to the project.

Data Collection

The existing pm peak hour turning movement counts for traffic entering/exiting April Blvd from US 441 were obtained on September 29, 2020. The existing pm peak hour traffic on US 441 was obtained from the FDOT as previous discussed. The traffic counts were adjusted by utilizing the FDOT peak season correction factor. This produced the final traffic data for the intersection of US 441 and April Blvd that is used in the Operational Analysis.

Volkert concurs with the data collection calculations for the Operational Analysis for the intersection of US 441 and April Blvd and has no comments or suggestions.

Trip Generation

The trip generation for the Operational Analysis was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. The three potential buildout scenarios that were examined are:

- A maximum buildout of 228,690 square feet of commercial space. This produces a total PM peak hour trip generation of 871 gross project trips, 296 pass-by capture trips (34%) and 575 net new external trips.
- A maximum buildout of 50% of the commercial space (114,345 square feet). This produces a total PM peak hour trip generation of 436 gross project trips, 148 pass-by capture trips (34%) and 288 net new external trips.
- A 200 room hotel. This produces a total PM peak hour trip generation of 124 net new external trips (there are no pass-by capture trips for the hotel land use).

Pass-by trips are an intermediate stop for traffic that is traveling from a primary origin to a primary destination. A good example of a pass-by trip is when you stop at a local gas station while on your way home from work. You are 'passing-by' the intermediate land use and it is convenient to make the stop. Pass-by percentages are from the ITE Trip Generation Manual and are based on many, many years of observations and driver interviews.

Volkert concurs with the trip generation calculations for the Operational Analysis for the intersection of US 441 and April Blvd and has no comments or suggestions.

Trip Distribution

The distribution of trips from the three project buildout scenarios onto US 441 were developed based on (1) the Gainesville Urbanized Area Transportation Study (GUATS) model, (2) local knowledge of the project area, and (3) a teleconference of all parties involved in the project. The GUATS model is used for long range (20 year horizon) transportation planning. It identifies major transportation trends with respect to land use and population. While it is very useful for long range trends, care needs to be exercised when using the GUATS model on a parcel by parcel basis. There are a number of inputs for the GUATS model and how these inputs are formulated significantly impact the model's output. A teleconference of project participants identified several model inputs that needed adjustments to better represent the components of the land use/zoning changes. These adjustments produced model project trip distributions acceptable to all parties. Local knowledge of the project area can also be very helpful when formulating trip distribution and can serve a check on other methods of producing trip distribution percentages. Based on the revised GUATS model inputs and the teleconference of project participants, a trip distribution of 52% east/48% west for the commercial land use and a trip distribution of 30% east/70% west for the hotel land use was agreed upon. The revised trip distribution for the hotel use represents all parties' concurrence that the hotel distribution would be heavily oriented (70%) to the west (toward I-75).

Volkert concurs with the trip distributions calculations for the Operational Analysis for the three development scenarios and has no comments or suggestions.

Volume Development

The volume development for the intersection of US 441 and April Blvd is based upon (1) the existing traffic, (2) reserved trips on the US 441 roadway segment, and, (3) project traffic from the three development scenarios.

Volkert concurs with the volume development calculations for the intersection of US 441 and April Blvd for the three development scenarios and has no comments or suggestions.

Intersection Capacity Analysis

This section of the Operational Analysis computes the intersection LOS for US 441/April Blvd for (1) the existing traffic, (2) the existing traffic plus reserved trips on US 441, and, (3) the existing traffic plus reserved trips plus development traffic for the three development scenarios. The LOS calculations were performed using the *Synchro 10* traffic engineering analysis software which applies methodologies from the *Highway Capacity Manual, 6th Edition.* This format is a standard accepted format for computing intersection LOS. The data inputs were reviewed and are correct. The LOS calculations are correct and represent the intersection LOS for the different development scenarios. The Operational Analysis correctly points out that when a minor stop sign controlled street intersects a major highway during peak travel hours, the intersection LOS is frequently LOS F. The LOS calculations for the US 441/April Blvd intersection also demonstrated what the added volume on April Blvd would need to be to reach LOS F for the different buildout scenarios. Buildout scenarios A and B (commercial space/shopping center) would require 28,400

square feet to produce LOS F while scenario C (hotel) would require 222 hotel rooms to reach LOS F.

It is important to point out that buildout scenarios A and B (commercial space/shopping center) resulted in the existing intersection capacity analysis for US 441 and April Blvd being LOS F while Scenario C (hotel) resulted in an existing intersection capacity analysis of LOS E. The different LOS levels can partially be explained by the trip distributions from the proposed land uses. The commercial/shopping center land use had a distribution of 52% east/48% west while the hotel land use had a distribution of 30% east/70% west. The commercial/shopping center land use has a much higher percentage of vehicles exiting April Blvd and making a left turn to head east on US 441 than the hotel land use. This left turn maneuver requires more time for a motorist to enter the traffic stream than a right turn, which contributes to a lower LOS. The intersection LOS is also based on the existing median opening configuration on US 441 at April Blvd. When the project reaches the site plan review stage, the median opening configuration of US 441 may change (left turn out prohibited), which may also result in a change for the existing intersection LOS.

The Operational Analysis also has a brief discussion of possible improvements along US 441 and/or at April Blvd that could improve the traffic operations at this location. Volkert concurs with the possible modifications that are described. These improvements will be discussed in great detail at the site plan review stage.

The Operational Analysis also has a short discussion concerning possible median opening modifications on US 441 in the vicinity of April Blvd. Median opening modifications could be construction of a directional median opening (left out prohibited) or a complete closure of the median opening. It is very important to note that any median opening modifications on US 441 in the vicinity of April Blvd are the responsibility of the FDOT. FDOT has a well-established process to address median opening modifications that allows all affected parties to have input in the decision making process.

Volkert concurs with the intersection capacity analysis for the US 441/April Blvd intersection and has no comments or suggestions.

Other Items to be addressed during the Site Plan Review Process

This section of the Operational Analysis contains a short discussion of other items that will be addressed at the site plan review process for the development scenario that is ultimately chosen for this project. It is important to note that US 441 is a FDOT highway and issues involving median openings, traffic signalization, turn lane lengths, etc. fall under the jurisdiction of the FDOT. FDOT routinely works with local agencies and developers in conjunction with the local site plan review process and will do so with respect to this project.

Operational Analysis Summary

This section is a summary of the Operational Analysis and contains the important conclusions obtained.

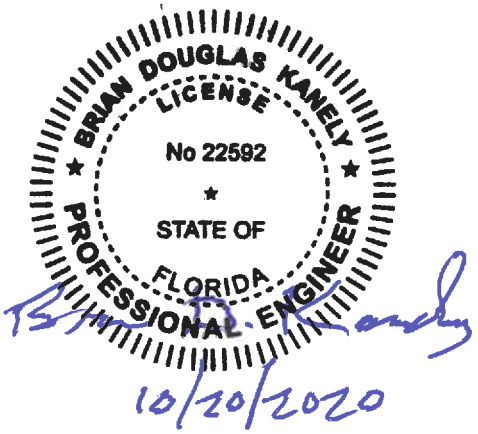
Volkert concurs with the items contained in the summary and has no comments or suggestions.

End of Independent Review of the Operational Analysis

Volkert, Inc. appreciates the opportunity to assist the City of Alachua with this independent review of the Operational Analysis for the Tara April Land Use/Zoning Changes project. Please contact me if you have any questions or need additional information.

Prepared by:
Brian D. Kanely, P.E.
Senior Traffic Engineer
Volkert, Inc.
October 20, 2020

CC: Brian Kirwan



Zimbra **ju_tabor@cityofalachua.org**

Discussion Materials for today's Tara April meeting

From : Onelia Lazzari <olazzari@edafl.com> Wed, Oct 21, 2020 09:57 AM

Subject : Discussion Materials for today's Tara April meeting 2 attachments

To : Justin Tabor <jtabor@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.org>, Daniel Young <daniely@chw-inc.com>

Cc : Clay Sweger <csweger@edafl.com>, Sergio Reyes <sreyes@edafl.com>

Good morning, Justin & Kathy,

In response to the Tara April review comments received from the City of Alachua (CHW memo dated October 19, 2020), we would like to discuss those comments and provide some clarification. To aid in our 1:15 p.m. discussion today, we have provided an FDOT Drainage map (attached) and would like to propose some revisions to the text change policy language. Below is that information for discussion today.

Current Proposed Language:

1. Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.25 inches of runoff of the drainage area (adjacent I-75 watershed) within the portion of Parcel 03020-000-000 with a Recreation land use designation.

Revised Language Option 1:

1. Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.25 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with two FDOT culverts that are located approximately 1,000 and 1,300 feet from the northwest property corner. The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.

Revised Language Option 2:

1.
    a.
        i.
            1. Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.25 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3

& 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.

*FDOT map referenced above is attached to this email.

Thank you,
Onelia

Onelia Lazzari, AICP
Principal Planner
olazzari@edafl.com
edafl.com

720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

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2020-07-27 FDOT Drainage Map.pdf
3 MB

October 23, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: CHW Comments – Review of Tara April Text Change Policy: I-75 Drainage Area & Benefit from stormwater treatment

Dear Mr. Tabor:

The applicant's responses to the review comments from CHW issued on October 19, 2020 are below.

COMMENTS FROM REVIEW OF TEXT CHANGE POLICY CONCERNING THE I-75 DRAINAGE AREAS AND BENEFIT TO THE GENERAL PUBLIC FROM STORMWATER TREATMENT PROPOSED IN THE TEXT AMENDMENT

Comprehensive Plan Text Amendment

1. Confirm the I-75 Drainage areas identified by eda as draining across Tax Parcel 03020-000-000 are in fact draining across the property.
    - CHW has reviewed the submitted FDOT Drainage Area Exhibit. In review of the document, it appears the information provided is not exactly correct. In review of the Alachua County's Map Genius GIS mapping topography, it appears there is more of the I-75 watershed that does contribute and drain through the Tara April property. Attached is a GIS map showing the I-75 contributing area that drains through the Tara April property.

RESPONSE: eda agrees with the CHW I-75 drainage area as shown on the provided Tara April Topography Map in the memo dated October 19, 2020 from Daniel Young. To clarify, the map that eda provided in our September 3, 2020 submittal illustrated the FDOT drainage area that feasibly could be treated per the proposed Comprehensive Plan policy requirements. Specifically, the proposed policy would result in water quality treatment of the area of FDOT stormwater runoff that is associated with two FDOT culverts that drain onto Parcel 03020-000-000 (as was originally illustrated on the exhibit submitted by eda on 9/3/20). Those culverts are identified as Culverts 2/3 and 4/5 on the attached FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 to Columbia County Line 26260-3427."

In order to provide a clearer view of the drainage situation, eda has revised its exhibit to illustrate the entire drainage area (as shown in the CHW exhibit) and the area of FDOT

stormwater drainage that will be treated on Parcel 03020-000-000 highlighted. The revised exhibit is attached.

To further clarify the situation, eda proposes that the proposed Comprehensive Plan FLUE Policy 1.3.h.1. be amended as shown below. This revised language can be used to specify the specific drainage area proposed for treatment on the site and includes a reference to a specific FDOT map that is on record/file with FDOT and is available to the public.

Revised Language:

1. **Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.25 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.**

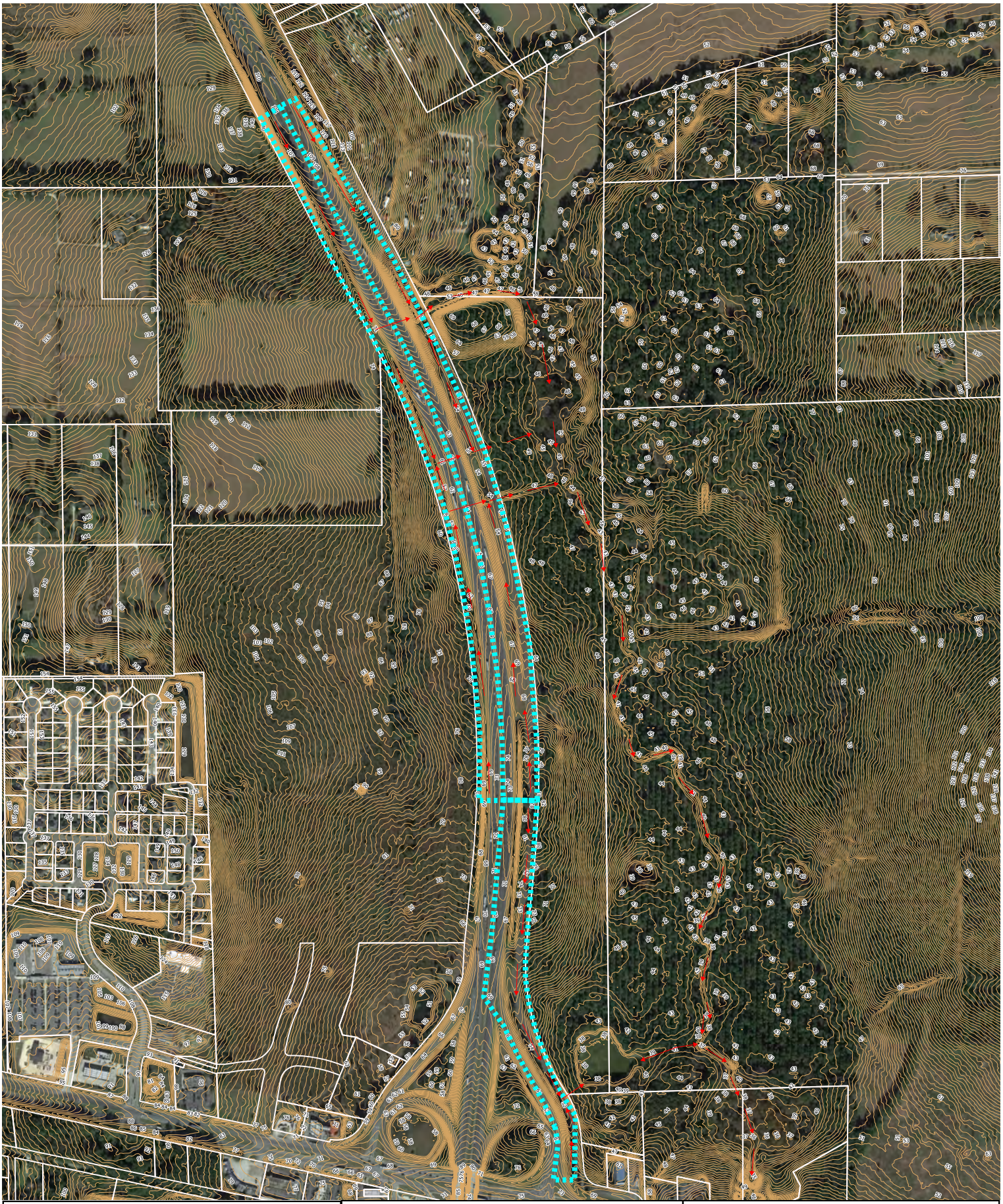
2. Provide a professional opinion of the benefit to the City and the general public that could be realized by the stormwater treatment proposed by Comprehensive Plan Text Amendment, more specifically the proposal that would require the developer to treat 0.25 inches of the runoff from the I-75 drainage areas concurrent with any commercial development.
    - Providing additional water quality treatment for the I-75 stormwater runoff will only benefit the City and the general public. Currently, the I-75 stormwater runoff discharges through the property and continues to a ground water sink with little to no treatment provided. The sink is a direct connection to the drinking water source for residents of the City and the general public. Additional treatment will only filter the stormwater runoff, via infiltration, prior to entering the drinking water source. Therefore, providing a benefit to the City and general public. Note this will note alleviate any proposed improvements from providing the required water quality treatment volume discharging to a groundwater sink, as required by the Suwannee River Water Management District. Meaning stormwater treatment runoff from I-75 will be in addition to proposed improvement treatment volume.

RESPONSE: eda concurs with the above comment and that has been the rationale for providing the proposed Comprehensive Plan text amendment with the rezoning and land use application.

Please let us know if you need any additional information.

Sincerely,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning



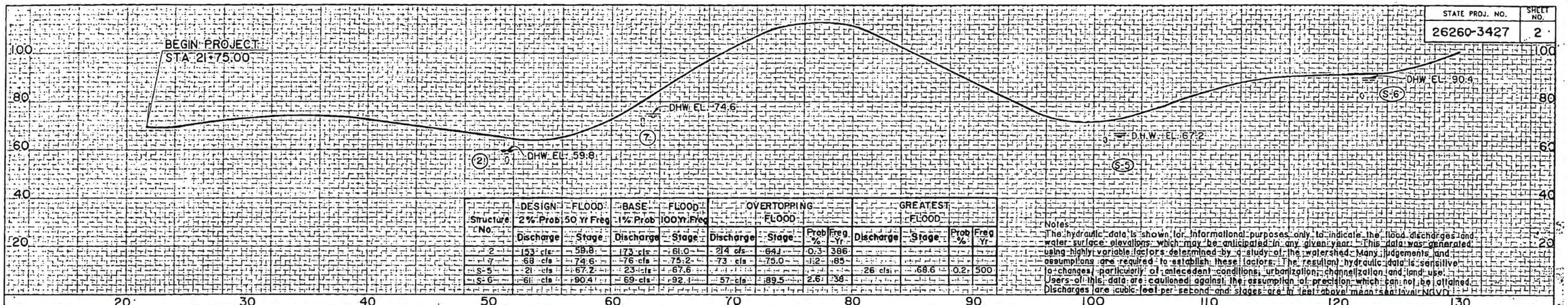
CHW
Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

Tara April

Topography Map

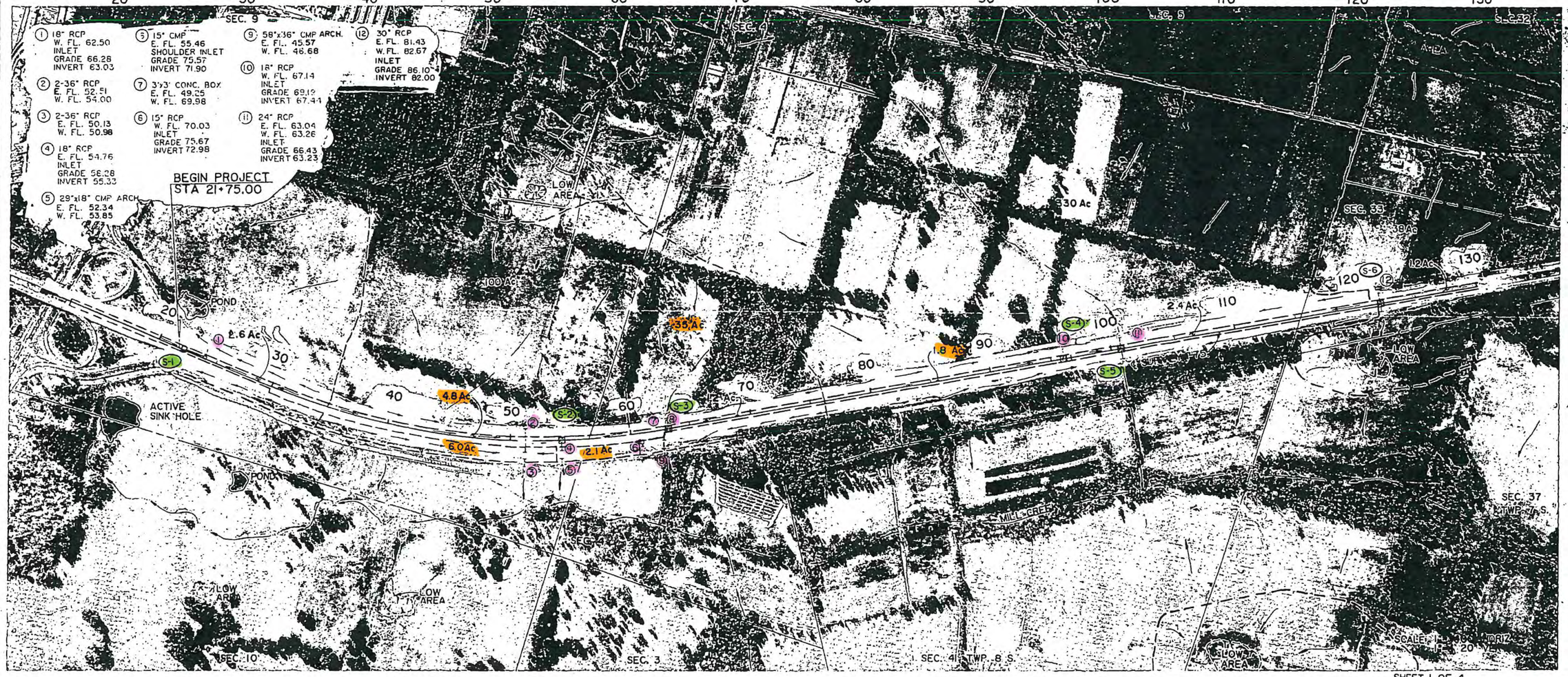
0 500 1,000 ft

STATE PROJ. NO.	SHEET NO.
26260-3427	2



Structure No.	DESIGN FLOOD 2% Prob		BASE FLOOD 1% Prob		OVERTOPPING FLOOD				GREATEST FLOOD			
	Discharge	Stage	Discharge	Stage	Discharge	Stage	Prob %	Freq Yr	Discharge	Stage	Prob %	Freq Yr
2	153 cfs	59.8	173 cfs	61.0	214 cfs	64.1	0.3	386				
7	68 cfs	74.6	76 cfs	75.2	73 cfs	75.0	1.2	85				
S-5	21 cfs	67.2	23 cfs	67.6					26 cfs	68.6	0.2	500
S-6	61 cfs	90.4	69 cfs	92.1	57 cfs	89.5	2.6	38				

Notes
The hydraulic data is shown for informational purposes only to indicate the flood discharges and water surface elevations which may be anticipated in any given year. This data was generated using highly variable factors determined by a study of the watershed. Many judgements and assumptions are required to establish these factors. The resultant hydraulic data is sensitive to changes, particularly of antecedent conditions, urbanization, channelization and land use. Users of this data are cautioned against the assumption of precision which can not be attained. Discharges are cubic feet per second and stages are in feet above mean sea level NGVD.



SHEET 1 OF 4

REVISIONS											
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

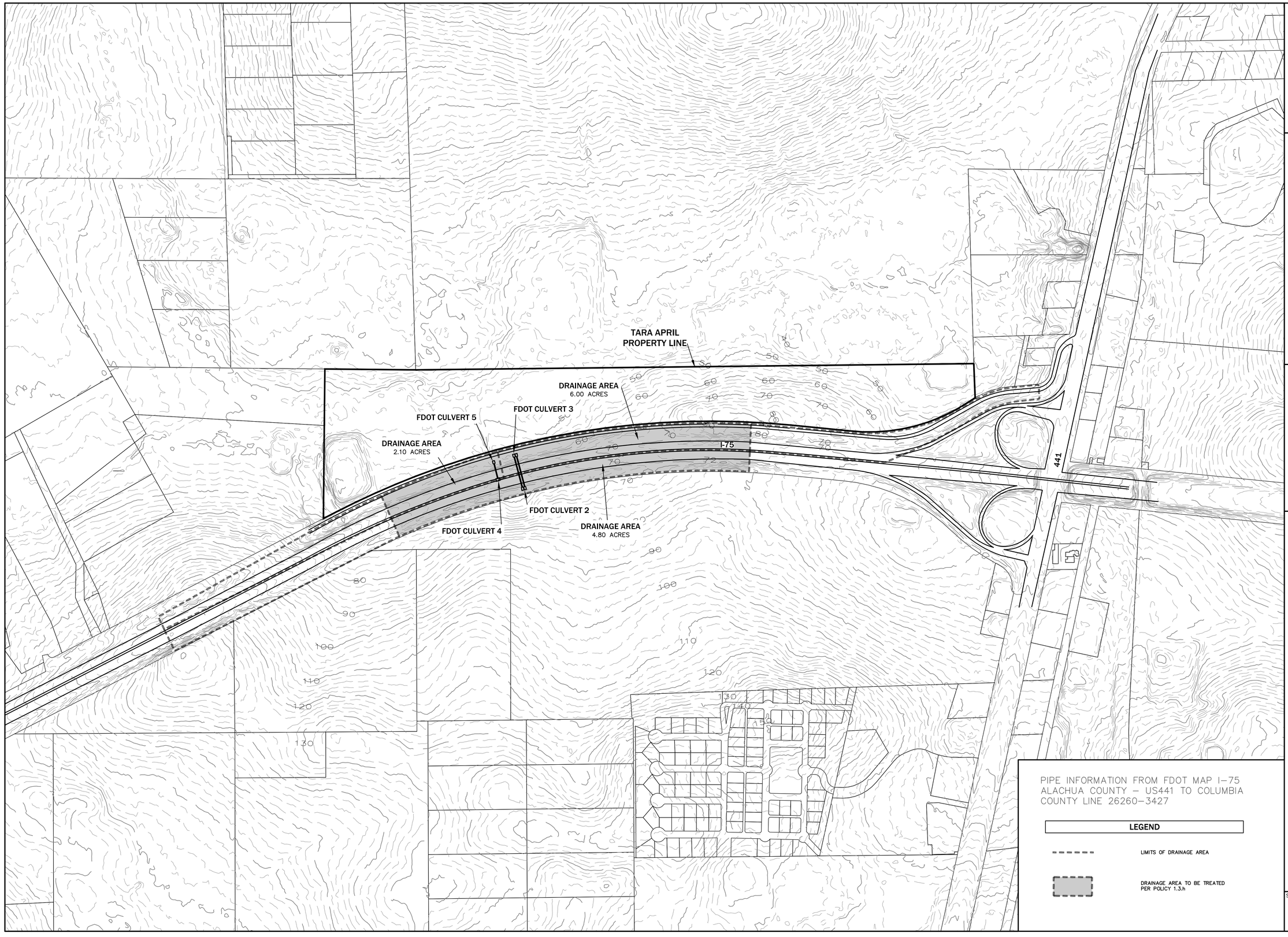
	NAME	DATE		NAME	DATE
DESIGNED BY	DWG	8/89	DRAWN BY	JTW	8/89
CHECKED BY	LDT	8/89	CHECKED BY	DWG	8/89

SUPERVISED BY L.D. LOW

FLORIDA DEPARTMENT OF TRANSPORTATION
APPROVED BY
DATE

HDR Engineering, Inc.
Tampa, Florida

DRAINAGE MAP



PIPE INFORMATION FROM FDOT MAP I-75 ALACHUA COUNTY - US441 TO COLUMBIA COUNTY LINE 26260-3427

LEGEND

LIMITS OF DRAINAGE AREA

DRAINAGE AREA TO BE TREATED PER POLICY 1.3.h

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1"=300'

0 150 300 600

GRAPHIC SCALE

Sheet title:

FDOT DRAINAGE AREA EXHIBIT

\\server3\engprojects\Tara Forest\Plans\Current DWG\Concepts\FDOT Culverts Exhibit\S20003E1-FDOT-CULVERTS.dwg, DA, 10/22/2020 3:39:17 PM, TAR, DWG to PDF.pc3

Zimbra **ju_tabor@cityofalachua.org**

RE: Tara April Updated Comprehensive Plan Language

From : Clay Sweger <csweger@edafl.com> Wed, Nov 11, 2020 05:10 PM
Subject : RE: Tara April Updated Comprehensive Plan Language 1 attachment
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : kwinburn <kwinburn@cityofalachua.org>, Sergio Reyes <sreyes@edafl.com>, Onelia Lazzari <olazzari@edafl.com>

Justin:

I cannot remember if I replied to you already, but we are in agreement with your suggested language. We will resubmit the information tomorrow if your office is open.

Thank you-

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, November 10, 2020 5:07 PM
To: Clay Sweger <csweger@edafl.com>
Cc: kwinburn <kwinburn@cityofalachua.org>; Sergio Reyes <sreyes@edafl.com>; Onelia Lazzari <olazzari@edafl.com>
Subject: Re: Tara April Updated Comprehensive Plan Language

Clay,

Thank you for sending the revised language for our review. Our concern about the potential of a future request to rezone the property to CI, presuming for a moment the current land use and rezoning petitions are approved, is not necessarily exclusive to auto oriented uses. In our discussion last week, I gave this as an example of the types of uses that are permitted in CI but not in CC, however, there are other uses which might not be appropriate for the subject property that would be permitted in CI.

That said, we would propose the following:

FLUE Policy 1.3.h.

The following sub-policies shall be applicable to Tax Parcel 03020-000-000 or any subset of the parcel.

1. *In order to enhance stormwater treatment conditions and to provide stormwater water quality improvements, the owner/developer of Tax Parcel 03020-000-000 will provide on-site stormwater water quality treatment for the Florida Department of Transportation (FDOT) stormwater runoff as set forth ~~in the sub-policies~~ below:*

a. *Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.5 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.*

b. *The owner/developer shall coordinate the stormwater water quality improvements with the FDOT and the City of Alachua. Improvements will be in the form of a stormwater basin(s) providing volume treatment to infiltrate through the natural ground. The stormwater basin(s) shall be privately owned and maintained.*

c. *Construction of the stormwater water quality improvements may include partnership on the project with, but not limited to, FDOT, Suwannee River Water Management District, or another governmental agency.*

d. *Consistent with the Recreation future land use category on the property, the stormwater water quality treatment area shall be designed to encourage passive recreation use in the form of pervious pathways or nature trails. This passive recreation area shall be privately owned and maintained.*

2. ~~Auto-oriented uses, as defined in Section 4.2.5(L) of the Land Development Regulations, are prohibited on Parcel 03020-000-000 (or subset of the parcel).~~ The portion of Tax Parcel 03020-000-000 (or subset of the parcel) designated as Commercial on the Future Land Use Map by Ordinance 21-XX shall be zoned Community Commercial (CC) or a less intensive zoning district.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Clay Sweger" <csweger@edafl.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "kwinburn" <kwinburn@cityofalachua.org>, "Sergio Reyes" <sreyes@edafl.com>,

"olazzari" <olazzari@edafl.com>
Sent: Monday, November 9, 2020 10:32:37 AM
Subject: RE: Tara April Updated Comprehensive Plan Language

Thank you, Justin. Please let us know.

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, November 9, 2020 10:02 AM
To: Clay Sweger <csweger@edafl.com>
Cc: Kathy Winburn <kwinburn@cityofalachua.org>; Sergio Reyes <sreyes@edafl.com>; Onelia Lazzari <olazzari@edafl.com>
Subject: Re: Tara April Updated Comprehensive Plan Language

Clay,

Confirming receipt. Please let us review the proposed revisions addressing Commercial FLUM and CI zoning before formally resubmitting materials. I'll follow up with you once we've had a chance to review your draft edits.

Thanks.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Clay Sweger" <csweger@edafl.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Sergio Reyes" <sreyes@edafl.com>, "olazzari" <olazzari@edafl.com>
Sent: Friday, November 6, 2020 8:26:35 AM
Subject: Tara April Updated Comprehensive Plan Language

Good Morning, Justin:

The applicant has agreed to make the following revisions to the proposed text amendment, per our recent conversation. The changes in yellow highlight should address both issues that we discussed. Please let us know what you need from us in order to proceed. I will assume that you want a PDF copy of the Comp Plan text amendment application package with he changes below and we'll be able to provide that to you on Monday. Please advise if you need anything further.

Thank you very much -

FLUE Policy 1.3.h.

1. *In order to enhance stormwater treatment conditions and to provide stormwater water quality improvements, the owner/developer of Tax Parcel 03020-000-000 will provide on-site stormwater water quality treatment for the Florida Department of Transportation (FDOT) stormwater runoff as set forth in the sub-policies below:*

    a. *Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of ~~0.25~~ 0.5 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.*

    b. *The owner/developer shall coordinate the stormwater water quality improvements with the FDOT and the City of Alachua. Improvements will be in the form of a stormwater basin(s) providing volume treatment to infiltrate through the natural ground. The stormwater basin(s) shall be privately owned and maintained.*

    c. *Construction of the stormwater water quality improvements may include partnership on the project with, but not limited to, FDOT, Suwannee River Water Management District, or another governmental agency.*

    d. *Consistent with the Recreation future land use category on the property, the stormwater water quality treatment area shall be designed to encourage passive recreation use in the form of pervious pathways or nature trails. This passive recreation area shall be privately owned and maintained.*

2. *Auto-oriented uses, as defined in Section 4.2.5(L) of the Land Development Regulations, are prohibited on Parcel 03020-000-000 (or subset of the parcel).*

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com



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Gainesville, Florida 32601
(352) 373-3541

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City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 17, 2020

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearings:
Comprehensive Plan Text Amendment Application to Create a New Future Land Use Element (FLUE) Policy 1.3.h
Tara April Large Scale Comprehensive Plan Amendment (LSCPA) Application
Tara April Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

The City of Alachua has reviewed the revised applications and materials submitted on behalf of Tara Forest LLC. These applications include:

1. ***A proposed Comprehensive Plan Text Amendment*** to create a new Future Land Use Element (FLUE) Policy 1.3.h;
2. ***A proposed Large Scale Comprehensive Plan Amendment (LSCPA)*** to amend the Future Land Use Map (FLUM) Designation of a ±17.29 acre subject property from Recreation to Conservation (±6.79 acres) and to Commercial (±10.5 acres) on a portion of Tax Parcel 03020-000-000; and,
3. ***A proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*** to amend the zoning of a ±17.29 acre subject property from Agricultural (A) to Conservation (CSV) (±6.79 acres) and to Community Commercial (CC) (±10.5 acres) on a portion of Tax Parcel 03020-000-000.

Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of EACH **complete** application package 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 **December 8, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Monday, November 23, 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 ***Monday, November 23, 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, December 7, 2020***). 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
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File

ORDINANCE 21-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±17.29 ACRES FROM AGRICULTURAL (A) TO CONSERVATION (CSV) ON ±6.79 ACRES AND FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC) ON ±10.50 ACRES; LOCATED EAST OF APRIL BOULEVARD, APPROXIMATELY 1,800 FEET NORTH OF THE INTERSECTION OF APRIL BOULEVARD AND NW US HIGHWAY 441; CONSISTING OF A PORTION OF TAX PARCEL NUMBER 03020-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City; and

WHEREAS, on November 26, 2020, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"); and

WHEREAS, on December 8, 2020, the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on _____, 2021 and on _____, 2021 the City advertised public hearings to be held before the City Commission; and

WHEREAS, on _____, 2021 and on _____, 2021 the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

DRAFT

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended on a ±17.29 acre portion of Tax Parcel Number 03020-000-000 from Agricultural (A) to Conservation (CSV) on ±6.79 acres and from Agricultural (A) to Community Commercial (CC) on ±10.50 acres, in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

DRAFT

PASSED on First Reading the _____ day of _____ 2021.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____ 2021.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Adam Boukari, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION OF PORTION TO BE AMENDED FROM AGRICULTURAL (A) TO CONSERVATION (CSV):

Parcel A

A portion of Government Lot 8 of Section 9, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 01°52'17" West, along the east boundary of said Section 9, a distance of 1352.21 feet to the Point of Beginning; thence continue North 01°52'17" West, along said east boundary, 1262.45 feet; thence South 17°41'49" West, 85.72 feet; thence South 11°50'50" East, 68.32 feet; thence South 14°06'43" West, 229.65 feet; thence South 19°13'30" West, 106.17 feet; thence South 25°25'13" West, 106.54 feet to the beginning of a curve, concave northwesterly, having a radius of 102.18 feet; thence southwesterly, along the arc of said curve, through a central angle of 64°34'29", an arc distance of 115.16 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 57°42'27" West, 109.16 feet; thence North 89°59'41" West, 60.07 feet to the beginning of a curve, concave southeasterly, having a radius of 58.82 feet; thence southwesterly, along the arc of said curve, through a central angle of 95°28'53", an arc distance of 98.01 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 42°15'15" West, 87.06 feet; thence South 05°29'11" East, 98.11 feet to the beginning of a curve, concave northwesterly, having a radius of 71.79 feet; thence southwesterly, along the arc of said curve, through a central angle of 79°11'19", an arc distance of 99.23 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 34°06'28" West, 91.51 feet; thence South 73°42'08" West, 34.54 feet to a point on the easterly right of way line of a 66' wide Department of Transportation Service Road, said point lying on the arc of a curve, concave northeasterly, having a radius of 828.93 feet; thence southeasterly, along said right of way line, and along the arc of said curve, through a central angle of 08°06'16", an arc distance of 117.25 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 26°31'27" East, 117.15 feet; thence South 30°34'35" East, along said easterly right of way line, 342.90 feet; thence North 87°16'09" East, 249.46 feet to the Point of Beginning.

Together with:

Parcel B

A portion of Government Lot 1 of Section 9, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 01°52'17" West, along the east boundary of said Section 9, a distance of 3806.15 feet; thence North 17°41'03" West, 78.19 feet to the Point of Beginning; thence continue North 17°41'03" West, 69.58 feet; thence South 41°43'32" West, 7.68 feet; thence South 00°11'15" East, 23.02

DRAFT

EXHIBIT "A"

feet; thence South 17°03'41" East, 29.14 feet; thence South 38°47'52" East, 13.73 feet; thence North 83°38'34" East, 9.08 feet to the Point of Beginning.

Together with:

Parcel C

A portion of the South ½ of the East ½ of Government Lot 7 of Section 4 and a portion of Government Lot 1 of Section 9, all lying and being in Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 4, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 00°39'56" West, 559.98 feet; thence South 88°52'32" West, 500.02 feet; thence South 00°39'56" East, 414.61 feet; thence South 17°41'03" East, 86.01 feet to the Point of Beginning; thence South 05°19'02" West, 56.36 feet; thence South 00°19'11" East, 62.30 feet; thence South 14°17'54" East, 56.84 feet; thence South 31°57'53" East, 42.56 feet; thence South 30°58'26" East, 63.77 feet; thence South 26°44'35" East, 48.21 feet; thence South 29°26'47" East, 55.07 feet; thence North 17°41'03" West, 372.91 feet to the Point of Beginning.

Containing, in aggregate, 6.79 Acres (295,739 Square Feet), more or less.

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EXHIBIT "A"

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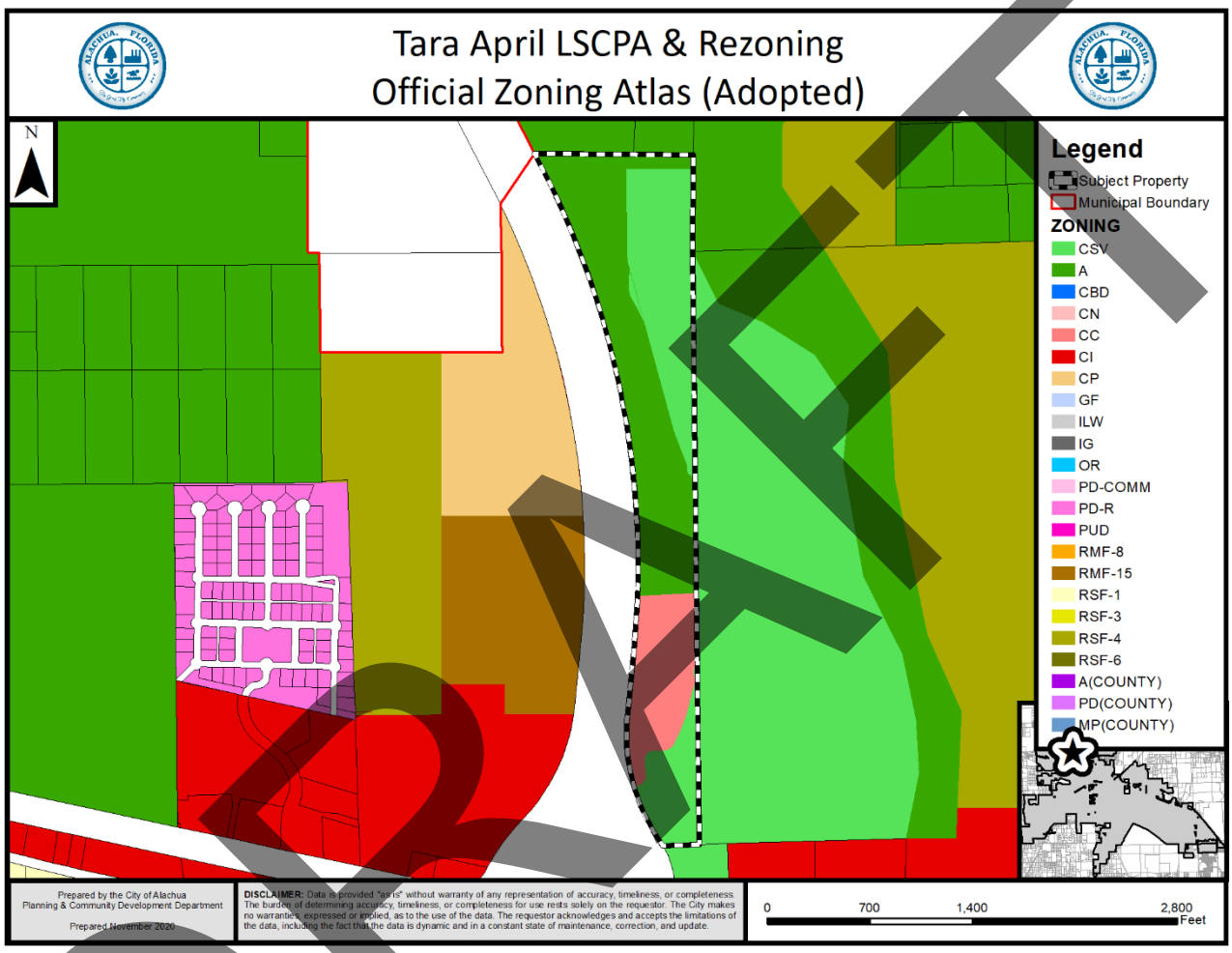
LEGAL DESCRIPTION OF PORTION TO BE AMENDED FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC):

A portion of Government Lots 1 and 8 of Section 9, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 01°52'17" West, along the east boundary of said Section 9, a distance of 2614.66 feet to the Point of Beginning; thence South 17°41'49" West, 85.72 feet; thence South 11°50'50" East, 68.32 feet; thence South 14°06'43" West, 229.65 feet; thence South 19°13'30" West, 106.17 feet; thence South 25°25'13" West, 106.54 feet to the beginning of a curve, concave northwesterly, having a radius of 102.18 feet; thence southwesterly, along the arc of said curve, through a central angle of 64°34'29", an arc distance of 115.16 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 57°42'27" West, 109.16 feet; thence North 89°59'41" West, 60.07 feet to the beginning of a curve, concave southeasterly, having a radius of 58.82 feet; thence southwesterly, along the arc of said curve, through a central angle of 95°28'53", an arc distance of 98.01 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 42°15'15" West, 87.06 feet; thence South 05°29'11" East, 98.11 feet to the beginning of a curve, concave northwesterly, having a radius of 71.79 feet; thence southwesterly, along the arc of said curve, through a central angle of 79°11'19", an arc distance of 99.23 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 34°06'28" West, 91.51 feet; thence South 73°42'08" West, 34.54 feet to a point on the easterly right of way line of a 66' wide Department of Transportation Service Road, said point lying on the arc of a curve, concave northeasterly, having a radius of 828.93 feet; thence northwesterly, along said right of way line, and along the arc of said curve, through a central angle of 12°04'55", an arc distance of 174.80 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 16°25'51" West, 174.47 feet; the end of said curve being the beginning of a curve, concave easterly, having a radius of 161.18 feet; thence northerly, along said right of way line and along the arc of said curve, through a central angle of 14°48'53", an arc distance of 41.68 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 02°58'59" West, 41.56 feet; thence North 04°25'25" East, along said easterly right of way line, 711.16 feet to the beginning of a curve, concave westerly, having a radius of 5945.58 feet; thence northerly, along said right of way line and along the arc of said curve, through a central angle of 03°46'23", an arc distance of 391.54 feet, said arc being subtended by a chord having a bearing and distance of North 02°32'13" East, 391.47 feet; thence North 87°13'22" East, 399.65 feet to a point on said east boundary of Section 9; thence South 01°52'17" East, along said east boundary, 454.98 feet to the Point of Beginning.

Containing 10.50 Acres (457,381 Square Feet), more or less.

EXHIBIT "B"



DRAFT

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Application revised 9/3

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Tara April Rezoning
2. Address of Subject Property: 17129 APRIL BLVD
3. Parcel ID Number(s): 03020-000-000 (Portion of)
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Conservation/Recreation
6. Existing Zoning Designation: Agriculture/Conservation
7. Proposed Zoning Designation: 6.79 +/- ac. from Agricultural to Conservation, 10.50+/- ac. from Agricultural to Community Commercial
8. Acreage: 17.29 +/- acres of a 58.32 +/- acre parcel

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   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: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tara Forest, LLC
   Mailing Address: 7717 NW 20TH LN
   City: Gainesville State: FL ZIP: 32601

   * 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. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
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. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. Adverse Effect on Local Character
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. Encourage Sprawl
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. Spot Zoning
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. Public Facilities
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) 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).

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and 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. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **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 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.

Clay Sweger
Signature of Applicant

—
Signature of Co-applicant

Clay Sweger
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 3rd day of September, 2020 by Clay Sweger

who is/are personally known to me, or who has/have produced _____ as identification.

Audra Burrell
Signature of Notary Public, State of Florida

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 17129 APRIL BLVD

Parcel ID Number(s): 03020-000-000

Acreage: 58.32 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Sayed Moukhtara Title:

Company (if applicable): Tara Forest LLC

Mailing Address: 7717 NW 20TH LN

City: GAINESVILLE State: FL ZIP: 32605

Telephone: +1(352) 278 5317 FAX: e-mail: sayed@moukhtara.com

C. AUTHORIZED AGENT

Name: Clay Sweger Title: Director of Planning

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: csweger@edafl.com

D. REQUESTED ACTION:

Large Scale Comprehensive Plan Amendment

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning)

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

SAYED MOUKHTARA - TARA FOREST LLC

Typed or printed name and title of applicant CEO

Typed or printed name of co-applicant

State of Florida County of Alachua

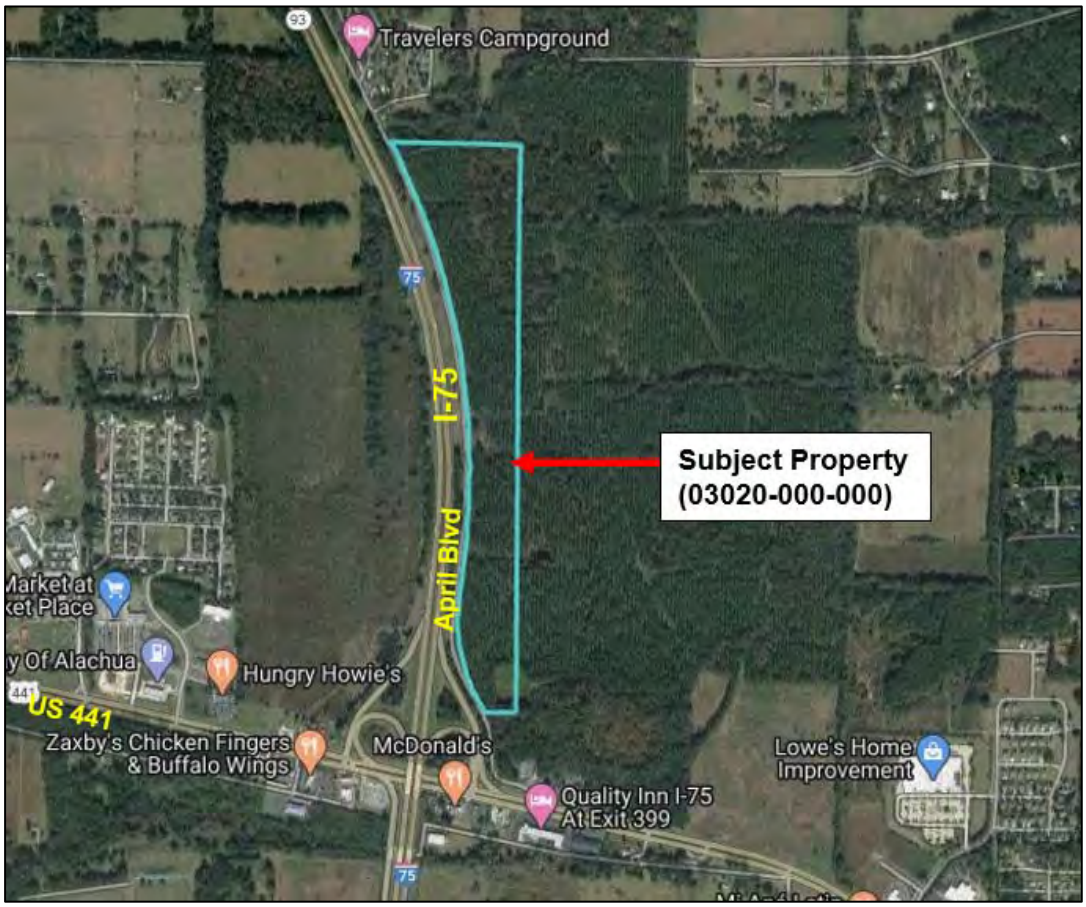
The foregoing application is acknowledged before me this 11 day of July, 2020 by SAYED MOUKHTARA, who is/are personally known to me, or who has/have produced License as identification.

Brittanie R. Earnhart

Signature of Notary Public, State of Florida

Brittanie R. Earnhart
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG335095
Expires 5/15/2023

Rezoning Justification Report



Project Request:	Rezoning application from Agricultural (A) to Community Commercial (CC) & Conservation (CSV) for a portion of Parcel Number 03020-000-000
Location:	17129 April Boulevard
Parcel Number:	Portion of 03020-000-000
Acreage:	Approximately 17.29 Acres of a 58.32 +/- acre Parcel
Prepared By:	Clay Sweger, AICP, LEED AP eda consultants, inc.
Agents for:	Tara Forest, LLC
Date:	August 31, 2020; Revised September 2, 2020; October 13, 2020

Table of Contents

Background 1
Statement of Proposed Change 3
Environmental / Suitability Analysis 7
Comprehensive Plan Consistency 13
Public Facilities Analysis 22
Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas 26

List of Figures

Figure 1: Location Map 1
Figure 2: Existing Zoning 4
Figure 3: Future Land Use Map 5
Figure 4: Proposed Zoning 6
Figure 5: Wetlands 9
Figure 6: Soils 10
Figure 7: FEMA Flood Zones 11
Figure 8: Topography North 12
Figure 9: Topography South 13
Figure 10: Surrounding Uses 29

Background

The subject property is located at 17129 April Boulevard (see Figure 1 below) in the City of Alachua. The property is located east of I-75 and north of US 441. The proposal concerns an approximately 17.29-acre portion of the 58.32 +/- acre total property. The tax parcel number is 03020-000-000. The parcel is located within Section 9, Township 8, Range 18.



Roughly the southern ¼ of the parcel falls within the adopted Generalized US 441/I-75 Activity Center Map in the Future Land Use Element Map Series. This map is the foundation for the Gateway Activity Center. This relates to Future Land Use Element Policy 1.3.f.1. which states,

> *The City of Alachua shall maintain a* ***Gateway Activity Center at the interchange of US 441 and Interstate 75****. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series.* ***The intent of this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.***

This parcel was included within a large-scale Comprehensive Plan map amendment application submitted in 2008. That large-scale amendment for the property was known then as the Megahee property and included five tax parcels that totaled approximately 523 acres. This application concerns only a portion (17.29 +/- acres) of one of those parcels (03020-000-000). On December 1, 2009, the future land use categories for Parcel 03020-000-000 were changed from Agriculture to Recreation and Conservation by Ordinance 09 14. The Conservation future land use area lines on the parcel were drawn at that time based on mapping that was not field verified.

The zoning districts on the subject parcel were changed on October 11, 2010 by Ordinance 10-23. The parcel went from being all Agricultural zoning to Agricultural and Conservation. The Conservation zoning also attempted to mirror the wetland areas that were mapped at the time. However, as was the case with the Conservation future land use mapping, those wetlands were not field verified.

As part of this application, an Environmental Report prepared by Verde Environmental has field verified the locations of wetlands on the property (see Figure 5). As a result, additional wetland areas have been identified that were not included within the currently adopted Conservation future land use category and zoning district mappings. This application proposes to add additional wetland areas to the Conservation future land use category and zoning district maps to provide better environmental protection.

This proposed rezoning is related to two other applications that have been submitted simultaneously. These related applications are:

1. A proposed large-scale future land use map amendment to change the future land use categories on the property from Recreation and Conservation to Recreation, Conservation, and Commercial on a portion of the parcel.

2. A proposed large-scale Comprehensive Plan text amendment to add a new regulatory policy for Tax Parcel 03020-000-000 that would require stormwater water quality treatment (at a rate specified in the policy) for stormwater runoff from I-75 that is adjacent to the subject parcel. The proposed policy requires this stormwater water quality treatment prior to or concurrent with any commercial development on the parcel.

Statement of Proposed Change

Figure 2 below illustrates the existing zoning at the site. Currently, the site is split zoned Agricultural and Conservation. The property owner requests to amend the zoning district on a portion (see Figure 4) of the property from Agricultural to Community Commercial (CC) on approximately 10.5 acres and Conservation (6.79 +/- acres). As indicated above, the proposed rezoning is related to an application for a large-scale future land use amendment map change that is being submitted simultaneously. The proposed rezoning would place zoning districts on the property that are consistent with the proposed future land use map designations of Commercial and Conservation on a portion of the property (see Figure 3).

The proposed rezoning will add areas (6.79 +/- acres) that have been field verified as wetlands and additional FEMA floodplain area to the Conservation-zoned areas to increase the environmental protection at the site.

Currently, the subject property is vacant and contains planted pine that is in silviculture usage. Recently, a portion of the site was harvested.

The subject parcel is bounded to the north by Travelers Campground, an RV Park, and a vacant agricultural parcel. Both of those parcels are zoned Agricultural. To the west is April Boulevard along the entire western frontage of the parcel, and west of that is I-75. To the south, the property abuts a vacant parcel owned by the City of Alachua that is designated Conservation zoning. To the east, the subject property abuts Conservation zoning on a larger parcel that also has Agricultural zoning to the east of the Conservation-zoned area, and RSF-4 zoning on its eastern-most property line. This large, 292.95-acre parcel is vacant and is in the same ownership as the subject property proposed for rezoning.

The City of Alachua Land Development Code, describes the Community Commercial and Conservation zoning districts as shown below.

CC Community Commercial District. The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

Conservation District (CSV). The CSV district is established and intended to:

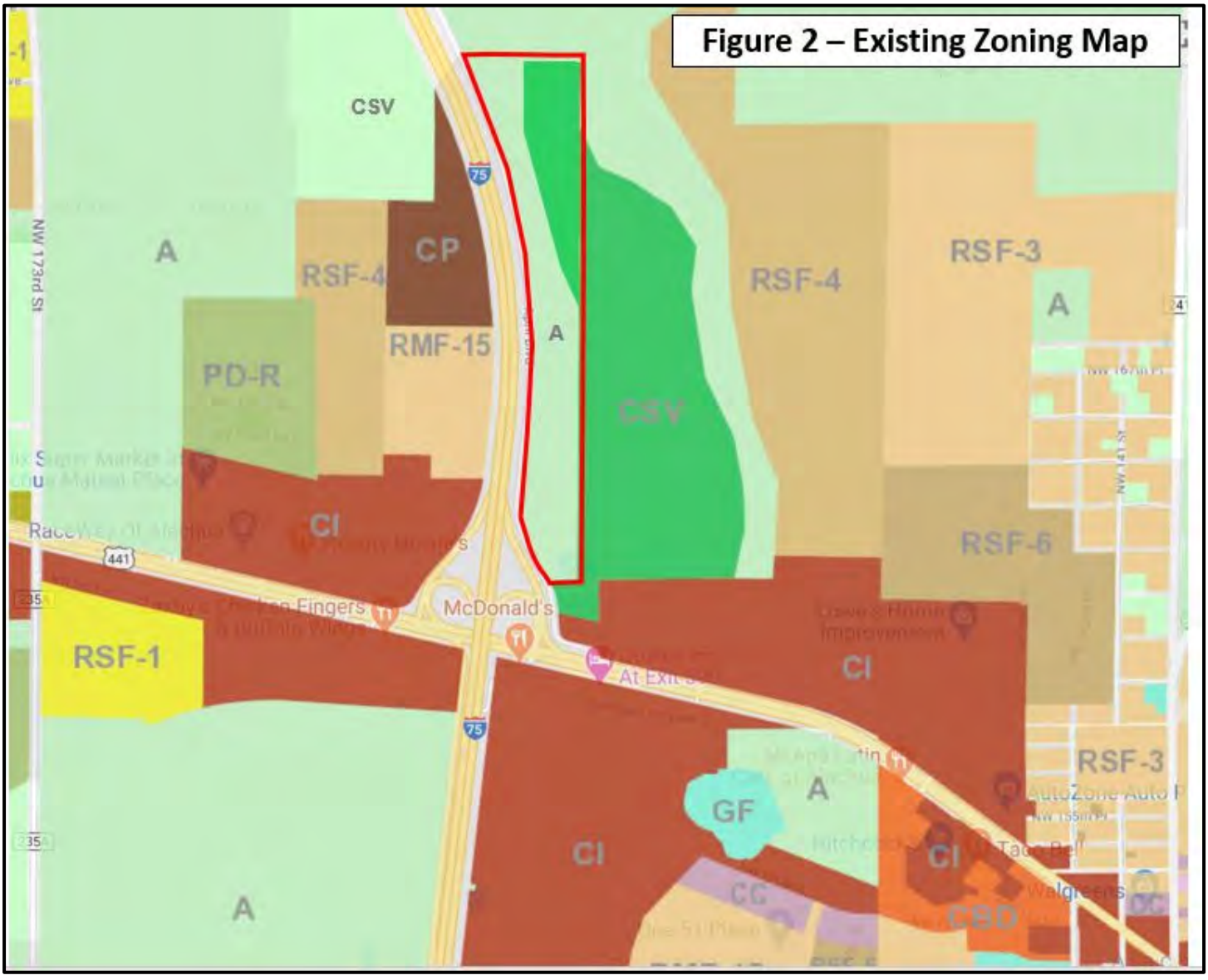
(A) Conserve natural features and functions. Conserve the unique natural features and functions of sensitive environmental lands located within the district;

(B) Maintain hydrological systems and water quality. Maintain the natural functioning and water quality of the hydrological systems in the district;

(C) Conserve feeding and breeding areas of wildlife habitat. Conserve the feeding and breeding areas of wildlife habitat located in the district;

(D) Allow low-intensity, resource-based, public recreation uses. Allow low-intensity, natural resource-based, public recreational uses that can be designed and located in places that are consistent with the purpose of conserving unique natural features and the functions of sensitive environmental lands; and

(E) Limit urban development. Limit urban development and require it to be designed and located in places that are consistent with the purpose of conserving unique natural features and the functions of sensitive environmental lands.



The proposed Future Land Use map from the related application is illustrated below in Figure 3:

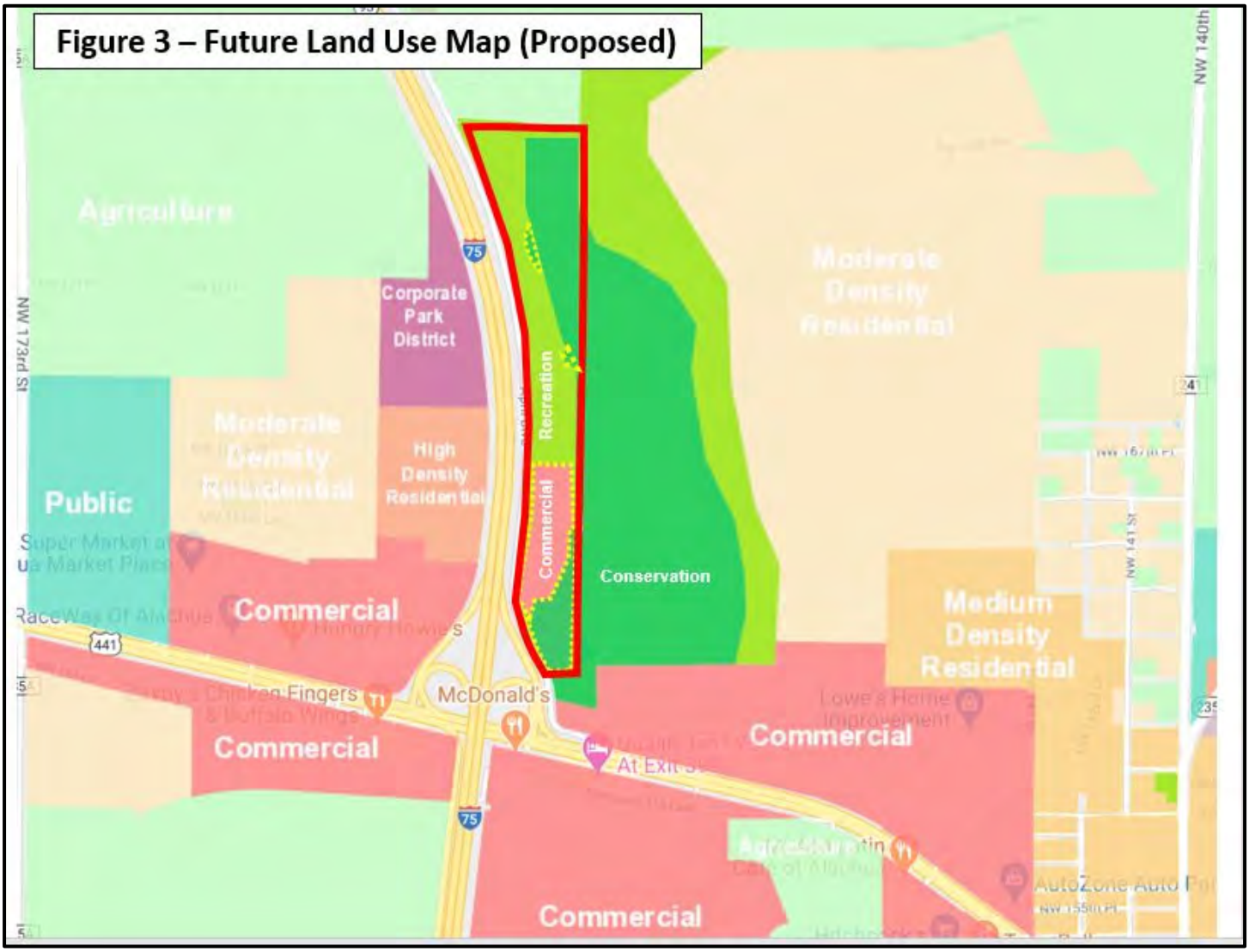
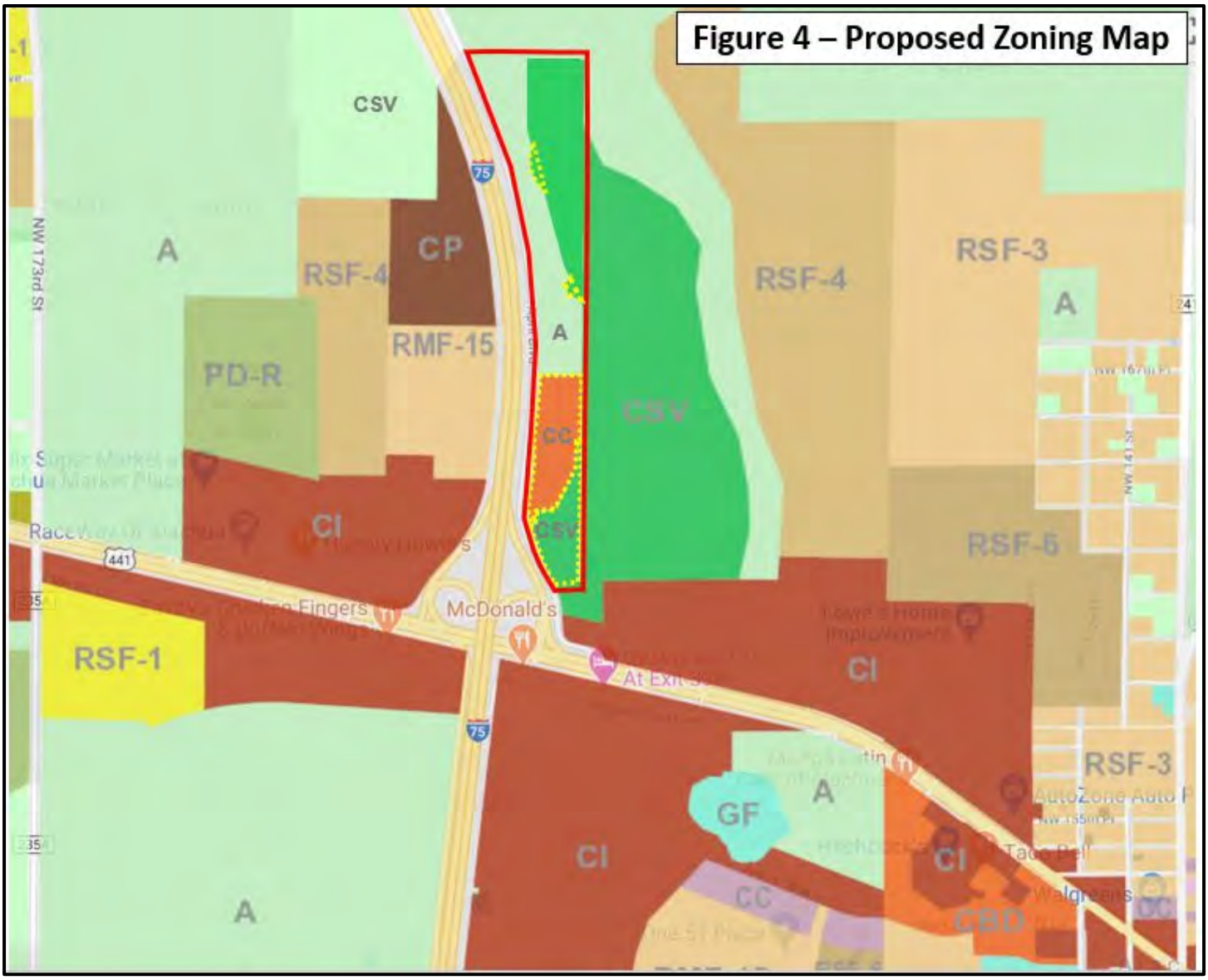


Figure 4 below illustrates where the proposed Community Commercial (CC) and Conservation (CSV) zoning districts will be located on Tax Parcel 03020-000-000.

As can be noted in Figure 4, the proposed Community Commercial area is located in a portion of the southern half of the parcel, abutting April Boulevard. Based on wetlands mapping, a small portion of the proposed Community Commercial area is separated from the Conservation-zoned area on the parcel to the east by providing additional proposed Conservation zoning for a wetland buffer area at the eastern property line. The Community Commercial zoning will allow for a variety of commercial/office uses that include: Hotels and motels; restaurants, retail sales, offices (professional, governmental, and medical), day care centers, personal services, financial and professional services, etc. The proposed CC zoned area is outside of the floodplain on land suited for urban development.



The proposed CC location is proximate to the I-75 and US 441 interchange area. It is approximately 0.55 miles from the CC site to the southeastern Interstate on-ramp. The I-75 interchange area already has Commercial Intensive zoning on all four sides, which reflects the activity level associated with traffic and travel in the vicinity. Adding the 10.5 +/- acres of Community Commercial to the site will provide additional development opportunities near I-75 and provide property tax benefits to the community.

There are multiple areas (see the attached legal description sketch that illustrates these areas as Parcels A through C) on Tax Parcel 03020-000-000 that are being proposed for change from Agricultural zoning to Conservation. These areas are proposed for addition to the Conservation zoning district on the site due to the field location of wetlands in those areas by the Environmental Assessment and Listed Species Survey prepared by Verde Environmental in July 2020. These areas are all contiguous to existing Conservation-zoned land. The existing Conservation zoning district lines on the map were not ground truthed in 2009/2010 when the previous land use change and rezoning actions

occurred. The addition of 6.79 +/- acres to Conservation zoning will provide for increased environmental protection of the wetland areas. This is especially true for the addition of Conservation zoning on the southernmost portion of the property, which will add to the contiguous Conservation zoning in an area where water flows into Mill Creek and eventually Alachua Sink (off site).

The reduction in Agricultural-zoned property on the site (17.29 +/- acres proposed for rezoning) can have a positive environmental impact on the site, especially the southernmost area of the site that is closest to Mill Creek where it flows into Alachua Sink (off site). That southernmost portion of the property is proposed to be in Conservation zoning to provide additional protection for the wetlands located there. Agricultural uses can create water quality impacts through the use of fertilizers that can eventually run off into wetlands and groundwater. In addition, the Agricultural zoning district allows for several intensive uses such as feedlots and stables that also can impact water quality.

Environmental Analysis

Verde Environmental prepared an Environmental Assessment and Listed Species Survey (attached) for the parcel in July 2020. They also produced an addendum letter (dated September 28, 2020) that has been submitted as supplemental information to the City of Alachua. The July 2020 study had the following findings:

> *In general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Most onsite habitats provide relatively low-quality habitat due to historical land management and development of adjacent parcels and earthwork associated with the construction of Interstate 75. The mixed wetland hardwood community found in the northeast corner of the property is the only onsite community that could provide moderately high habitat potential for local wildlife. The age of this forest,and resulting structure of the vegetative community provides suitable cavities, cover, forage, and browse for various species of wildlife anticipated to occupy the area. As such, development of the subject property should take steps to maintain the level of function provided by this habitat. Conditions within this system is most closely associated with water flow and conditions within Mill Creek. Because of this, changes in the immediately adjacent upland habitats would have a minimal effect on the mixed wetland hardwood community, as long as direct impacts to the wetland are avoided. Therefore, maintaining a narrow (25-foot minimum) undisturbed upland buffer around this wetland community would likely be sufficient to protect the mixed wetland hardwood community from any negative effects of adjacent development or altered land use. This is especially true if the development does not increase stormwater flow into the wetland, or if the new stormwater system could be designed to collect and treat some of the stormwater from Interstate 75 prior to it entering Mill Creek.*
>
> *The only other notable onsite habitat is the marsh in the southeast corner of the property. This marsh currently provides only moderate quality habitat due to the abrupt transitional zone between the marsh and the adjacent communities, as well as, the current management of the adjacent pine plantation. However, the value of the marsh to local wildlife could be increased by improving the adjacent hydric pine flatwoods. Eliminating*

> *the intensive management of the pine plantation adjacent to the marsh community and allowing the area to develop into a mature forested community would significantly increase the value of both habitats.*

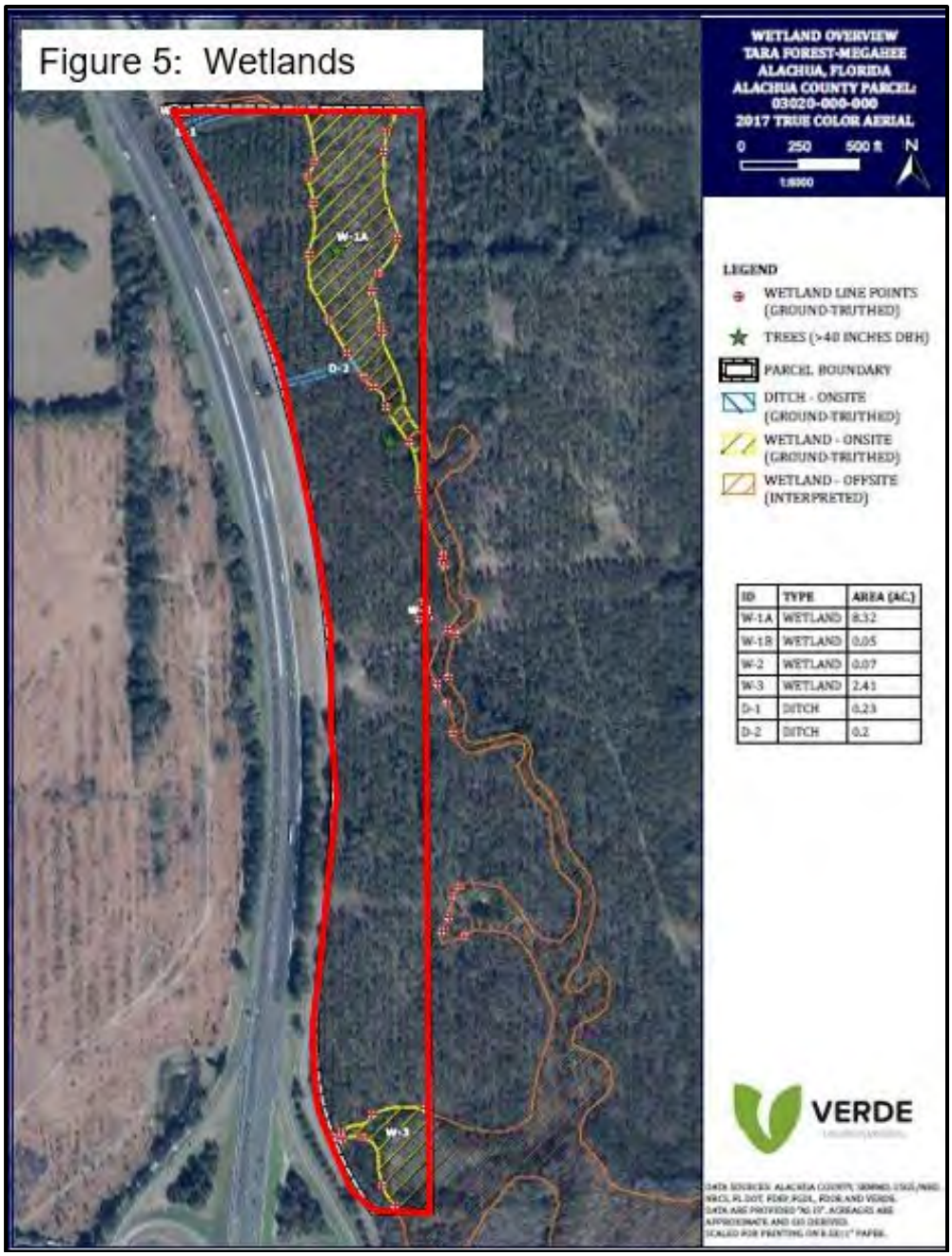
It should be noted that the proposed additional Conservation rezoning areas include the southeastern corner area referenced in the report. Thus, the change in zoning from Agricultural to Conservation will improve the environmental protection for this area.

Wetlands:

Figure 5 below illustrates the wetlands on the parcel. The Environmental Assessment field verified wetland lines as part of the study. Figures 5, 5A, 5B, and 5C in Verde Environmental's report show these wetland areas in greater detail, and it is helpful to view those figures for a better understanding of the wetlands.

According to the report, the "vast majority (greater than 99 percent) of wetland habitats mapped on and adjacent to the Tara Forest/Megahee Property are associated with or adjacent to Mill Creek."

As previously indicated, currently only some of the wetland areas are in Conservation zoning. This application proposes to add 6.79 +/- acres of Agricultural-zoned land that contains wetlands that are contiguous to existing Conservation-zoned land to Conservation.



ID	TYPE	AREA (AC.)
W-1A	WETLAND	8.32
W-1B	WETLAND	0.05
W-2	WETLAND	0.07
W-3	WETLAND	2.41
D-1	DITCH	0.23
D-2	DITCH	0.2

In addition to the wetlands on the site, there are two FDOT ditches that direct stormwater runoff from I-75 into Mill Creek according to the Environmental Assessment. The northern ditch is approximately 15 feet wide and 5 – 8 feet deep. The second ditch is in the north central portion of the site and it is approximately 15 – 20 feet wide and 3 – 5 feet deep. The Environmental Assessment further discusses these existing ditches and the existing water quality issues as follows:

> *"These ditches provide minimal habitat value for local wildlife and may have a detrimental effect on downstream habitats. The ditches quickly move stormwater from Interstate 75 into Mill Creek…This in turn could increase downstream erosion and increase*

sedimentation of downstream habitats. Furthermore, the ditches provide little to no treatment of stormwater prior to being discharged into the creek, thus causing a decrease in water quality."

Soils:

The Environmental Assessment included an analysis of soils on the parcel. Figure 6 below illustrates the 9 soil types that were noted by the Assessment. The Assessment contains a detailed description of these soils (refer to the Assessment for larger detail on the map).



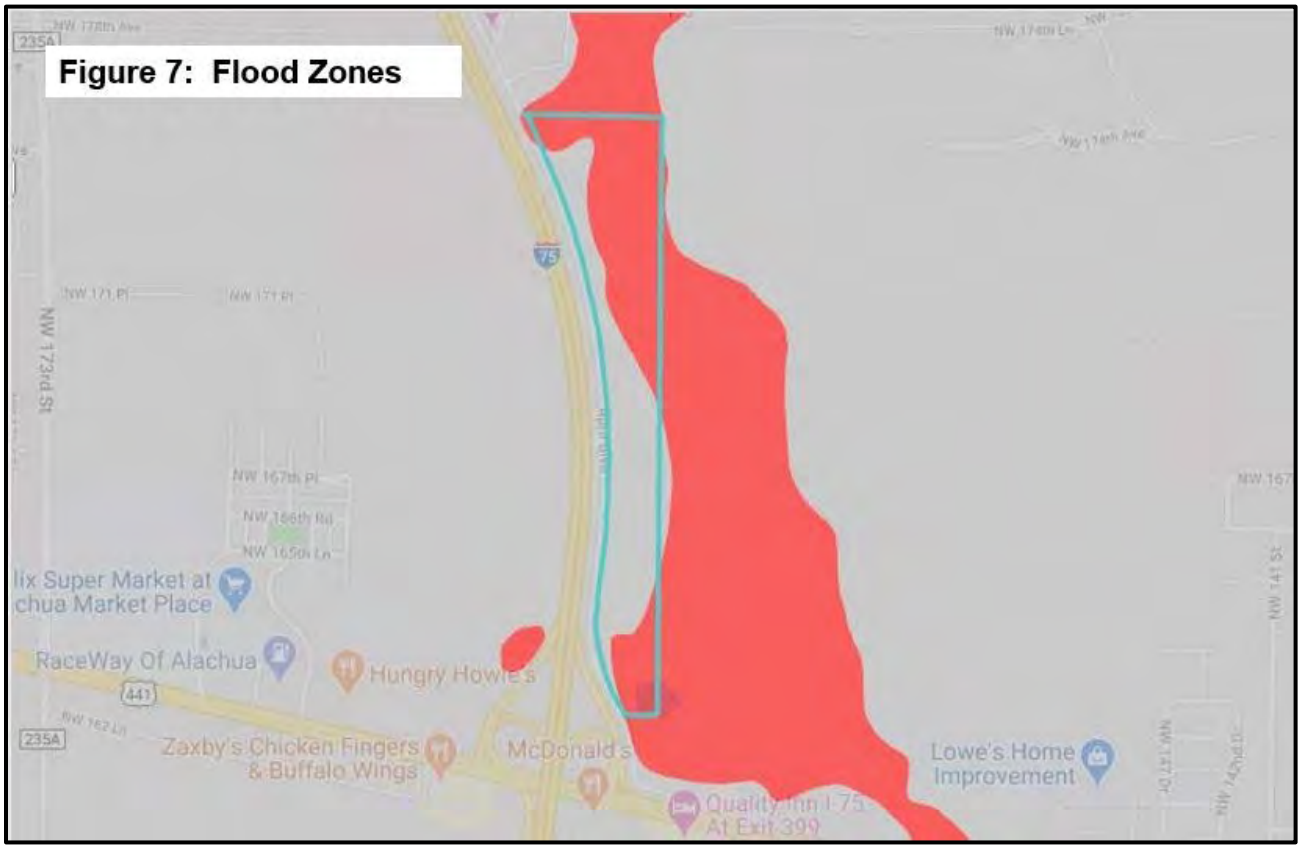
Soils on the site include: Arredondo Fine Sand, 0 to 5 percent slopes; Surrency Sand, Lochloosa Fine Sand, 2 to 5 percent slopes; Kendrick Sand, 2 to 5 percent slopes, Blichton Sand, 0 to 2 percent slopes; Arredondo Fine Sand, 5 to 8 percent slopes; Lochloosa Fine Sand, 5 to 8 percent slopes; Blichton Sand, 5 to 8 percent slopes; and Bivans Sand, 5 to 8 percent slopes. The area proposed for Community Commercial zoning is mapped as containing Lochloosa Fine Sand, 5 to 8 percent slopes and Arrendondo Fine Sand, 5 to 8 percent slopes.

According to the *Soil Survey of Alachua County Florida*, Lochloosa Fine Sand, 5 to 8 percent slopes is a "sloping, somewhat poorly drained soil in relatively small areas on sharp breaking slopes and along long, narrow slopes of the upland….Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight."

Arredondo Fine Sand, 5 to 8 percent slopes is a "sloping, well drained soil in small areas on sharp breaking slopes and in relatively large areas on long slopes of the uplands.….Limitations as sites for small commercial buildings are moderate."

100-Year Flood Zone / Flood Potential:

The subject parcel contains large areas of FEMA Flood Zone A (a 1% annual chance flood hazard with no base flood elevations) as indicated below in Figure 7. However, the area proposed for Community Commercial zoning does not contain any FEMA floodplain. Therefore, floodplain issues are not a problem for that area. Areas that fall within FEMA Zone A are zoned Conservation (including newly proposed Conservation zoning on some areas) or Agricultural zoning (which will remain in that zoning).



Wellfield Protection Zone:

The subject parcels are not located in a wellfield protection zone.

Topography:

The Environmental Assessment indicates that the property slopes down from west (April Boulevard) to east (eastern parcel boundary), with elevations ranging from approximately 75 to 45 feet. Topographic maps are contained in the Assessment. According to the Assessment:

> *"The steepest slopes are in the south-central portion of the property. The lowest portions of the property are associated with Mill Creek that runs along and near the eastern property boundary."*

Figures 8 and 9 illustrate the topography on the northern and southern portions of the parcel respectively.

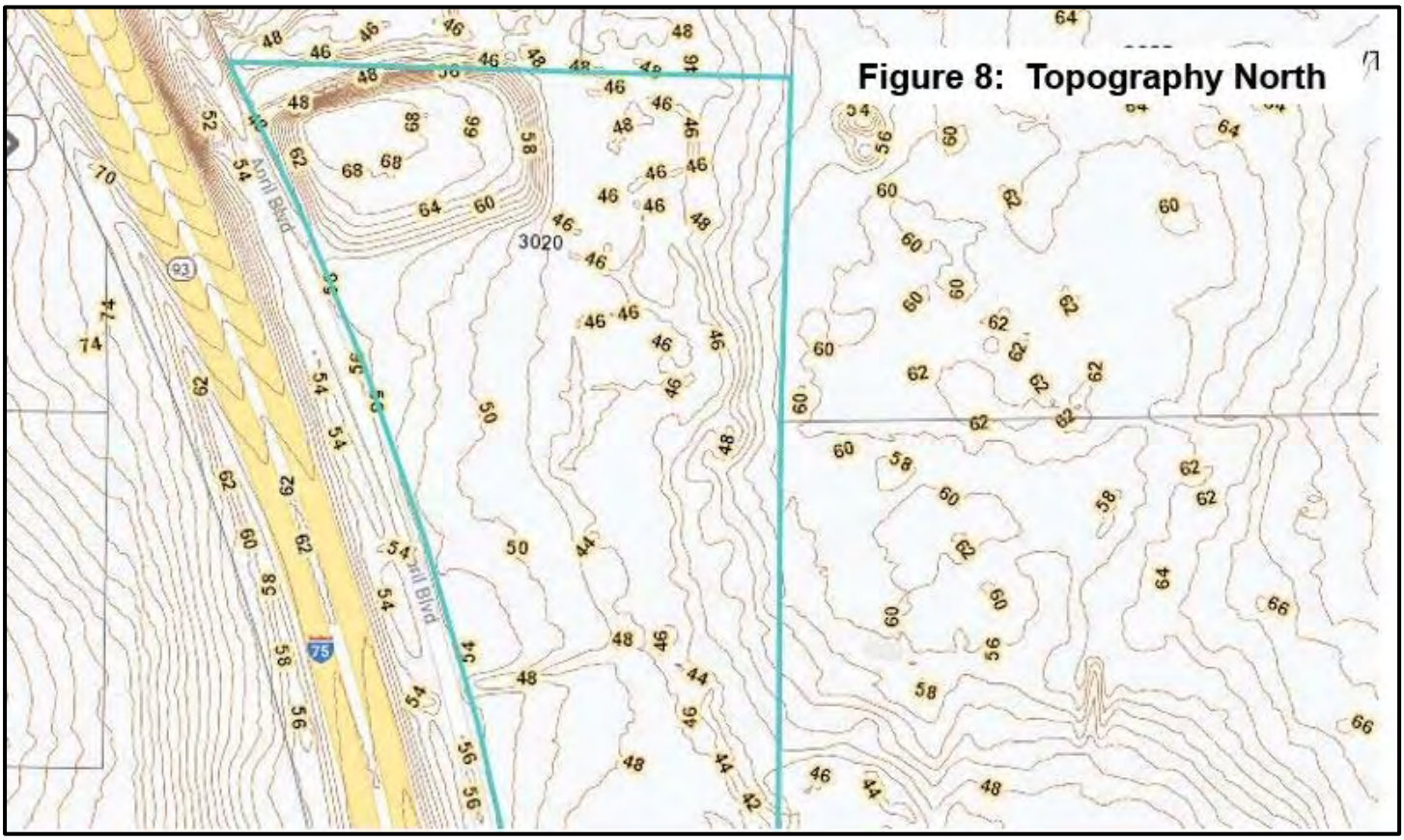
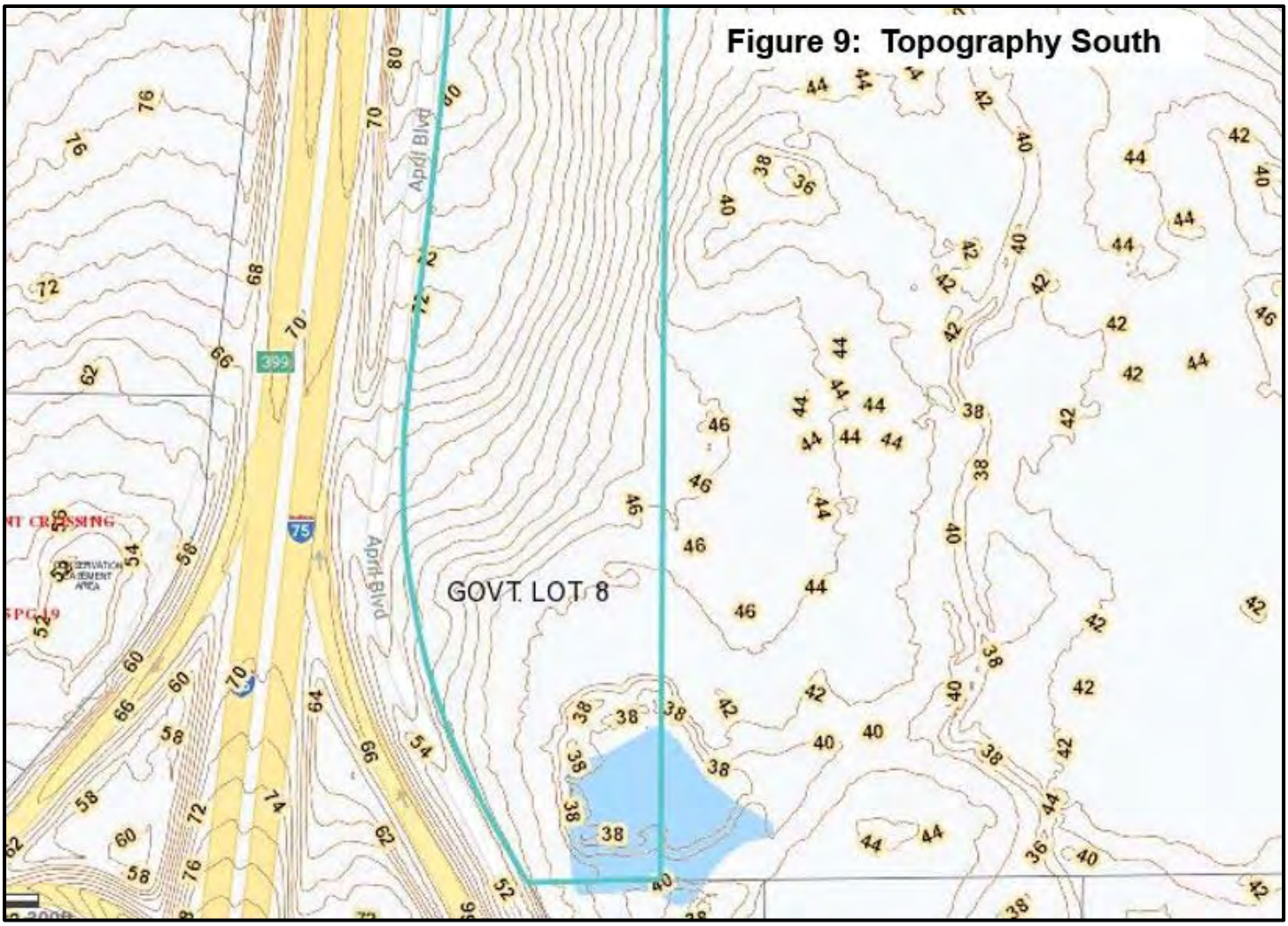


Figure 8: Topography North



Comprehensive Plan Consistency

This rezoning application Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan and the proposed (in a concurrent application) underlying Commercial and Conservation future land use categories. The proposed zoning change application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities and Natural Groundwater Recharge Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element.

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

Objective 1.3 Commercial: The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region..

Consistency: The proposed CC zoning district for a portion (10.5 +/- acres) of Tax Parcel 03020-000-000 will be consistent with the proposed Commercial future land use category (in a concurrent application). The City of Alachua provides a set of allowable uses in the CC zoning district and Commercial land use category (Policy 1.3.b) that are compatible with proposed uses of the commercial portion of this property.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Consistency: The proposed Community Commercial zoning area (10.5 +/- acres) on the parcel is located approximately 1/2 mile from the major intersection/interchange of I-75 and US 441 (and is adjacent to I-75 along its western frontage across from April Boulevard). Thus, this area is appropriate for highway commercial types of uses as shown in the above policy.

Policy 1.3.f.1: *The City of Alachua shall maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.*

Consistency: **Roughly the southern ¼ of the parcel falls within the adopted Generalized US 441/I-75 Activity Center Map in the Future Land Use Element Map Series. This map is the foundation for the Gateway Activity Center. The proposed Community Commercial zoning area (10.5 +/- acres) is almost completely within the US 441/I-75 Activity Center. This is an appropriate area for commercial zoning and uses based on the Activity Center mapping.**

Objective 1.8 *Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.*

Consistency: **A portion of the property is proposed for additional Conservation zoning (6.79 acres), which will be compatible with the proposed Conservation future land use category (submitted in a concurrent application). The additional Conservation zoning is proposed to protect newly identified wetland areas that were discovered when field verification occurred during the Environmental Assessment.**

Policy 2.4.a: *Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.*

Policy 2.4.b: *Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.*

Consistency: **Any future development on the Community Commercial zoned portion of the subject property will comply with the landscaping and buffering requirements of the Future Land Use Element and Land Development Code.**

Policy 2.4.c: *Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.*

Policy 2.4.d: *Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.*

Policy 2.4.e *Tree Protection: Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.*

Consistency: **Any new development on the Community Commercial zoned portion of the site shall adhere to the policies stated above that relate to tree protection. Development proposals must include a tree survey that identifies all regulated trees and a site design focused on the preservation of heritage and champion trees. Any proposed tree removal shall adhere to the mitigation and banking standards administered by the City.**

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.*

Policy 2.5.b: *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

Consistency: **Any new development on the Community Commercial zoned portion of the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Code.**

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Consistency: The proposed additional Conservation zoning on the site is consistent with future land use designations to protect wetland areas. The proposed Community Commercial zoning area is outside of the floodplain and wetland areas and has appropriate soils for urban development.

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 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The area proposed for Commercial land use has access to an existing public street (April Boulevard). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines routed along the April Boulevard right-of-way (ROW). These extensions will be at the developer's expense. The wastewater gravity piping will be routed in the April Boulevard ROW to an existing lift station (Lift Station 9) near the intersection of US 441 and April Boulevard, which may require upgrades as part of future development.**

New development in the commercial portion of the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan. Because this land use amendment involves Conservation and Commercial land use categories, there will be no impacts to Public Schools facilities.

GOAL 9: Water and Wastewater Service: The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Consistency: **Any new development on the commercial portion of this site will be required to connect to public potable water and wastewater facilities as indicated above.**

Transportation Element:

Objective 1.2: Access Management The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Consistency: **The proposed commercial portion of this site has direct access to April Boulevard (an existing FDOT roadway). FDOT staff has indicated that a connection to this roadway for potential future commercial development is acceptable.**

GOAL 1: Provide for a traffic circulation system, which serves existing and future land uses.

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.

Consistency: **The proposed zoning change will add 10.5 +/- acres of Community Commercial zoning in the City of Alachua. Any new development on the site will require a concurrency analysis at the development plan application stage.**

An analysis of the proposed 10.5 +/- acres of Community Commercial (see the "Public Facilities Analysis" section of this Justification Report) based on land use maximum development scenarios reveals that the proposed zoning change will not result in an increase in traffic impacts that will exceed the adopted Level of Service (LOS) standards consistent with the Transportation Element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. New development on the commercial portion of the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.**

Conservation & Open Space Element:

The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.1: Conservation Designations The City shall provide additional protection to particularly sensitive natural resources, habitats and ecosystems by establishing conservation designations, with specific uses, buffers and management protocol.

Consistency: The proposed rezoning includes adding 6.79 +/- acres of Conservation-zoned areas within the subject property to provide additional protection for wetland areas identified in the Environmental Assessment.

Objective 1.2: Native Communities and Ecosystems

Consistency: Based on the Environmental Assessment, no significant native communities and ecosystems have been documented on the site area proposed for Community Commercial zoning. Areas with native communities and ecosystems are either already in Conservation zoning or are proposed to be added to Conservation zoning with this application.

Objective 1.3: Listed Species

Consistency: Based on the Environmental Assessment and September 2020 supplement, no listed animal species have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental resources.

Objective 1.4: Air Quality

Consistency: There are no development proposals associated with this rezoning, therefore there are no air quality impacts. Any future development proposal associated with these parcels will meet the City's air quality standards.

Objective 1.5: Soils

Consistency: As described in the "Environmental Analysis" section of this application, there are two soil types present on the portion of the site proposed for Community Commercial zoning. Neither of these soil types has limitations for urban development. The portions of the site with soil limitations for development are either in or will be in Conservation or Agricultural zoning.

Objective 1.6: Mineral Resources

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources

Consistency: **The Environmental Assessment did not identify any geological resources on the property.**

Objective 1.8: Hazardous Materials

Consistency: **Any hazardous materials associated with commercial development on this site would have to be registered and regulated by the Alachua County Hazardous Materials Management Code.**

Objective 1.9: Agriculture and Silviculture

Consistency: **Currently, silvicultural operations are ongoing within the subject property.**

Objective 1.10: Wetlands

Consistency: **As noted in the Environmental Assessment, there are wetlands on portions of the subject property. One aspect of this rezoning request is to include adding newly identified wetland areas to the Conservation zoning district. At the time of development review on the proposed Community Commercial zoned property, wetlands also will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations. Specifically, Policy 1.10.g establishes the required natural vegetative buffers around wetlands. Any future development of the site will be consistent with the required buffer widths.**

Objective 1.11: Open and Green Space

Consistency: **The required open and green space requirements shall be met upon development of the Commercial portion of the site.**

Objective 1.12: Water Resources

Consistency: **As indicated in the "Environmental Analysis" section of this report and the Environmental Assessment, there are existing water quality issues (not associated with the owner/applicant) from untreated FDOT stormwater runoff from I-75. This results from two ditches that direct stormwater runoff from I-75 into Mill Creek. An associated application (submitted concurrently) to add a new Future Land Use Element policy concerning the subject property adds a requirement that the owner/developer will voluntarily add stormwater water quality treatment facilities to improve the existing condition (not caused by the owner/developer) when commercial development occurs on the Commercial-designated portion of the site.**

Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities and Natural

Groundwater Aquifer Recharge Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines routed along the April Boulevard right-of-way (ROW). These extensions will be at the developer's expense. The wastewater gravity piping will be routed in the April Boulevard ROW to an existing lift station (Lift Station 9) near the intersection of US 441 and April Boulevard, which may require upgrades as part of future development.

Intergovernmental Coordination Element:

Objective 1.2: The City shall provide the City of Gainesville, the City of High Springs, the Suwannee River Water Management District, the North Central Florida Regional Planning Council and the Florida Department of Community Affairs, and any other affected agency the opportunity to comment on Comprehensive Plan amendments, rezonings, and other development proposals.

Consistency: The subject property is located within the City of Alachua and no change in the jurisdiction line is proposed. Notice of the application will be given to all applicable agencies throughout the rezoning application process.

Policy 1.2.b. *The City shall, as part of the development review process, review the relationship of proposed development provided for in the Comprehensive Plan to the existing Comprehensive Plan of adjacent local governments.*

Policy 1.2.c: *The City, through the Development Review process, shall coordinate with the County, regional agencies and State agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.*

Policy 1.2.d: *The City shall, as part of the development review process, provide notice of development proposals to governmental agencies providing services that may be impacted, such as the School Board of Alachua County, the Suwannee River Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection, and provide the opportunity for concerns to be addressed.*

Policy 1.2.e: *The City shall, as part of the development review process, provide notice of development proposals that may impact the City of Gainesville, the City of High Springs and Alachua County to the applicable local government(s) and provide them an opportunity for concerns to be addressed.*

Consistency: There are no development proposals associated with this rezoning application. However, if any development applications are made, the above Policies will require notification to applicable governmental agencies.

Capital Improvements Element:

Objective 1.2: *The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Plan, the Land Development Regulations, and availability of public facilities and services necessary to support such development while maintaining the adopted level of service standards adopted for public facilities.*

Consistency: **Any new development of the proposed commercial portion (10.5 acres) of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. The proposed Commercial land use portion of the parcel will be subject to development review and concurrency analysis at the time of development application.**

New development at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities and Natural Groundwater Aquifer Recharge Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Analysis" section below). However, any future development plan applications would be subject to review for required capital improvements.

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning may result in changes in overall impacts on public facilities if the rezoning changes the allowable uses or density/intensity for the property. For this rezoning proposal, only the proposed zoning change to Community Commercial (10.5 +/- acres) is analyzed since the proposed change to Conservation zoning (6.79 +/- acres) will not result in impacts on public facilities.

The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning districts.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.1*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any proposed development allowed in the proposed Community Commercial zoning district will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed zoning designation is described below. To provide for a conservative analysis, the project trips have not been reduced to account for pass-by trips.

Zoning Designation	Acreage	Max. Density/Intensity	Max Development Scenario
CC	10.5	0.5 FAR	228,690 Square Feet

Traffic:

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
820	228,690 SF	Shopping Center	37.75 / 1,000 SF	8,633

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
820	228,690 SF	Shopping Center	3.81 / 1,000 SF	871

Increase in Daily Trips

- ADT: 8,633 ADT
- PM PEAK: 871 ADT

Affected Roadway Segments

- US 441 Segment 5
- I-75 Segment 1
- I-75 Segment 2

Trip Distribution on Affected Roadway Segments

- 52% Distribution on US 441 Segment 5 (4,489 ADT, 453 PM Peak)
- 2% Distribution on I-75 Segment 1 (173 ADT, 17 PM Peak)
- 16% Distribution on I-75 Segment 2 (1,381.5 ADT, 139 PM Peak)
- NOTE: The site is along US 441 Segment 5. Therefore, the maximum GUATS distribution along this segment (52%) is utilized. The remaining trips along US 441 distribute east and west of the segment. These segments do not have impacts above 5% of MSV. Trip generation and distribution below are consistent with the October 5, 2020 Kimley-Horn supplemental traffic study.

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 5	I-75 Segment 1	I-75 Segment 2
Maximum Service Volume	39,000	91,600	91,600
Existing Traffic and Reserved Trips	29,769	45,913	70,372

Project Trips (ADT)	4,489	173	1,381
Available Capacity	4,742	45,514	19,847

Note: Segment numbers and traffic data from COA Table 2a. Concurrency Report and subsequent updates up to July 2020

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 5	I-75 Segment 1	I-75 Segment 2
Maximum Service Volume	3,510	8,250	8,250
Existing Traffic and Reserved Trips	2,833	4,823	7,377
Project Trips (PM Peak)	453	17	139
Available Capacity	224	3,410	734

Note: Segment numbers and traffic data from COA Table 2a. Concurrency Report and subsequent updates up to July 2020

The table above indicates that the existing transportation network and the affected road segments provide sufficient available capacity (even at the maximum development scenario) to serve future development activity on the rezoning site. It should be noted that, since this application involves only a rezoning, capacity will not be reserved and any future development at the site will have to meet concurrency requirements at the time of application.

It should be further noted that, at the request of the City of Alachua, a supplemental traffic study by Kimley-Horn (dated October 5, 2020) has been submitted to the City for review. The study methodology was agreed upon by all parties in a methodology letter dated August 21, 2020. This study provides an analysis evaluating the potential operational impacts of the proposed commercial land use on intersections in the vicinity of the subject property for the proposed land use and zoning changes. The methodology uses 3 potential development scenarios: maximum build-out using the Shopping Center land use variable; 50% of maximum build-out; and 200 hotel rooms.

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

The following analysis examines public facilities impacts to City wastewater facilities.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, an increase of 22,869 GPD may occur.

Adequate capacity is available to support the impact from the proposed Community Commercial zoning, as demonstrated below:

Sanitary Sewer Impact

Sanitary Sewer Impact – Proposed Zoning[1]	22,869 GPD

1. *Per 64E-6.008, F.A.C. (Shopping Center): (10.5 x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 22,869 GPD*

Sanitary Sewer Impacts

System Category	**GPD**
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	675,000
Reserved Capacity	113,833
Parcel Demand for Site	22,869
Residual Capacity	688,298

Source: City of Alachua Public Services Department, July 2020

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

The following analysis examines public facilities impacts to the City potable water system.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, an increase of 22,869 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact

Potable Water Impact – Proposed Zoning[1]	22,869 GPD

1. *Per 64E-6.008, F.A.C. (Shopping Center): (10.5 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 22,869 GPD*

Potable Water Impacts

System Category	**GPD**
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,295,000
Reserved Capacity[2]	118,759
Parcel Demand for Site	22,869
Residual Capacity	863,372

Source: City of Alachua Public Services Department, July 2020

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). As shown in the following table, based on generic non-residential calculations, a proposed increase of 500.83 tons/year will occur for potential solid waste impact and adequate capacity is available to support this development.

Solid Waste Impact

Solid Waste Impact – Proposed Zoning[1]	500.83 Tons

1. Formula: ((12 lbs per 1,000 SF/day x 228,690 SF) x 365 days/year) / 2,000 = 500.83 Tons/Year*
**Source*: *Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

Recreation:

No impact on recreation facilities because there is no residential component.

Drainage:

Goal 3: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new development on the portion of this property proposed for CC zoning will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the "Comprehensive Plan Consistency" section of this report. The proposed Community Commercial zoning is an appropriate implementing district for the proposed Commercial land use category (concurrent application). The proposed Conservation zoning is the appropriate implementing district for the proposed Conservation land use category (concurrent application).

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and neighborhood meeting with the public.

If the relevant portion of the parcel is rezoned to Community Commercial, development on the site will comply with the list of allowable uses as outlined in Article 4 of the Land Development Regulations. In addition, any development on the proposed commercial portion of the subject parcel will comply with all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

(c) Logical Development Pattern

Consistency: The rezoning request to Community Commercial (CC) is for a portion of Tax Parcel 03020-000-000 that will create a logical development pattern. The proposed area to be zoned to CC is proximate to the major intersection of I-75 and US 441 where Commercial Intensive (CI) zoning exists on all four quadrants of I-75. The proposed CC is a step down in terms of commercial intensity from the CI zoning district. The CC zoning will have adequate buffering from other zoning districts due to abutting April Boulevard and then I-75 on the west, Conservation zoning on the south and east, and Agricultural zoning for the silviculture use to the north. The portions of the property proposed for rezoning to Conservation are logical in terms of the wetlands and environmental sensitivity and protection of resources.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern. Parcels with commercial zoning that are located at the I-75 quadrants are already developed. To the south of the property are developed parcels with restaurants such as Waffle House, Pizza Hut, and Sonny's Barbeque.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands.

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses and accompanying map (Figure 10) illustrate the existing uses for the surrounding properties:

The existing uses and zoning districts of the adjacent properties are as follows:

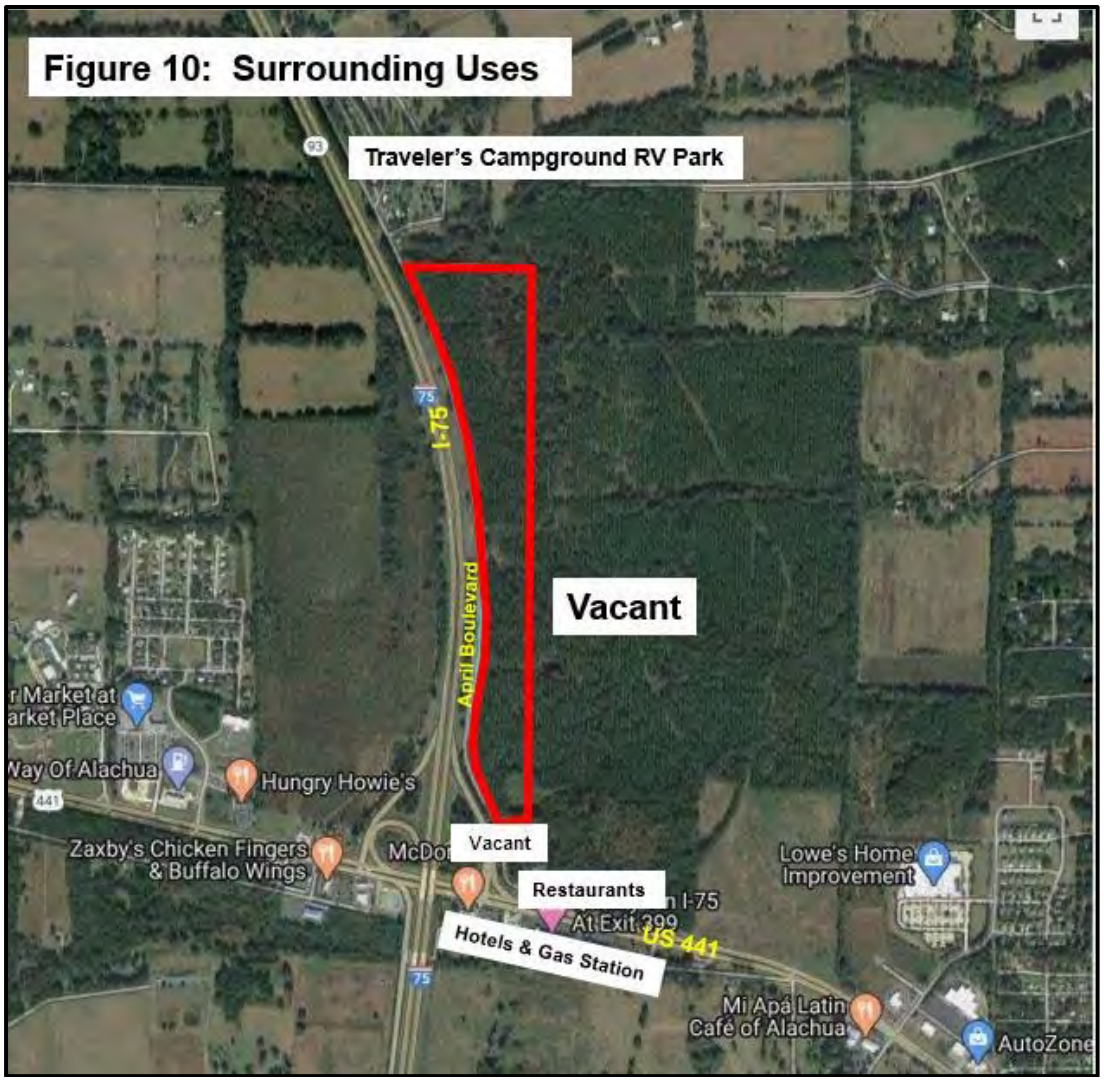
North: **Traveler's Campground and agricultural land**
Agricultural Zoning

East: **Vacant Land**
Conservation Zoning

West: **April Boulevard & I-75**
Roadway

South: **Vacant Land**
Conservation Zoning

The Conservation zoning to the east and south of the parcel provides adequate buffering from other adjacent properties. In addition, April Boulevard and I-75 to the west provide a wide separation from other uses. The Agricultural zoning will remain on the subject parcel to the north of the area proposed for Community Commercial. This Agricultural zoning will provide compatibility with the Agricultural uses and RV park to the north. There is no residential development adjacent to the subject property or the portion of the property proposed for rezoning to Community Commercial. In addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also help ensure compatibility at the time of development review.



(f) Adverse Effect on Local Character

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The proposed CC zoning is on a small portion of the existing parcel (10.5 acres of a 58.32-acre property--approximately 18% of the parcel) that will be surrounded by Conservation and Agricultural land on the north, south, and east, with April Boulevard and I-75 to the west. The character of the surrounding area is agricultural and highway oriented commercial (restaurants, hotels, and gas stations) near I-75. Most of the property will remain agricultural and conservation in keeping with the local character.

(g) Not Deviate from Pattern of Development

Consistency: The proposed rezoning to CC is consistent with the pattern of commercial development around the I-75 interchange area and the Gateway Activity Center, which states

that the intent is 'to welcome existing and future residents and visitors to the City of Alachua and to promote Alachua as an attractive, vibrant, and economically prosperous community.' The proposed Conservation zoning is to add wetlands for protection from development consistent with the Conservation zoning pattern to the south and east.

(h) Encourage Sprawl

Consistency: The subject property is located in the urbanized area of the City of Alachua. This rezoning of a portion (10.5 +/- acres) of Tax Parcel 03020-000-000 to Community Commercial should be considered infill (not sprawl) due to its proximity to I-75 and US 441 intersection. Most of the remainder of the parcel will remain in Agricultural or Conservation zoning.

The following Urban Sprawl Analysis indicates that the rezoning should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators

This rezoning application has been analyzed to determine whether the rezoning incorporates a development pattern or urban form that achieves four criteria indicating that it discourages urban sprawl.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Consistency: This proposed zoning change to CC for a portion of Tax Parcel 03020-000-000 is in a geographic area that is already developed in the City of Alachua (urban core). In addition, the rezoning application also proposes to add acreage (6.79 +/- acres) to Conservation zoning to protect newly identified wetland areas.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Consistency: The subject property is currently served by an existing roadway (April Boulevard). Existing utilities, including potable water, wastewater, and electric are available to serve the property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines routed along the April Boulevard right-of-way (ROW). These extensions will be at the developer's expense. The wastewater gravity piping will be routed in the April Boulevard ROW to an existing lift station (Lift Station 9) near the intersection of US 441 and April Boulevard, which may require upgrades as part of future development.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Consistency: Only a small portion of the subject property (10.5 acres—approximately 18%) is proposed for a change from the existing Agricultural zoning to future commercial development. The existing Future Land Use category for the property is Recreation and not Agriculture, which means that this application is not impacting land designated for agricultural use on the Future Land Use Map.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Consistency: The proposed land use map amendment for a portion of the property to the Commercial land use category will provide commercial land is close proximity (within approximately 1/2 mile) to the interchange area of I-75 and US 441 to meet nonresidential needs associated with highway travel, tourism, and local commercial needs. Residential populations may have visiting families, friends, or business associates who need the services in the proposed Commercial land use area. In addition, employment opportunities in the Commercial area may assist the residential population. Finally, the residential population can benefit from the additional commercial uses in the provision of services to meet needs such as retail, restaurant, or other commercial services.

(i) Spot Zoning

Consistency: The 6.79 +/- acres of the parcel proposed for Conservation zoning are contiguous to existing Conservation zoning. Several parcels in the interchange area of I-75 and US 441 currently have Commercial Intensive (CI) zoning. The CI zoned area is separated from the proposed Community Commercial area by Conservation zoning due to the environmental sensitivity of that area (wetlands and floodplain). Those Conservation areas serve as buffers for a step down from the more intensive CI zoning to the proposed CC zoning on a portion of the parcel. Therefore, the proposed rezoning to Conservation and Community Commercial for a portion of the total parcel should not be considered spot zoning.

(j) Public Facilities

Consistency: The site is served by electric, potable water, and wastewater services. The area proposed for CC zoning directly abuts April Boulevard, an existing public road. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve extension of potable water and wastewater lines

routed along the April Boulevard right-of-way (ROW). These extensions will be at the developer's expense. The wastewater gravity piping will be routed in the April Boulevard ROW to an existing lift station (Lift Station 9) near the intersection of US 441 and April Boulevard, which may require upgrades as part of future development. At the development plan application stage, further studies using the specific development proposal will be conducted to determine impacts on transportation facilities, including operational impacts on relevant intersections. A preliminary operational analysis has been conducted at the rezoning and land use application stage that discusses potential impacts to intersections proximate to the subject property. This operational analysis has been submitted to the City of Alachua as supplementary information for this stage of the process.

(k) No Adverse Effect on the Environment

<u>Consistency:</u> As demonstrated in the "Environmental Analysis" section of this report (see above), this proposed rezoning will have a net positive impact on the environment by protecting an additional 6.79 +/-acres of wetlands using Conservation zoning. The 10.5-acre portion of the property proposed for Community Commercial does not contain environmental resources and is suitable for urban development. Therefore, there are no adverse effects on the environment due to the proposed rezoning. An associated application for a text amendment to the Future Land Use Element provides a mechanism for stormwater water quality treatment to improve the existing environmental condition (not caused by the applicant) of degraded water quality from I-75 stormwater runoff.

TARA FOREST / MEGAHEE PROPERTY

Environmental Assessment and Listed Species Survey

Alachua County Parcel Number: 03020-000-000

July 2020

Prepared for:
Sayed Moukhtara

Prepared by:

CONTENTS

PROJECT OVERVIEW **1**

PROJECT LOCATION **1**

METHODOLOGY **1**

REVIEW OF GEOGRAPHIC INFORMATION SYSTEMS DATA 1
REVIEW OF AERIAL PHOTOGRAPHS 2
SITE RECONNAISSANCE FIELD VISIT 2

RESULTS AND DISCUSSION **2**

LANDSCAPE AND HYDROLOGY 2
PAST USES OF THE PROPERTY 3
SOILS 3
WETLANDS AND OTHER SURFACE WATERS 4
LAND COVER AND NATURAL COMMUNITIES 5
WILDLIFE UTILIZATION 8
LISTED PLANT SPECIES AND THEIR HABITATS 8
LISTED WILDLIFE SPECIES AND THEIR HABITATS 11

CONCLUSION AND CONSIDERATIONS **13**

FIGURES

Figure 1: Site Location
Figure 2: USGS 24k Topoquad
Figure 3: Topography (LiDAR)
Figure 4: NRCS Soils
Figure 5: Wetlands Overview
Figure 5A: Wetlands Detail-North
Figure 5B: Wetlands Detail-Central
Figure 5C: Wetlands Detail-South
Figure 6: Land Cover and Land Use

APPENDICES

Appendix A: FNAI Biodiversity Matrix Query

PROJECT OVERVIEW

Verde Environmental Co. (Verde) was retained by Sayed Moukhtara to complete an environmental assessment and listed species survey of a 58.26-acre property located along April Boulevard in Alachua, Florida. The parcel (Alachua County Parcel No. 03020-000-000) is currently managed for timber production and is referred to as the Tara Forest/MeGahee property. This assessment documents the natural communities, the quality of the habitats onsite, and the presence of, or potential for, listed wildlife or plant species within the Tara Forest/MeGahee Property. This report is being prepared in partial fulfillment of the City of Alachua's Land Development Ordinances, Specifically Sub Part B, Sections 2.4.3, 3.6.2, 3.6.3, and 6.9. Listed species include wildlife and plant species listed as Endangered, Threatened, or Species of Special Concern listed in rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C., and in 50 Code of Federal Regulations 17.12. The condition of onsite habitat and potential wildlife use was evaluated by conducting a field site visit and reviewing pertinent databases maintained by the Florida Natural Areas Inventory (FNAI), Alachua County, the Suwannee River Water Management District (SRWMD), and the Florida Fish and Wildlife Conservation Commission (FWC) for land cover, listed species habitat, anticipated wildlife utilization and documented occurrences of rare species or community types on or adjacent to the property.

PROJECT LOCATION

The Tara Forest/MeGahee Property is situated along and east of April Blvd., between Travelers Campground and the Waffle House in Alachua, Florida (Figure 1). The central entrance to the property is located approximately 0.5 miles north of the intersection of April Blvd. and US Highway 441. The subject parcel is more specifically bound by April Blvd. and Interstate 75 to the west, Travelers Campground and an undeveloped parcel to the north, various restaurants and an undeveloped parcel to the south, and a large undeveloped tract to the east. The City of Alachua owns the undeveloped parcel to the south, located between the subject property and the Waffle House, while the undeveloped land to the east of the subject property is privately owned and managed for timber production. The Tara Forest/MeGahee Property is currently managed for timber production, but had been managed as improved pasture during much of the twentieth century.

METHODOLOGY

The collection of data pertinent to this report included both a desktop review of available datasets and a site reconnaissance field visit to document existing conditions onsite. Prior to visiting the site, Verde scientists reviewed available Geographic Information Systems (GIS) datasets to evaluate the extent of different habitats anticipated to be found onsite, as well as the potential presence of listed species and/or their preferred habitats within the subject property. The information obtained during the preliminary GIS review was considered while conducting the site visit. Conversely, the information collected during the site visit was incorporated into the information collected during the desktop review and described in this report.

Review of Geographic Information Systems Data

GIS data and several maps were reviewed to aid in characterizing the subject property and to prepare for the field visit. This data included a U.S. Geological Survey (USGS) quadrangle (Figure 2); various aerial photographs; U.S. Department of Agriculture, Natural Resources Conservation Service soil maps; U.S. Fish and Wildlife Service, National Wetland Inventory (NWI); LiDAR elevation models; Federal Emergency Management Agency (FEMA) flood zones; and a Suwannee River Water Management District (SRWMD) Florida Land Use, Cover and Forms Classification System (FLUCCS)

map. During this desktop review, Verde scientists also interpreted the extent of wetland habitat on and adjacent to the subject property.

Additionally, a site-specific Florida Natural Area Inventory (FNAI) Biodiversity Matrix Query was obtained for the property and adjacent areas (Appendix A). The results of the query were reviewed to determine the potential for listed species on and around the Tara Forest/MeGahee Property.

Review of Aerial Photographs

Current (2017) true color aerial photographs were obtained from the Florida Department of Transportation (FDOT) to review the subject property and other parcels within its immediate vicinity (Figure 3). Additional aerial photographs dating to 1937 were also reviewed as part of this investigation. Photographs dating to 1995 are maintained by the Bureau of Survey and Mapping, Florida Department of Environmental Protection (FDEP) as part of the Land Boundary Information System (LABINS) (http://www.labins.org). Photographs taken between 1937 and 1990 are maintained by the Map and Imagery Library at the University of Florida (http://www.ufdc.ufl.edu/aerials). These historical aerial photographs were used to evaluate the past property uses and potential presence of environmental resources.

Site Reconnaissance Field Visit

A Verde scientist visited the site on July 13, 2020, and thoroughly traversed the property on foot. While onsite, our scientist recorded the condition of encountered habitats, existing community structure, direct or indirect observations (i.e., scat, tracks, burrows, nests, etc.) of listed species, and the extent of potential habitats or other habitats of significant quality. Onsite vegetative communities were further described in accordance with the Florida Land Use, Cover, and Forms Classification System (FLUCFCS, FDOT 1999), and the type and quality of onsite habitats were evaluated relative to the preferred habitats of the listed species returned in the FNAI Biodiversity Matrix Query.

During the site visit, Verde scientists reviewed select locations along the wetland habitat interpreted as part of the desktop review. This field review was performed in accordance with the methods outlined in the Florida Unified Wetland Delineation Methodology (Chapter 62–340, F.A.C.) and the Army Corps of Engineers Wetland Delineation Manual (1987). The location of each field-verified wetland boundary point was recorded using hand-held GPS. These locations were later used to adjust the remotely interpreted wetland habitats.

RESULTS AND DISCUSSION

Landscape and Hydrology

The Tara Forest/MeGahee Property primarily slopes down from west to east, with elevations ranging from approximately 75 to 45 ft-NAVD88 (Figure 3). The steepest slopes are found in the south-central portion of the property. The lowest portions of the property are associated with Mill Creek that runs along and near the eastern property boundary. The intermittent creek flows from north to south, eventually entering Alachua Sink just north of US Highway 441, where the creek flows underground. The entire reach of the creek channel was dry during the July 13th site visit.

Available topographic data suggests that Mill Creek has a drainage basin of approximately 20 square miles. The majority of this drainage basin consists of agricultural and silvicultural land uses. Interstate 75 bisects the western edge of the drainage basin, and the interstate may serve as an

impediment and divide between the Mill Creek basin and the larger Santa Fe River basin to the west. Water sources to the creek include direct rainfall, surface water runoff during significantly large rain events, lateral subsurface seepage of water that infiltrates into the upland soils and moves downhill to the creek, and stormwater runoff from Interstate 75. Of these, lateral seepage is likely the most significant source of water to Mill Creek. However, the relative contribution of stormwater associated with Interstate 75 is unknow. Verde scientists encountered and mapped two large drainage ditches bisecting the northern portions of the subject property. These ditches originate at stormwater culverts under April Blvd., and they most definitely direct Interstate 75 stormwater into Mill Creek.

Past Uses of the Property

A review of historical aerial photography indicates that upland habitats on the subject property and adjacent parcels were maintained as improved pasture back until at least 1937, which is the date of the oldest aerial photograph maintained by the Map and Imagery Library at the University of Florida. Other than the construction of Interstate 75 in the 1960s, the area remained mostly unchanged throughout the twentieth century. Interstate 75 was built during the period between photographs taken in 1966 and 1968. In evaluating the 1968 photograph, one can see that the construction of Interstate 75 brought with it several other changes to the subject property. The two ditches described above can now be seen connecting Interstate 75 drainage to Mill Creek. It can also be seen that a large rectangle area in the northern portion of the property was used as a fill storage area, which encroached into some of the historically forested habitats associated with Mill Creek. This fill is still present today and can be seen in available topographic data. Furthermore, the 1968 aerial shows evidence of the construction of a large berm or road along the southern property boundary. The road was built adjacent to, or bisecting the southern portion of a large freshwater marsh that remains onsite today. The subject property remained unchanged through the remainder of the century until a 2004 aerial photograph shows that the property had been planted as pine at some time between 1999 and 2004.

Soils

The Natural Resources Conservation Service (NRCS) has mapped nine soil types and two other mapping units (Water and Pits and Dumps) within the subject parcel (Figure 4). All onsite soils (excluding the areas mapped as Water or Pits and Dumps) are characterized as sand or fine sand. The soil drainage classes range from well drained (Arredondo and Kendrick) to very poorly drained (Surrency). The remaining soils are somewhat poorly drained (Lochloosa) or poorly drained (Blichton and Bivans). The area mapped as Water does not represent existing conditions observed during the July site visit. Although this area includes Mill Creek, the creek is intermittent and will only have flow for a period of time following local rain events. Rather, the area mapped as Water should likely be considered part of the Blichton Sand soil mapped to the west.

The creek and associated wetlands are located within portions of the Surrency Sand, Lochloosa Fine Sand, and Blichton Sand (and also within the area mapped as Water). These soils, as well as the Bivans Sand, are described as having an elevated or perched water table for several months during typical years. The water table in the Lochloosa, Blichton, and Bivans soils is described as being at or within 10 inches of the soil surface for one to four months of most years, while the water table in the Surrency soils is at these depths for six months. In contrast, the water table within the well-drained Arredondo Fine Sand and Kendrick Sand is found more than 72 inches below the soil surface but may rise to about 40 inches from the soil surface for a couple months in the Kendrick soils. The Alachua County Soil Survey states that under natural conditions the dominant native vegetation on eight of

the nine soil types (all but the Surrency Sand) included various pines (slash, loblolly, and longleaf), oaks (live, laurel, post and water), and other hardwoods such as magnolia, sweetgum, and hickory. Natural native vegetation on the Surrency Sand would have included various wetland trees such as cypress, tupelo, bays, and pond pine (Thomas, B.P., E. Cummings, and W.H. Wittstruck. 1985. *Soil Survey of Alachua County, Florida*. Soil Conservation Service, U.S. Department of Agriculture).

Wetlands and Other Surface Waters

Onsite wetlands and other surface waters are shown in Figures 5, 5A, 5B, and 5C. The vast majority (greater than 99 percent) of wetland habitats mapped on and adjacent to the Tara Forest/MeGahee Property are associated with or adjacent to Mill Creek. The creek and associated wetlands were described as four distinct community types and are discussed in more detail in the Land Cover and Natural Communities section that follows.

The wetland in the northern portion of the property is comprised of a broad hardwood swamp (Mixed Wetland Hardwoods community). Within this reach, the creek flows through a broad floodplain with a braided flow channel pattern. Below the braided reach, the creek is collected into a single, larger channel and continues flowing south-southeast and onto the adjacent parcel. This section of the creek (the Streams and Waterways land cover) lacks any noticeable floodplain or other wetland habitat adjacent to the main channel. Although the channel has developed a typical geomorphology, it is likely that the channel was ditched at some point in the past as part of active agriculture of silviculture land management. Farther to the south, the channel enters a broader flat represented by the Surrency Sand soil mapping unit described above. Here, the creek remains in a single channel, but it is bordered by a hydric pine flatwoods community. While Mill Creek will likely flood into the hydric pine flatwoods community during periods of exceptionally high flow, the creek is likely not the primary source of water entering these adjacent wetland habitats. Rather, hydrologic conditions within the hydric pine flatwoods are likely maintained by lateral subsurface seepage of the water table towards the creek, where characteristics of the soil keep the water table near the soil surface for extended periods during the growing season. In addition to the hydric pine flatwoods, a large freshwater marsh was mapped in the southeast property corner. Like the adjacent hydric pine flatwoods, the hydrologic conditions within the marsh are likely driven and maintained by an elevated water table. Mill Creek itself does not appear to flow into the marsh during periods of moderate or low flow, but the marsh may receive water from the creek during times of exceptionally high creek flow and significant flood events. Lastly, a small isolated depressional wetland (W-2) was identified in the field. This wetland has been managed as pine plantation and is included in the description of the Hydric Pine Flatwoods community presented below.

As described above, Verde scientists also mapped two ditches that direct stormwater runoff from Interstate 75 into Mill Creek. The more substantial of the two ditches was excavated from the upland hardwood forest along the northern boundary. This ditch is approximately 15 feet wide and 5 to 8 feet deep. The ditch itself is unvegetated. It is bordered to the south by the large fill area described above, which rises ten to fifteen feet above the ditch's top-of-bank. The second ditch bisects the northcentral portion of the property. This broad, swale-like, feature is approximately 15 to 20 feet wide and 3 to 5 feet deep. Vegetation within the ditch is similar to the vegetation observed within the adjacent upland habitat.

Land Cover and Natural Communities

Verde scientists classified/verified seven different land cover types within the Tara Forest/MeGahee Property (Figure 6). These land cover classifications include Upland Hardwood Forest (4200), Coniferous Plantation (4410), Streams and Waterways (5100), Mixed Wetland Hardwoods (6170), Hydric Pine Flatwoods (6250), Freshwater Marsh (6410), and Surface Water Collection Features (8370). The two ditches are grouped together in the Surface Water Collection Features land cover, but are described individually below due to differences in size, shape, and vegetation. Adjacent offsite land use/cover also includes Roads and Highways (8140) in addition to the various cover types found onsite. The condition of these habitats is typical for the surrounding landscape, and the species composition is as expected considering past and current land management. Each onsite community is discussed in more detail below.

Upland Hardwood Forest (FLUCFCS 4200) – +/-2.27 Acres Onsite

This habitat type was found in uplands that were not planted as pine and were mapped within the northeast and southwest corner. of the property. Historically, this habitat was managed as improved pasture, but active management ceased around the turn of the century. At that time, these hardwood forests were left to naturally revegetate after the remainder of the onsite uplands were converted to pine plantation. The canopy trees within the upland hardwood forests range in size from 6 to 18 inches diameter at breast height (dbh) with some scattered individuals larger than 30 inches in diameter. These larger trees were likely remnant shade trees that can be seen scattered throughout the improved pasture habitat in aerial photographs from the 1990s. The community was characterized by a closed canopy and relatively open understory. Canopy trees include laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), water oak (*Quercus nigra*), sugar berry (*Celtis laevigata*), pignut hickory (*Carya glabra*), sweetgum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), loblolly pine (*Pinus taeda*), tree-of-heaven (*Ailanthus altissima*), southern magnolia (*Magnolia grandiflora*), and red mulberry (*Morus rubra*). The understory and groundcover strata were dominated by common persimmon (*Diospyros virginiana*), hardy orange (*Citrus trifoliata*), winged sumac (*Rhus copallinum*), American beauty berry (*Callicarpa americana*), American pokeweed (*Phytolacca americana*), green briar (*Smilax* sp.), woods grass (*Oplismenus setarius*), flat sedges (*Cyperus* sp.), beggar tick (*Bidens alba*), blackberry (*Rubus* sp.), grapevine (*Vitis* sp.), ebony spleenwort (*Asplenium platyneuron*), elephant's foot (*Elephantopus* sp.), poison ivy (*Toxicodendron radicans*), bracken fern (*Pteridium aquilinum*), Virginia creeper (*Parthenocissus quinquefolia*), and various canopy tree saplings and seedlings.

The upland hardwood forests observed onsite generally provide low to moderate quality habitat for local wildlife. The closed canopy benefits wildlife species that prefer forested communities, but the age/size structure of the canopy trees is more typical of an immature, even-aged forest because of its relative age and origin just two decades ago. Because of this, the forest is lacking in the complex community structure seen in older, more mature, uneven aged forest communities. The upland hardwood forest generally lacks large canopy trees preferred for nesting. It also lacks scattered canopy gaps resulting from the periodic death of large canopy trees, and as a result, lacks the variable densities of groundcover vegetation typically seen in mature uneven-aged forests. Rather, the understory and groundcover strata are sparsely vegetated and provide minimal cover, forage, and browse value.

Coniferous Plantation (FLUCFCS 4410)

The majority of onsite uplands were planted in pine between 1999 and 2004. This timber was recently harvested prior to the site visit and the area had not yet been replanted. Due to the recent harvest, this community lacked definitive canopy and understory strata, but had some scattered remnant hardwoods such as laurel oak, live oak, sweetgum, mulberry, black cherry and southern magnolia. The understory and groundcover is dominated by winged sumac, bracken fern, Florida betony (*Stachys floridana*), green briar, common persimmon, flat sedge, tread softly (*Cnidoscolus stimulosus*), slim-leaf pawpaw (*Asimina angustifolia*), American pokeweed (*Phytolacca americana*), American beauty berry, fireweed (*Erechtites hieraciifolius*), Virginia creeper, blackberry, soda apple (*Solanum capsicoides*), common yellow woodsorrel (*Oxalis corniculata*), beggartick (*Bidens alba*), bahia grass (*Paspalum notatum*), pepper vine (*Nekemias arborea*), and various tree seedlings and saplings.

The coniferous pine plantation community provides minimal to low quality habitat for local wildlife. Routine management of the planted pine (mechanical soil manipulation, planting, thinning, and harvesting) eliminates the natural community structure that would develop in a natural pine forest. Furthermore, management of a closed canopy to maximize timber production, and the general lack of periodic wildfires, prevents the establishment of a dense groundcover strata. As a result, the forest canopy lacks mature trees favored for cavity nesting, and the sparse groundcover strata associated with pine plantations provides minimal cover and foraging value.

Streams and Waterways (FLUCFCS 5100)

This community is found within the central reach of Mill Creek as it passes through the property, and is located immediately south of the braided stream floodplain associated with the mixed wetland hardwood community found in the northeast property corner. Here the creek is confined to a single channel and lacks adjacent wetland habitats associated with a typical flood plain. The adjacent upland habitat is managed as planted pine as discussed under the coniferous plantation community above. This section of the creek is characterized by a relatively narrow and deep stream channel that has developed a typical channel morphology with alternating cut banks, shallow riffles, and deeper pools. Dominant vegetation growing along the stream bank included false nettle (*Boehmeria cylindrica*), smartweed (*Persicaria* sp.), green briar, poison ivy, alligator weed (*Alternanthera philoxeroides*), sedges (*Carex* spp.), common persimmon, loblolly pine, red maple (*Acer rubrum*), soda apple, Virginia chain fern (*Woodwardia virginica*), buttonbush (*Cephalanthus occidentalis*), Carolina willow (*Salix caroliniana*), and American elm (*Ulmus americana*).

This section of mill creek provides low to moderate quality habitat for local wildlife. While the creek channel and bed display a typical pattern of variable instream habitat (alternating riffles, run, pool morphology and distinct zones of erosion and deposition), Mill Creek would not sustain a significant fish population because of the creek's intermittent nature. Thus, it provides low foraging value for wading birds and foraging mammals. Furthermore, while the creek would provide moderate to high quality habitat for cyclic amphibians and invertebrates that partly depend on intermittent aquatic habitats, the lack of adjacent undisturbed riparian habitats reduces the overall habitat value of this section of Mill Creek.

Mixed Wetland Hardwoods (FLUCFCS 6170)

Mixed wetland hardwoods communities were encountered along the southern boundary, adjacent to and southeast of the freshwater marsh community, and in a larger area in the northeast corner of the

property associated with a broad floodplain of Mill Creek. This wetland community is characterized by a closed canopy of mature hardwood trees mostly ranging from 4 to 20 inches dbh with some trees exceeding 30 inches in diameter. The canopy is dominated by American elm, sugarberry, laurel oak, red maple, swamp tupelo (*Nyssa biflora*), and sweetgum. The understory stratum was dominated by canopy tree saplings as well as boxelder (*Acer negundo*), hawthorn (*Crataegus* sp.), muscle wood (*Carpinus caroliniana*), and common persimmon. The sparse groundcover stratum included swamp milkweed (*Asclepias incarnata*), loose-flower waterwillow (*Justicia ovata*), false nettle, smartweed, poison ivy, and spadeleaf (*Centella asiatica*).

The mixed wetland hardwoods community in the northeast corner of the property provides moderate to high quality wildlife habitat. This forest has remained relatively untouched since at least 1937. Because of this, the forest possesses the characteristics of a mature, uneven-aged forest. The canopy includes a mix of large mature trees that provide suitable nesting potential for various wildlife species, as well as younger, immature specimens ready to replace older trees following natural senescence. This age-class structure also increases structural diversity within the forest and can result in the periodic formation of canopy gaps following the death of larger canopy trees. All of these qualities combine to form a habitat that can benefit multiple species of local wildlife.

Hydric Pine Flatwoods (FLUCFCS 6250)

This wetland habitat was found in areas of lower elevation within the pine plantation where the water table is elevated near the soil surface for extended periods during the growing season. The hydric pine flatwoods community was most often found adjacent to Mill Creek and around the freshwater marsh located near the southern parcel boundary; however, one small isolated wetland was observed in the central portion of the property near the eastern boundary, set back approximately 100 feet from Mill Creek. This community is similar to the Coniferous Plantation community described above, as the pine canopy had also been harvested shortly before the July site visit. This area currently lacks a definitive canopy or understory stratum. Remaining vegetation was dominated by sweetgum, laurel oak, water oak, red maple, sugarberry, common persimmon, Carolina willow, pepper vine, warty sedge (*Carex verrucosa*), bladderpod (*Sesbania vesicaria*), fireweed, maidencane (*Panicum hemitomon*), beggartick, Baldwin's eryngo (*Eryngium baldwinii*), mock bishop weed (*Ptilimnium capillaceum*), alligator weed, spadeleaf, and maiden fern (*Thelypteris* sp.).

This habitat provides low quality wildlife habitat. Like the coniferous plantation discussed above, the routine management of the planted pine, canopy characteristics, and lack of natural periodic fires prevents the establishment of suitable groundcover vegetation and mature canopy trees. While the hydric pine flatwoods community in the southeast portion of the property is in close proximity to Mill Creek and a freshwater marsh community, the low quality of the pine plantation does not provide additional benefits to the other aquatic resources. The cessation of intensive silviculture would benefit local wildlife and increase the overall value of this habitat, as well as the adjacent marsh.

Freshwater Marshes (FLUCFCS 6410)

This community is found in the southeast corner of the property. The Freshwater Marsh is located in a deep depression feature and was flooded during the July site visit. The dense vegetative cover was dominated by warty sedge, maidencane, frog's bit (*Limnobium spongia*), and big floating heart (*Nymphoides aquatica*). The edge of the marsh abruptly increased in elevation, with a narrow ecotone between the marsh and the adjacent hydric pine flatwoods and mixed wetland hardwoods

communities. The perimeter of the marsh was dominated by buttonbush, Carolina willow, poison ivy, and green briar.

This habitat provides moderate quality wildlife habitat. The marsh does provide suitable habitat for amphibians and potentially for small fishes, however, edge of the marsh abruptly rises to meet the adjacent habitats. Because if this, the quality of the marsh as foraging habitat for wading birds and other wildlife may be limited. Additionally, the intensive management of the adjacent coniferous plantation reduces the value of the marsh for wildlife that would require both aquatic and terrestrial habitats during one or more periods of their lifecycle.

Surface Water Collection Features (FLUCFCS 8370)

As discussed previously, two drainage ditches were encountered and mapped during the July site visit. Both features drain stormwater from Interstate 75 into Mill Creek along the eastern property boundary. The more substantial ditch is located along the northern property boundary and bisects an upland hardwood forest community. Dominant vegetation along the edges of this ditch was similar to the plants described in the hardwood forest community. The bottom of the ditch was unvegetated, and it is likely that the feature holds water for an extended period of time after large storm events that result in substantial flooding along Mill Creek.

The second ditch bisects the coniferous plantation community. The entire ditch was vegetated and there was little observable difference between the plants found in the ditch and those found in the adjacent pine plantation. It is likely that this feature will only carry water immediately following local rain events, quickly discharging the water into Mill Creek.

These ditches provide minimal habitat value for local wildlife and may have a detrimental effect on downstream habitats. The ditches quickly move stormwater from Interstate 75 and into Mill Creek. This produces an unnaturally "flashy" hydroperiod, potentially increasing the velocity of flow through the ditch and Mill Creek systems. This in turn could increase downstream erosion and increase sedimentation of downstream habitats. Furthermore, the ditches provide little to no treatment of stormwater prior to being discharged into the creek, thus causing a decrease in water quality.

Wildlife Utilization

Verde scientists observed (directly or indirect evidence of) white tailed deer (*Odocoileus virginianus*), raccoon (*Procyon lotor*), eastern gray squirrel (*Sciurus carolinensis*), feral hog (*Sus scrofa*) and nine-banded armadillo (*Dasypus novemcinctus*) during site visits to the property. Provided the property's location and condition of onsite habitats, there is potential for Virginia opossum (*Didelphis virginiana*), turkey (*Meleagris gallopavo*), cottonmouth (*Agkistrodon piscivorus*), black racer (*Coluber constrictor*), and various other woodpeckers, songbirds, small mammals, reptiles, and amphibians to also utilize the site.

Listed Plant Species and Their Habitats

No listed plant species or their preferred habitats were observed on site. The site-specific FNAI Biodiversity Matrix Query identified ten State-listed plant species as potentially occurring in the area. These include the incised groove-bur (*Agrimonia incisa*), Flyr's brickell-bush (*Brickellia cordifolia*), many-flowered grass-pink (*Calopogon multiflorus*), Godfrey's swamp privet (*Forestiera godfreyi*), hartwrightia (*Hartwrightia floridana*), pondspice (*Litsea aestivalis*), Florida spiny-pod (*Matelea*

floridana), Florida mountain-mint (*Pycnanthemum floridanum*), Florida willow (*Salix floridana*), and silver buckthorn (*Sideroxylon alachuense*), all of which are listed as either Endangered or Threatened in the State of Florida. Species are returned as "potentially occurring" if the queried area is located within the known range of the species but no individuals have been documented on the property or within the local landscape. Although the Tara Forest/MeGahee Property is located within the accepted range of these ten listed plant species, it is unlikely that they would be found onsite due to a lack of suitable habitat and current and past land management practices. The habitat requirements of these species are discussed in more detail below.

Incised Groove-Bur (Threatened: State)

This species is primarily observed in fire-maintained pine-oak forests. Periodic fires within these habitats would maintain a moderately open canopy with small forest openings dominated by a dense groundcover stratum of forbs and grasses. The incised groove bur could also be found within forest openings that can develop because of natural canopy tree mortality or windfall, but only if a suitable seedbank exists (i.e. as long as the seed bank includes forb and graminoid species, rather than consisting primarily of tree and vine species). It is unlikely that incised groove-bur would be found onsite due to lack of the species' preferred habitat as well as the absence of periodic fires or mature uneven aged forests necessary to produce and maintain forest openings dominated by a dense groundcover stratum.

Flyr's Brickell-Bush (Endangered: State)

There is a low probability of finding this species within the Tara Forest/MeGahee Property. The Flyr's brickell-bush occurs within forest clearings and the edges of forest roads and trails within hammocks and other hardwood forests. While hardwood forests were encountered onsite, the relative degree of canopy closure and lack of forest openings precludes the presence of this species. Additionally, mechanical mixing of the soil during site preparation for pine plantings is a large threat to the Flyr's brickell-bush. Past land management on the subject property further reduces the likelihood of this species being found onsite.

Many-Flowered Grass-Pink (Threatened: State)

The Tara Forest/MeGahee Property does not provide suitable habitat for the many-flowered grass-pink. This species is most often found within flatwoods habitats (both mesic and wet flatwoods) in association with longleaf pine (*Pinus palustris*), saw palmetto (*Serenoa repens*), three-awn-grass (*Aristida* sp.), and various other forb and graminoid species. Flatwoods habitats with that preferred species assemblage are typically characterized as a pyrogenic community with an open canopy, sparse understory and dense groundcover strata. Although pine plantations can occasionally mimic the characteristics of a pine flatwoods, the habitats found on the Tara Forest/MeGahee Property are not maintained by periodic fires and lack the plant assemblage and community structure preferred by the many-flowered grass-pink.

Godfrey's Swamp Privet (Endangered: State)

This species is found in calcareous hammocks often on sloping bluffs where limestone is at or near the soil surface. These habitats were not encountered on the Tara Forest/MeGahee Property, and exposed limestone or calcareous soils were not observed during the site visit. It is unlikely that the Godfrey's swamp privet would be found on the property.

Hartwrightia (Threatened: State)

The species is found in mesic to wet flatwoods, bogs, bayheads, and other open seepage areas. While suitable habitats were found onsite, hartwrightia also tends to require periodic fires to maintain an open canopy and remove competing shrubs and grass species. The previous management for dense pasture grasses, conversion to pine plantation and the establishment of a dense pine canopy make it unlikely that hartwrightia would be found onsite.

Pondspice (Endangered: State)

Pondspice is found along the margins of ponds, wet hammocks, and cypress domes. While this species could potentially be found around the edges of the freshwater marsh community, the soils observed within the marsh are not suitable to support pondspice. The soils observed around the perimeter of the marsh were sandy, while pondspice prefers mucky or peaty soils maintained by frequent and prolonged inundation.

Florida Spiny-Pod (Endangered: State)

This species can potentially be found within a variety of habitats ranging from mesic hammock to dry hardwood or mixed hardwood-conifer forests, often in association with recently formed canopy openings. However, it is unlikely that the Florida spiny-pod would be found onsite. The Florida spiny-pod would not be found within improved pasture, which much of the site was managed as prior to the turn of the century, thus the species would not be expected to be found in the existing seed bank. Furthermore, the upland forest communities that have developed following the cessation of ranching are too young to have developed into an uneven age forest that would provide a mix of canopy trees and scattered forest openings that typically support populations of the Florida spiny-pod.

Florida Mountain-Mint (Threatened: State)

The Florida mountain-mint is primarily found in wet flatwoods, openings in wetland forests, or edges along swamps. The species is also occasionally association within floodplains or stream banks, where openings in the canopy support a dense groundcover stratum. While hydric pine flatwoods were found in southern portions of the site. Previous management for timber production and the dense canopy associated with pine production makes it unlikely that this species would be found onsite. The Florida mountain mint is shade intolerant, often depending on periodic fires to maintain the canopy openings. A pine plantation is typically managed to achieve a closed canopy to eliminate competition from other tree species and maximize timber production. The closed canopy of the onsite forested habitats would eliminate the chance of finding Florida mountain mint on the property.

Florida Willow (Endangered: State)

It is unlikely that the Florida willow would be found on the Tara Forest/MeGahee Property due to the intermittent nature of Mill Creek, the canopy cover of the onsite mixed hardwood wetland communities, and previous management of the property as improved pasture. The Florida willow is found along spring-fed rivers and streams, bottomland forests, swamps and wet hammocks with consistent hydroperiods, and it would be negatively affected by periods of drought and the periodic elimination of shrubby species from improved pasture, which the stream habitat was managed as over much of the twentieth century.

Silver Buckthorn (Endangered: State)

The Tara Forest/MeGahee Property does not provide suitable habitat for the silver buckthorn. This species is found within calcareous upland forests, most often around limestone sinks or shell middens. No sink holes were observed on the Tara Forest/MeGahee Property.

Wagner's spleenwort, ruffled spleenwort, and Curtiss' spleenwort (not listed)

The FNAI Biodiversity Matrix Query also identified three additional rare spleenwort species as potentially occurring in the area. These species included Wagner's spleenwort (*Asplenium heteroresiliens*), ruffled spleenwort (*Asplenium plenum*), and Curtiss' spleenwort (*Asplenium x curtissii*). It is unlike that these three species would be found onsite. Like many other spleenworts, these three species are epipetric and are found on exposed limestone or calcareous soils typically seen around and in close association with sinkholes within mesic hammocks. This community was not found on the subject parcel, and Verde scientists did not observe any exposed limestone or calcareous soils during the July site visit.

Listed Wildlife Species and Their Habitats

No listed animal species were observed during this environmental assessment. The FNAI Biodiversity Matrix Query returned one listed species, the eastern indigo snake (*Drymarchon couperi*), as likely occurring within the area (i.e. the snake has been documented near, but not on the property or adjacent parcels). The matrix query also identified the Florida burrowing owl (*Athene cunicularia floridana*), short-tailed snake (*Lampropeltis extenuata*), gopher tortoise (*Gopherus polyphemus*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida sandhill crane (*Grus canadensis pratensis*), gopher frog (*Rana capito*), Florida mouse (*Podomys floridanus*), and Sherman's fox squirrel (*Sciurus niger shermani*) as species that could potentially be found in the area.

These species returned by the FNAI Biodiversity Matrix Query would not likely utilize the property to any significant extent due to current property management and general lack of preferred habitat. The habitat requirements of each species, and their potential to be found onsite, is discussed in more detail below.

Eastern Indigo Snake (Threatened: Federal and State)

There is little potential for indigo snakes to occupy this site due to the lack of suitable habitat on the property. Although the species commonly feeds in wetlands during summer months, indigo snakes require burrows within sandy, upland habitats for overwintering. Indigo snakes are most often observed as commensal species with gopher tortoises, utilizing tortoise burrows during winter months. The lack of tortoise burrows on the property decreases the likelihood of indigo snakes utilizing the property's habitats.

Florida Burrowing Owl (Threatened: State)

Utilization of the property by burrowing owls is unlikely due to the lack of high, well drained, sparsely vegetated sandy habitat such as dry prairie and sandhill. Burrowing owls are also often found in ruderal habitats (e.g. pastures, airports, vacant fields, and road rights-of-way) provided the area has a sparsely vegetated canopy or the canopy is entirely absent. The forested upland habitats found onsite, and past management as pine plantation, are not conducive to supporting burrowing owl populations.

Short-Tailed Snake (Threatened: State)

The short-tailed snake prefers dry sandhill, xeric hammock, sand pine scrub or other similar sandy habitats with a relatively open or absent canopy. This type of habitat is not found on the Tara Forest/MeGahee Property; thus, it is unlikely that short-tailed snakes would be found onsite.

Gopher Tortoise (Threatened: State)

No gopher tortoises were observed during the site visit and it is unlikely that tortoises would utilize any portion of the property. Tortoises prefer dry, well drained habitats dominated by herbaceous vegetation and a sparse canopy or shrub stratum. Although the recently harvested pine plantation currently lacks a closed canopy, there is minimal tortoise habitat adjacent to the Tara Forest/MeGahee Property and it is unlikely that tortoises would migrate onsite due to adjacent roads. Mill Creek itself would also likely inhibit migration of tortoises onto the property from adjacent parcels to the east.

Florida Sandhill Crane (Threatened: State)

No cranes were observed onsite during the site visit. Florida sandhill cranes are frequently observed within wet prairies, freshwater marshes and pasturelands, often foraging within the transitional zones between the deeper marshes and adjacent prairies and pastures. While the onsite marsh likely supports a reasonable amount of foraging biomass, the slope of the bank and overall depth of the marsh are not conducive to foraging by sandhill cranes. Additionally, foraging habitats are commonplace along the nearby Santa Fe River. Therefore, sandhill cranes would likely prefer other available habitat, and they would not likely be found on the Tara Forest/MeGahee Property.

Gopher Frog (recently de-listed: State)

There is little potential for gopher frogs to occupy the site due to the lack of their preferred habitat, dry sandhill and scrub. Additionally, like the indigo snake, gopher frogs are frequently observed as commensal species with gopher tortoises, utilizing tortoise burrows as shelter during the day. The lack of tortoise burrows on the property further decreases the likely hood of gopher frogs inhabiting the property's uplands. It should also be noted that gopher frogs are no longer listed as a species of special concern by the FWC. This species, however, remains a part of the Imperiled Species Management Plan.

Florida Mouse (recently de-listed: State)

The Florida mouse has been primarily or exclusively documented in fire-maintained xeric habitats over deep, well-drained, sandy soils. The presence of this species is unlikely due to the lack of these habitats onsite. It should also be noted that the Florida mouse is no longer listed as a species of special concern by the FWC. However, this species remains part of the Imperiled Species Management Plan.

Florida Pine Snake (Threatened: State)

Much like the short-tailed snake discussed above, the Florida pine snake prefers dry sandhill, xeric hammock, or sand pine scrub with a relatively open or absent canopy. This type of habitat is not found on the Tara Forest/MeGahee Property; thus, it is unlikely that the Florida pine snake would utilize the upland habitats onsite.

Sherman's Fox Squirrel (Species of Special Concern: State)

The Sherman's fox squirrel prefers mature, fire maintained longleaf pine-turkey oak sandhills and/or flatwoods. The species is also commonly observed along the edges of mature forests bordering open pastures. It is unlikely that fox squirrels will reside on the property due to the lack of a mature forest community, appropriate fire regime, or adjacent, open habitats.

CONCLUSION AND CONSIDERATIONS

In general, the land cover types and plant communities found onsite do not provide suitable habitat for protected flora and fauna, nor do they provide exceptional habitat for local wildlife. Most onsite habitats provide relatively low-quality habitat due to historical land management and development of adjacent parcels and earthwork associated with the construction of Interstate 75. The mixed wetland hardwood community found in the northeast corner of the property is the only onsite community that could provide moderately high habitat potential for local wildlife. The age of this forest, and resulting structure of the vegetative community provides suitable cavities, cover, forage, and browse for various species of wildlife anticipated to occupy the area. As such, development of the subject property should take steps to maintain the level of function provided by this habitat. Conditions within this system is most closely associated with water flow and conditions within Mill Creek. Because of this, changes in the immediately adjacent upland habitats would have a minimal effect on the mixed wetland hardwood community, as long as direct impacts to the wetland are avoided. Therefore, maintaining a narrow (25-foot wide minimum) undisturbed upland buffer around this wetland community would likely be sufficient to protect the mixed wetland hardwood community from any negative effects of adjacent development or altered land use. This is especially true if the development does not increase stormwater flow into the wetland, or if the new stormwater system could be designed to collect and treat some of the stormwater from Interstate 75 prior to it entering Mill Creek.

The only other notable onsite habitat is the marsh in the southeast corner of the property. This marsh currently provides only moderate quality habitat due to the abrupt transitional zone between the marsh and the adjacent communities, as well as, the current management of the adjacent pine plantation. However, the value of the marsh to local wildlife could be increased by improving the adjacent hydric pine flatwoods. Eliminating the intensive management of the pine plantation adjacent to the marsh community and allowing the area to develop into a mature forested community would significantly increase the value of both habitats.

FIGURES

TARA FOREST / MEGAHEE PROPERTY

Environmental Assessment and Listed Species Survey

Alachua County Parcel Number: 03020-000-000

July 2020

FIGURE 1: SITE LOCATION
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000

0 2000 4000 ft

1:48000

N

LEGEND

- PARCEL BOUNDARY
- CITIES
- INTERSTATES
- HIGHWAYS
- STREETS
- STREAMS
- WATER BODIES

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, NRCS, USGS/NHD, FL DOT, FDEP, FGDL, FDOR AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

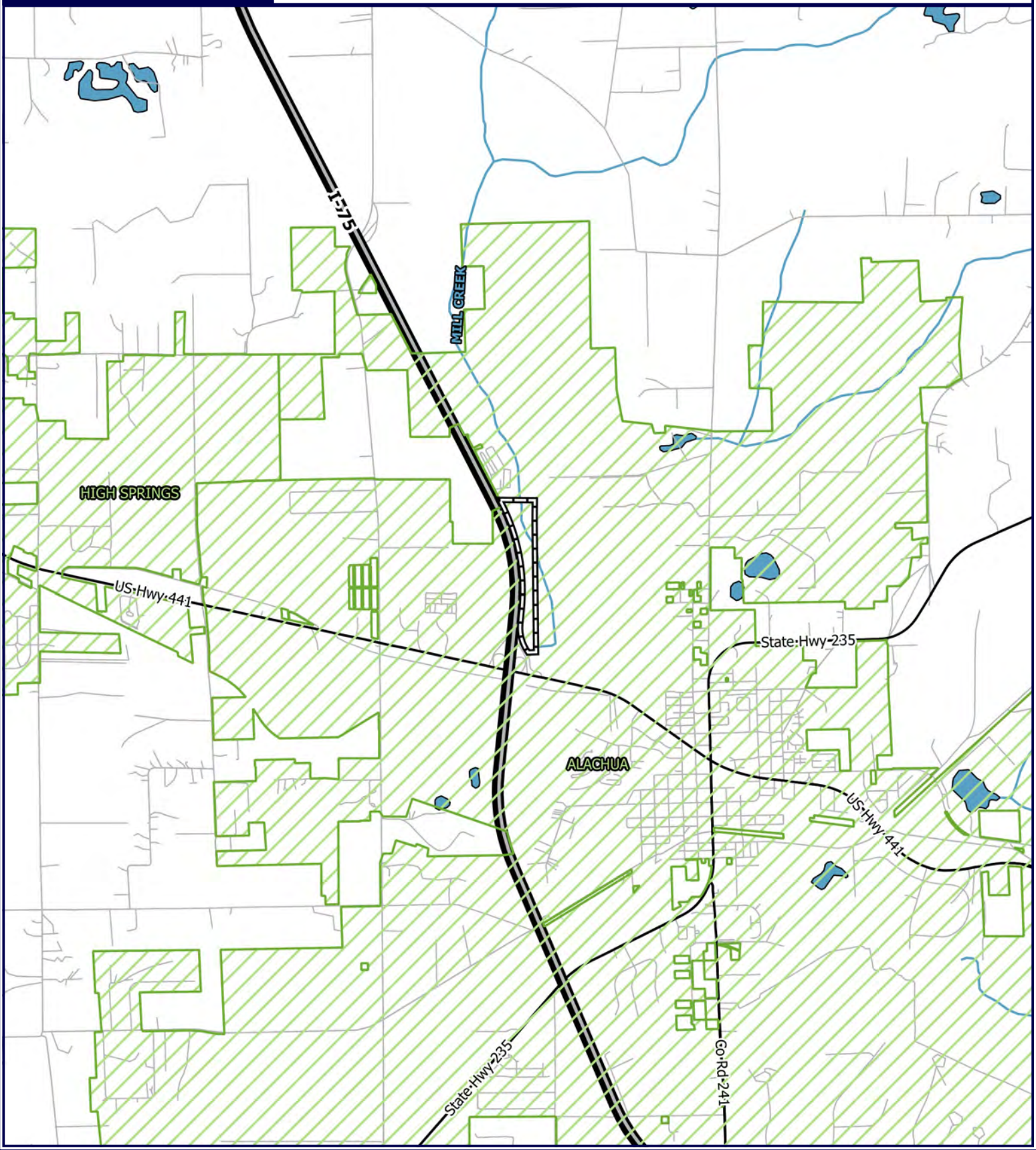


FIGURE 2: USGS 24K TOPOQUAD TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA ALACHUA COUNTY PARCEL: 03020-000-000

0 1000 2000 ft

1:24000

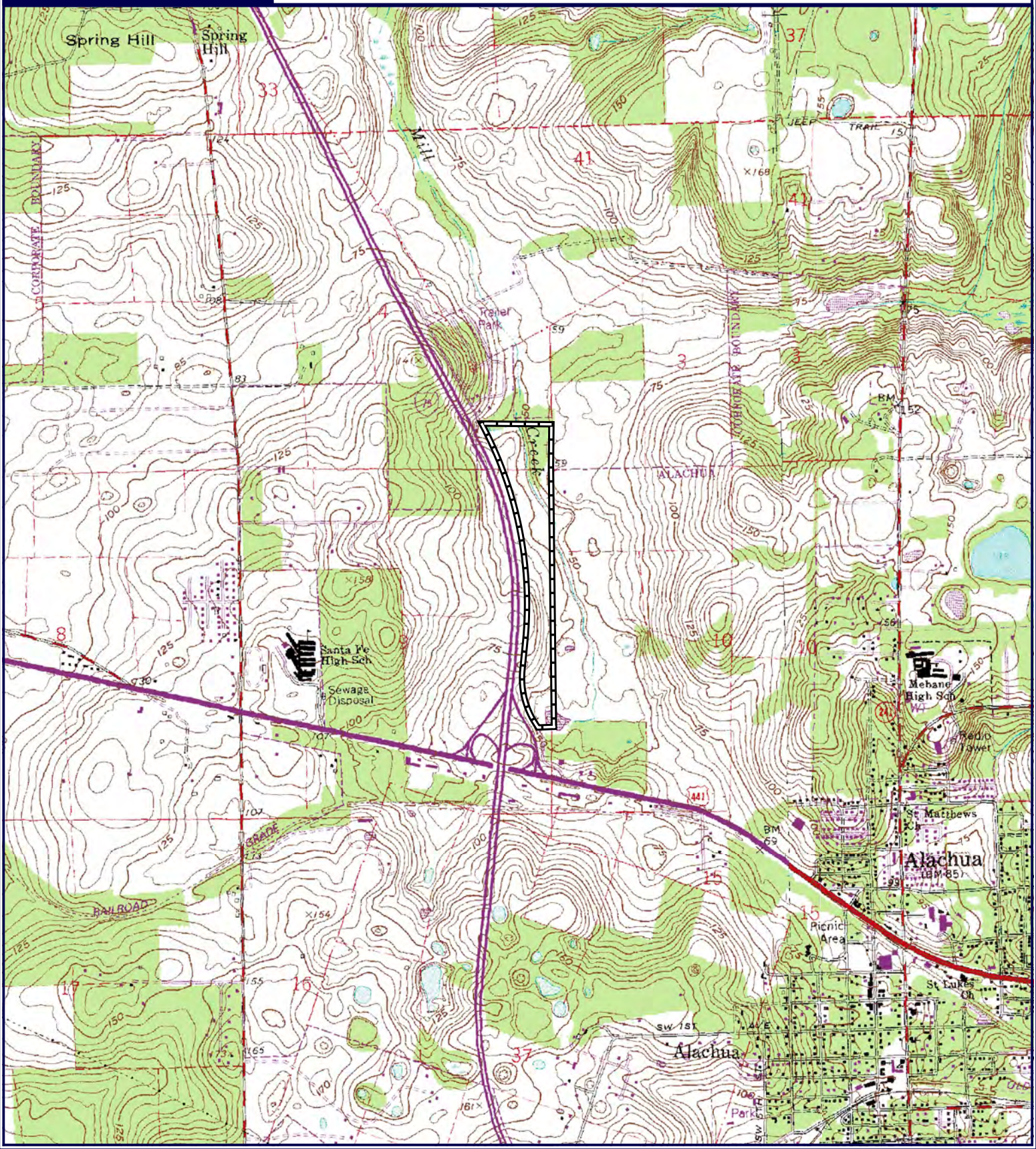
N

LEGEND

PARCEL BOUNDARY

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, NRCS, USGS/NHD, FL DOT, FDEP, FGDL, FDOR AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.



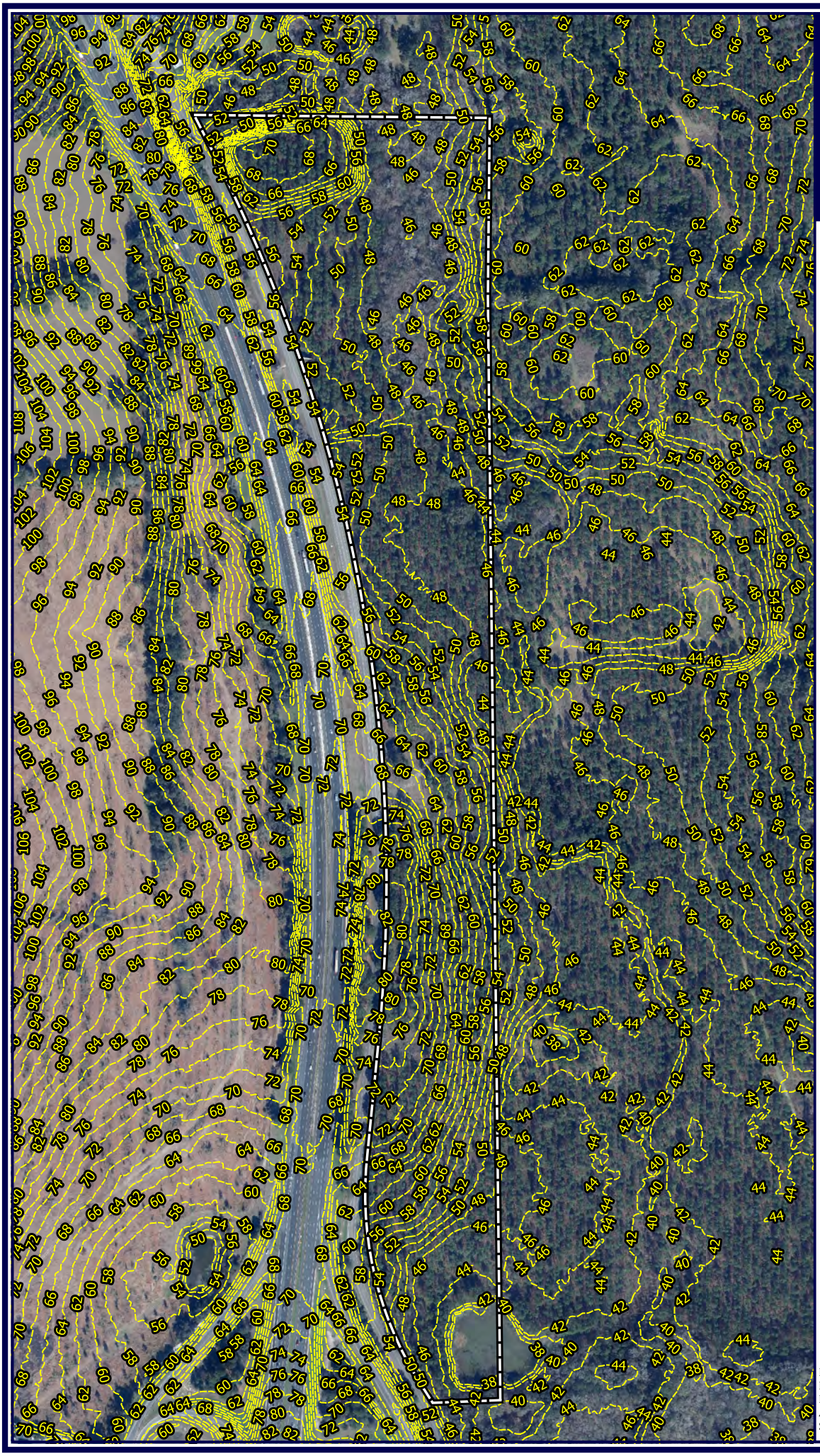


FIGURE 3: TOPOGRAPHY (LIDAR)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 250 500 ft

1:6000

N

LEGEND

PARCEL BOUNDARY

2-FT ELEVATION CONTOURS
ALACHUA COUNTY
2001 lIDAR (FT-NAVD88)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

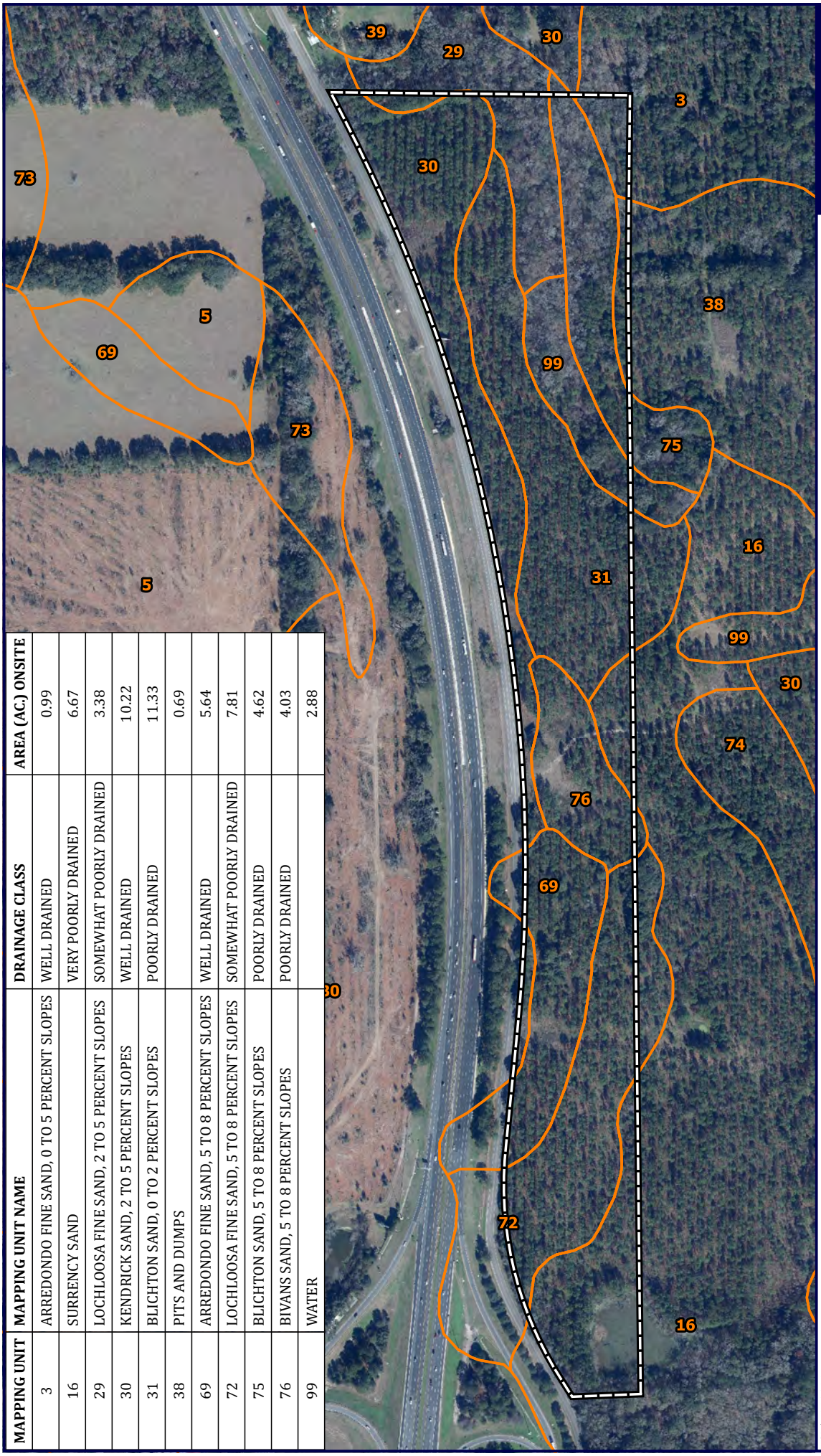


FIGURE 4: NRCS SOILS
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 250 500 ft

1:6000

N

LEGEND

PARCEL BOUNDARY

SOIL MAPPING UNITS (NRCS 2018)

MAPPING UNIT	MAPPING UNIT NAME	DRAINAGE CLASS	AREA (AC.) ONSITE
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	WELL DRAINED	0.99
16	SURRENCY SAND	VERY POORLY DRAINED	6.67
29	LOCHLOOSA FINE SAND, 2 TO 5 PERCENT SLOPES	SOMEWHAT POORLY DRAINED	3.38
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	WELL DRAINED	10.22
31	BLICHTON SAND, 0 TO 2 PERCENT SLOPES	POORLY DRAINED	11.33
38	PITS AND DUMPS		0.69
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	WELL DRAINED	5.64
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	SOMEWHAT POORLY DRAINED	7.81
75	BLICHTON SAND, 5 TO 8 PERCENT SLOPES	POORLY DRAINED	4.62
76	BIVANS SAND, 5 TO 8 PERCENT SLOPES	POORLY DRAINED	4.03
99	WATER		2.88

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

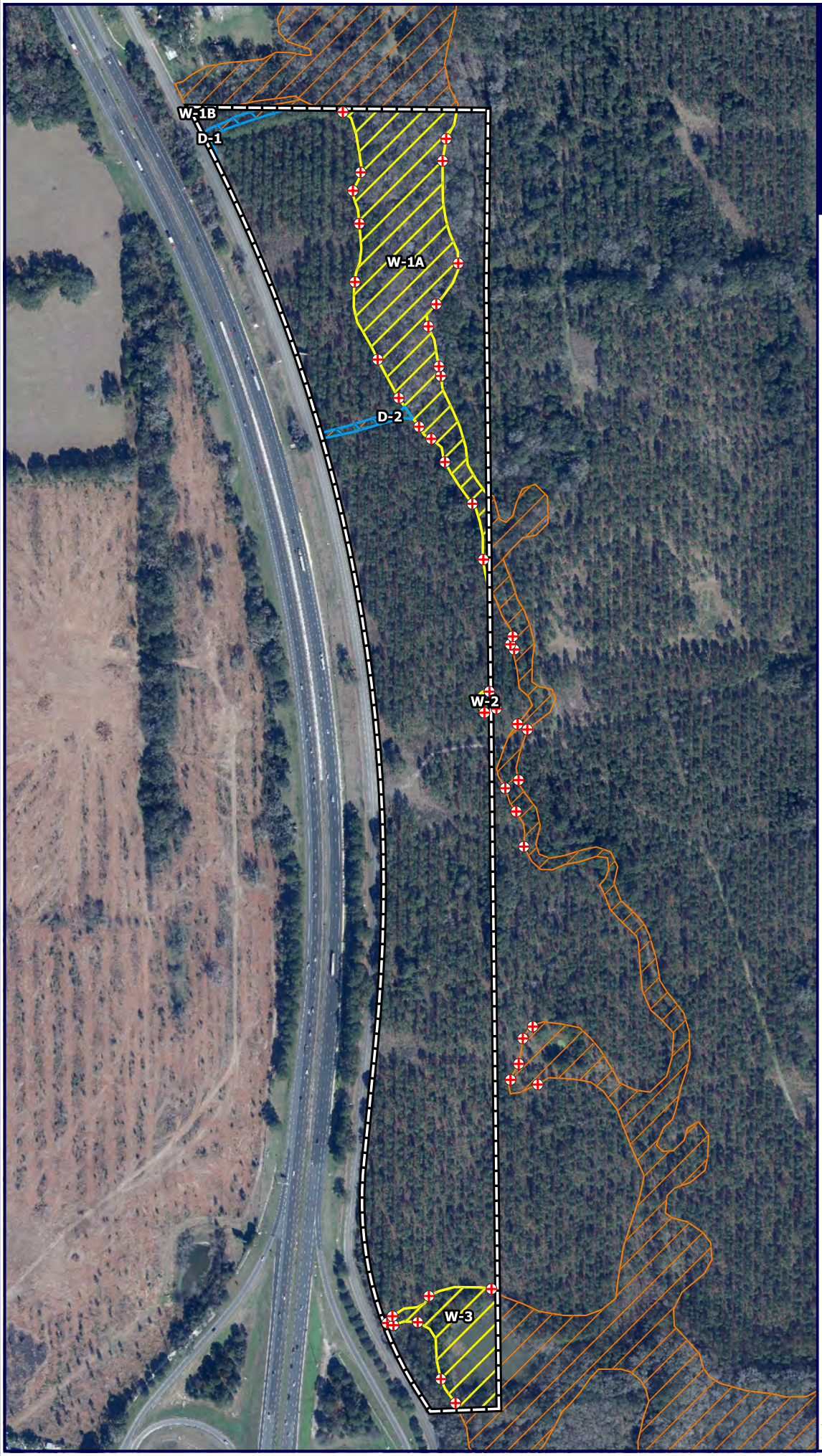


FIGURE 5: WETLANDS (OVERVIEW)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 250 500 ft

1:6000

N

LEGEND

- WETLAND LINE POINTS (GROUND-TRUTHED)
- DITCH - ONSITE (GROUND-TRUTHED)
- WETLAND - ONSITE (GROUND-TRUTHED)
- WETLAND - OFFSITE (INTERPRETED)
- PARCEL BOUNDARY

ID	TYPE	AREA (AC.)
W-1A	WETLAND	8.32
W-1B	WETLAND	0.05
W-2	WETLAND	0.07
W-3	WETLAND	2.41
D-1	DITCH	0.23
D-2	DITCH	0.2

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
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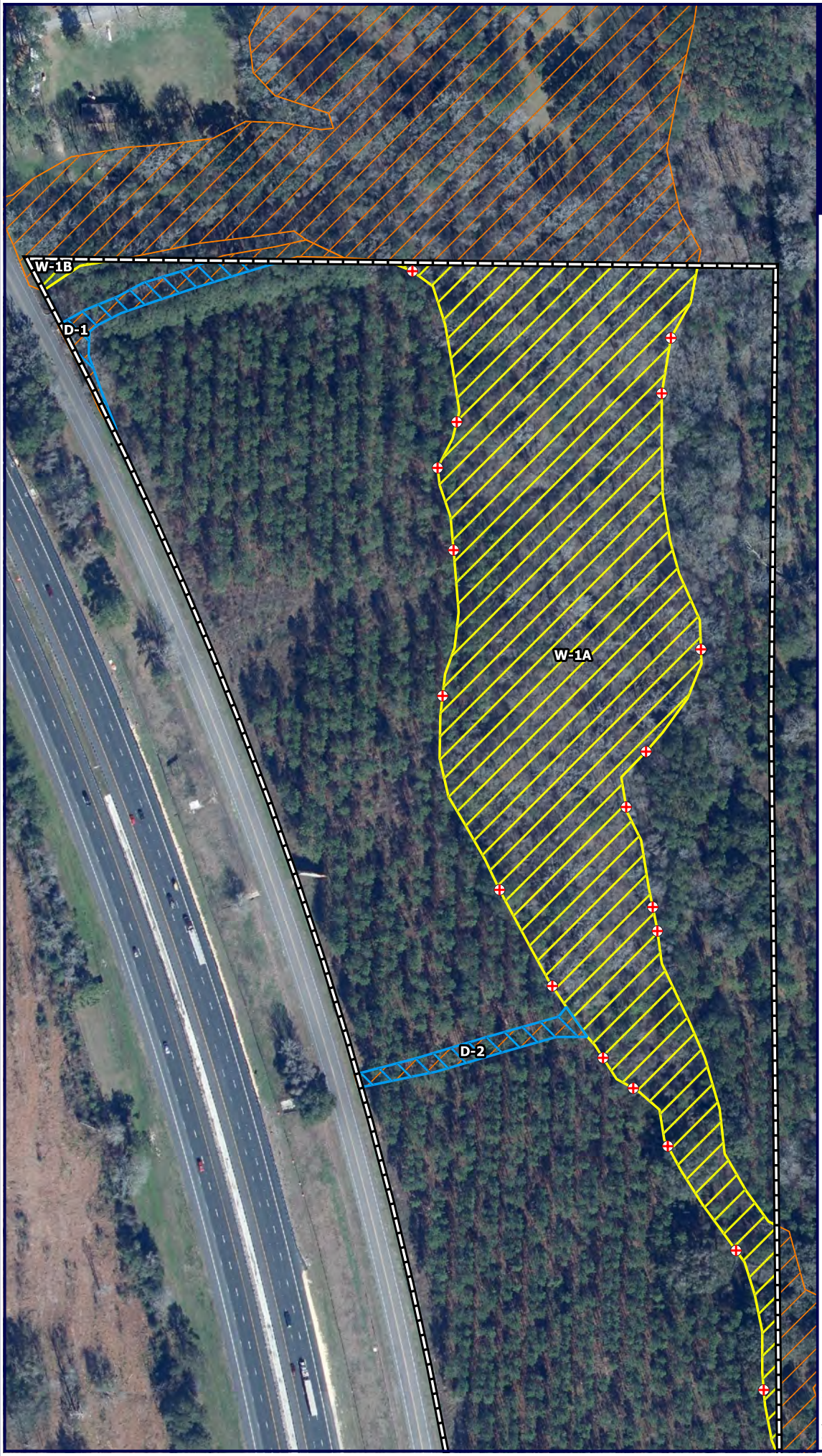


FIGURE 5A: WETLANDS (DETAIL-N)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 100 200 ft

1:2400

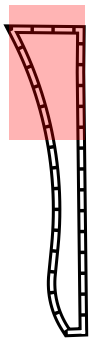
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LEGEND

- WETLAND LINE POINTS (GROUND-TRUTHED)
- DITCH - ONSITE (GROUND-TRUTHED)
- WETLAND - ONSITE (GROUND-TRUTHED)
- WETLAND - OFFSITE (INTERPRETED)
- PARCEL BOUNDARY

ID	TYPE	AREA (AC.)
W-3	WETLAND	2.41
W-2	WETLAND	0.07
W-1B	WETLAND	0.05
W-1A	WETLAND	8.32
D-2	DITCH	0.2
D-1	DITCH	0.23

MAP FRAME OVERVIEW



VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
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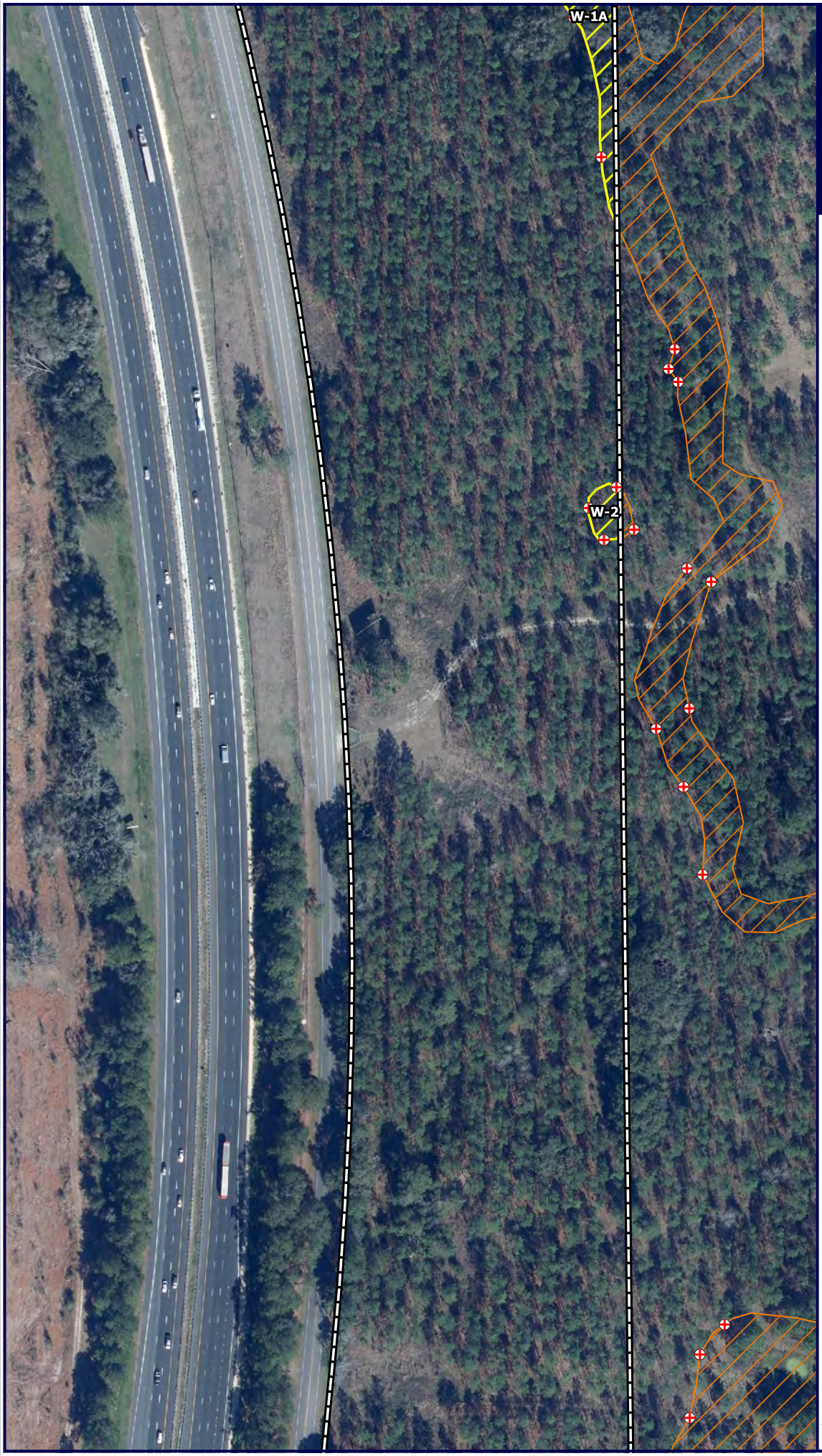


FIGURE 5B: WETLANDS (DETAIL-C)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 100 200 ft

1:2400

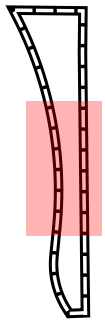
N

LEGEND

- WETLAND LINE POINTS (GROUND-TRUTHED)
- DITCH - ONSITE (GROUND-TRUTHED)
- WETLAND - ONSITE (GROUND-TRUTHED)
- WETLAND - OFFSITE (INTERPRETED)
- PARCEL BOUNDARY

ID	TYPE	AREA (AC.)
W-3	WETLAND	2.41
W-2	WETLAND	0.07
W-1B	WETLAND	0.05
W-1A	WETLAND	8.32
D-2	DITCH	0.2
D-1	DITCH	0.23

MAP FRAME OVERVIEW



VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
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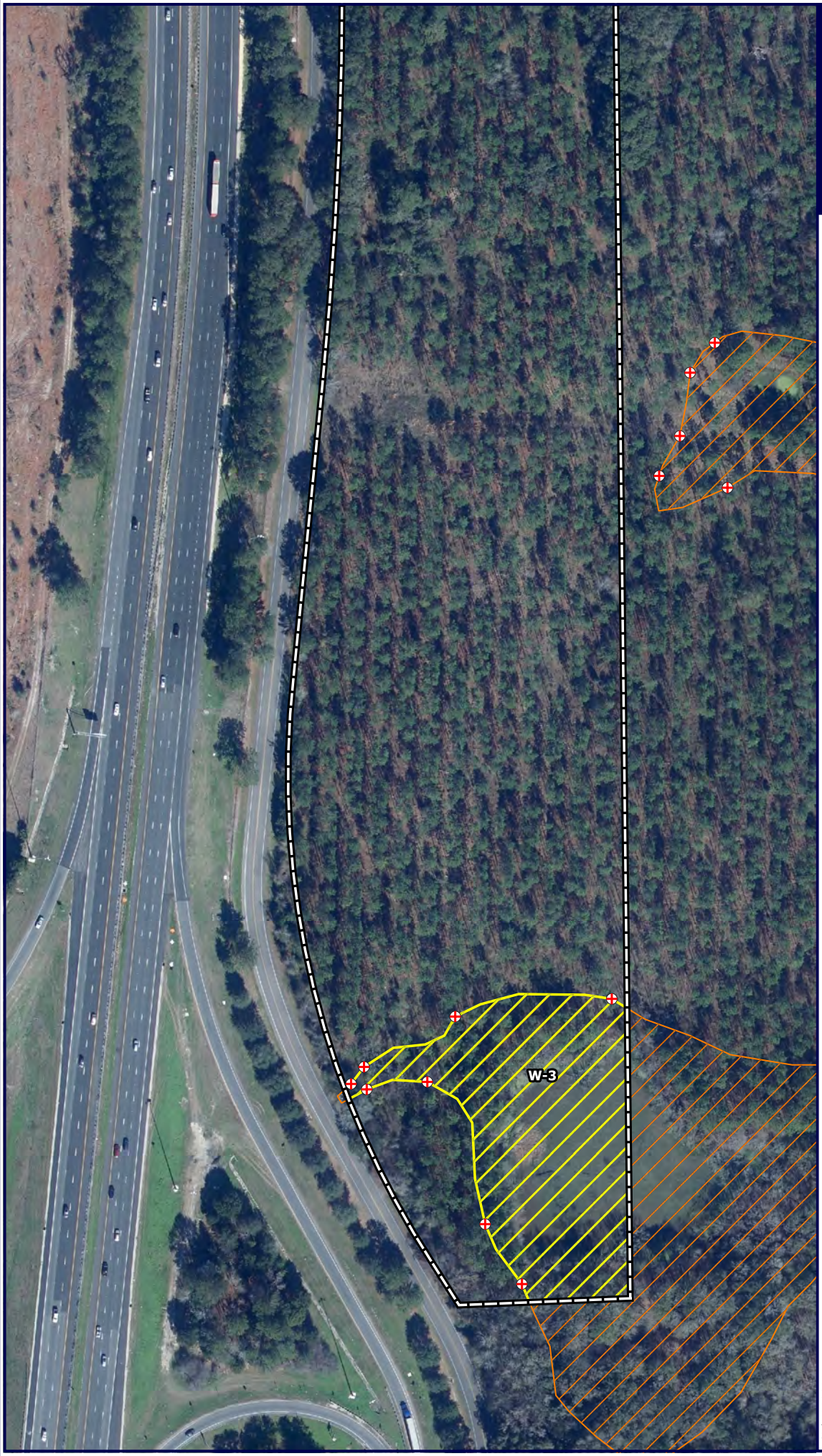


FIGURE 5C: WETLANDS (DETAIL-S)
TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA
ALACHUA COUNTY PARCEL: 03020-000-000
2017 TRUE COLOR AERIAL

0 100 200 ft

1:2400

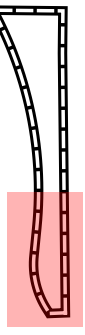
N

LEGEND

- WETLAND LINE POINTS (GROUND-TRUTHED)
- DITCH - ONSITE (GROUND-TRUTHED)
- WETLAND - ONSITE (GROUND-TRUTHED)
- WETLAND - OFFSITE (INTERPRETED)
- PARCEL BOUNDARY

ID	TYPE	AREA (AC.)
W-1A	WETLAND	8.32
W-1B	WETLAND	0.05
W-2	WETLAND	0.07
W-3	WETLAND	2.41
D-1	DITCH	0.23
D-2	DITCH	0.2

MAP FRAME OVERVIEW



VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
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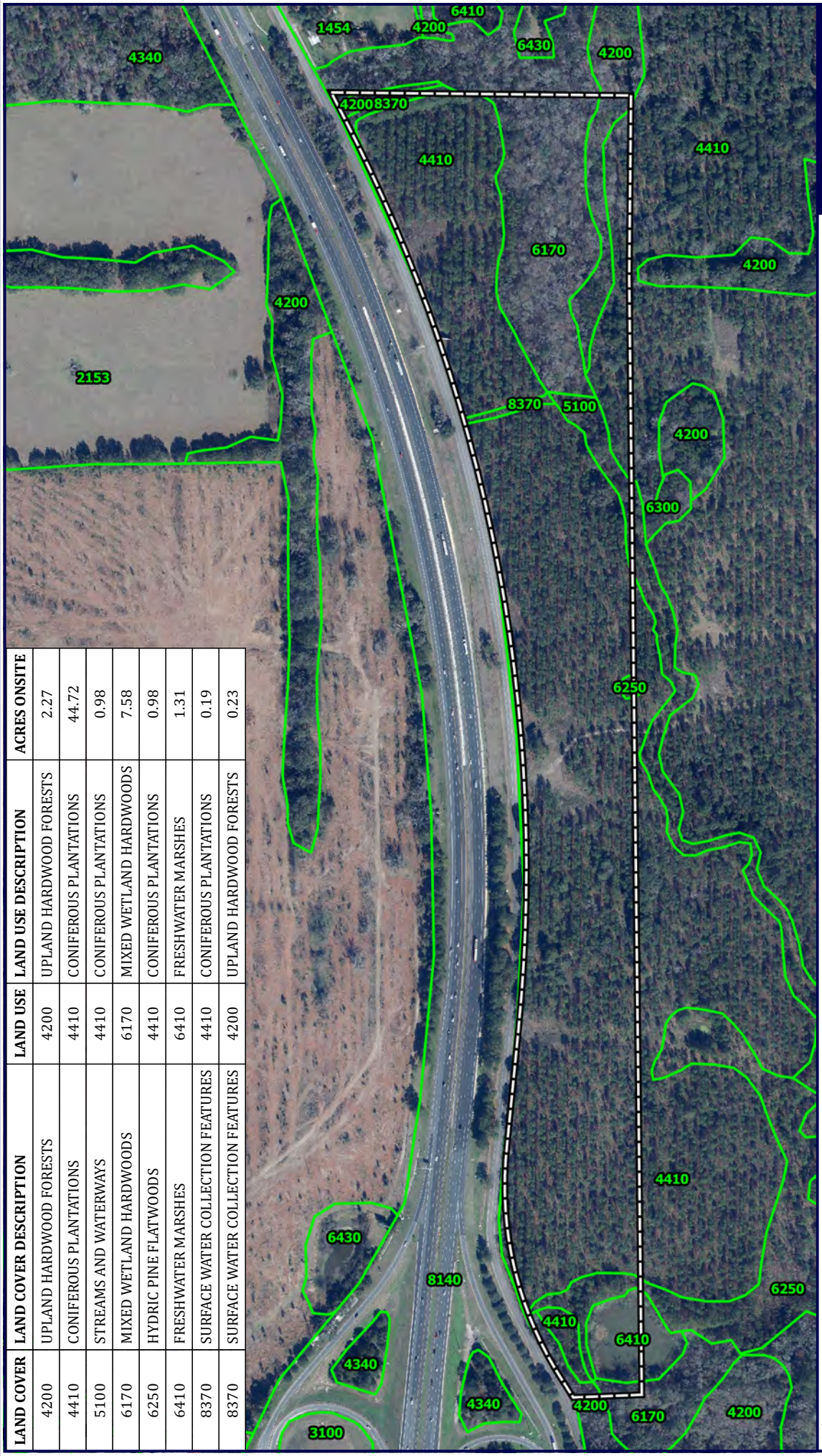


FIGURE 6: LAND COVER/LAND USE TARA FOREST-MEGAHEE PROPERTY; ALACHUA, FLORIDA ALACHUA COUNTY PARCEL: 03020-000-000 2017 TRUE COLOR AERIAL

0 250 500 ft

1:6000

N

LEGEND

PARCEL BOUNDARY

LAND COVER - SRWMD 2017 (PROJECT AREA FLUCCS MODIFIED BY VERDE 2020)

LAND COVER	LAND COVER DESCRIPTION
4200	UPLAND HARDWOOD FORESTS
4410	CONIFEROUS PLANTATIONS
5100	STREAMS AND WATERWAYS
6170	MIXED WETLAND HARDWOODS
6250	HYDRIC PINE FLATWOODS
6410	FRESHWATER MARSHES
8370	SURFACE WATER COLLECTION FEATURES
8370	SURFACE WATER COLLECTION FEATURES

LAND USE	LAND USE DESCRIPTION	ACRES ONSITE
4200	UPLAND HARDWOOD FORESTS	2.27
4410	CONIFEROUS PLANTATIONS	44.72
4410	CONIFEROUS PLANTATIONS	0.98
6170	MIXED WETLAND HARDWOODS	7.58
4410	CONIFEROUS PLANTATIONS	0.98
6410	FRESHWATER MARSHES	1.31
4410	CONIFEROUS PLANTATIONS	0.19
4200	UPLAND HARDWOOD FORESTS	0.23

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA COUNTY, SRWMD, USGS/NHD, NRCS, FL DOT, FDEP, FGDL, FDOR AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

APPENDIX A

FNAI BIODIVERSITY MATRIX QUERY RESULTS

TARA FOREST / MEGAHEE PROPERTY

Environmental Assessment and Listed Species Survey

Alachua County Parcel Number:
03020-000-000

July 2020

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 7/22/2020

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 24330 , 24331 , 24587 , 24588



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24330

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24331

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24587

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Mycteria americana Wood Stork	G4	S2	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24588

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit IDs: 24330 , 24331 , 24587 , 24588

29 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa Incised Groove-bur	G3	S2	N	T
Aquatic cave	G3	S3	N	N
Asplenium heteroresiliens Wagner's Spleenwort	GNA	S1	N	N
Asplenium plenum Ruffled Spleenwort	G1Q	S1	N	N
Asplenium x curtissii Curtiss' Spleenwort	GNA	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC
Brickellia cordifolia Flyr's Brickell-bush	G2G3	S2	N	E
Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T
Forestiera godfreyi Godfrey's Swampprivet	G2	S2	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Grus canadensis pratensis Florida Sandhill Crane	G5T2T3	S2S3	N	ST

Hartwrightia floridana Hartwrightia	G2	S2	N	T
Hydroptila wakulla Wakulla Springs Vari-colored Microcaddisfly	G2	S2	N	N
Lampropeltis extenuata Short-tailed Snake	G3	S3	N	ST
Lithobates capito Gopher Frog	G3	S3	N	SSC
Litsea aestivalis Pondspice	G3?	S2	N	E
Matelea floridana Florida Spiny-pod	G2	S2	N	E
Melanoplus querneus Larger Sandhill Grasshopper	G2G3	S2S3	N	N
Myotis austroriparius Southeastern Bat	G3G4	S3	N	N
Neofiber alleni Round-tailed Muskrat	G3	S3	N	N
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC
Podomys floridanus Florida Mouse	G3	S3	N	SSC
Procambarus pallidus Pallid Cave Crayfish	G2G3	S2S3	N	N
Pycnanthemum floridanum Florida Mountain-mint	G3	S3	N	T
Salix floridana Florida Willow	G2	S2	N	E
Sciurus niger shermani Sherman's Fox Squirrel	G5T3	S3	N	SSC
Sideroxylon alachuense Silver Buckthorn	G1	S1	N	E
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

September 29, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
PO BOX 9
Alachua, FL 32616

RE: Tara April Comprehensive Plan Amendments and Rezoning – Environmental Review

Justin:

Thank you very much for providing review comments from the City's environmental review consultant, Wood Environment & Infrastructure Solutions (Wood). Upon review of their comments, please see the attached addendum letter to accompany the original July 2020 Tara April Environmental Assessment and Listed Species Survey Report which was included in the original application submittals.

This addendum, provided by the applicant's environmental consultant (Verde Environmental), includes augmented information intended to address the Wood Environment & Infrastructure Solutions Technical Review Report comments provided in September 2020.

In addition to the report addendum provided by the applicant's environmental consultant, we ask that the City also take into account the following additional comments:

1. When evaluating the overall impacts of the proposed Comprehensive Plan amendments and rezoning, please take note that the comments from Wood did not recognize the future water quality improvements that will occur based on the treatment requirements included in the proposed new Comprehensive Plan text amendment that will apply to the parcel. The proposed new Policy includes requirements for the treatment of stormwater runoff from Interstate 75, thereby helping address and improve an existing condition not caused by the landowner.

2. The observations provided by the Wood report did not acknowledge the reduction in agricultural chemicals (fertilizers, pesticides) and their impacts on water quality that will occur as a result of land being taken out of agricultural use and put in the Conservation and Commercial land use and zoning categories.

We believe that the environmental report addendum and the comments above provide appropriate responses to adequately address the review comments provided by the City's consultant at this initial planning application stage (Comprehensive Plan amendments & rezoning). Of course, at the time of any future proposed development of the site, additional analysis will be provided to the City, as required.

Please let us know if you require any additional information. Thank you very much.

Sincerely,

Clay Sweger, AICP LEED AP
Principal / Director of Planning

VERDE ENVIRONMENTAL

Ormond Beach
286 Buckskin Lane Ormond Beach, FL 32174
(352) 792 4757 • scott@verdeenv.com

Gainesville
1723 SW 78th Terrace Gainesville, FL 32607
(352) 317 1579 • justin@verdeenv.com

September 28, 2020

Justin Tabor
Principal Planner
City of Alachua - Planning and Community Development
PO Box 9
Alachua, FL 32616

Re: Letter Addendum – Response to City Comments
Environmental Assessment and Listed Species Survey (July 2020)
Tara Forest / MeGahee Property, Alachua, FL 32615
Alachua County, Parcel No.: 03020-000-000
Verde Environmental -- Proj. No. 20-033

Dear Justin,

Verde Environmental Co. (Verde) received and reviewed the Tara April Rezoning Application Environmental Assessment and Listed Species Survey report prepared by Wood Environmental & Infrastructure Solutions, Inc. (Wood) in September 2020. The report, which was requested by the City of Alachua, provided a technical review of the Environmental Assessment and Listed Species Survey we prepared in July 2020. The City also asked Wood to evaluate allowable future uses within the proposed Future Land Use Map designations and zoning in relation to potential effects on nearby environmental resources, namely Mill Creek and the Mill Creek Sink.

Wood generally agreed with the methods and conclusions presented in our July 2020 report. They agreed with the extent of wetland habitat that we had interpreted on and adjacent to the Tara Forest/Megahee property. Additionally, their scientists did not observe any listed (threatened or endangered) plant or wildlife species onsite. Lastly, the report concluded that the habitat observed onsite was of limited quality for listed species considering the existing condition and past management of the property as pine plantation.

However, although Wood agreed with our conclusion that it would be unlikely to find listed species on the property, they did provide several comments that were not fully discussed in our report. Primarily, Wood scientists acknowledge that the recently harvested pine plantation does now provide potential habitat, for several upland species including: gopher tortoises (*Gopherus polyphemus*), eastern indigo snakes (*Drymarchon couperi*), gopher frogs (*Lithobates capito*), Florida burrowing owls (*Athene cunicularia floridana*), short-tailed snakes (*Lampropeltis extenuata*), and Florida pine snakes (*Pituophis melanoleucus mugitus*). Although we believe that past land management has historically excluded listed species from the area, making it unlikely that these species would migrate onsite, we agree that the site now provides sparsely vegetated, sandy habitat that meets some of the habitat requirements of these upland species.

Additionally, Wood pointed out that we mistakenly omitted wood stork (*Mycteria americana*) from our July 2020 assessment. The species was identified in the FNAI Biodiversity Matrix Query as a

species likely occurring in the area surrounding the Tara Forest/MeGahee property. This was a mistake on our part and the woodstork should be discussed as a listed species that could potentially utilize the property.

Wood also reviewed three additional listed species (frosted flatwoods salamander (*Ambystoma cingulatum*), squirrel chimney cave shrimp (*Palaemonetes cummingi*), and eastern black rail (*Laterallus jamaicensis*)) that were not discussed in our assessment. These species were not identified in the site specific FNAI Biodiversity Matrix Query we reviewed for the site, but they were identified in the FWS Information for Planning and Consultation (IPaC) Resource List Report reviewed by Wood.

Lastly, Wood addressed several permitting considerations that will need to be considered prior to developing the site. As our report was intended to serve as a baseline inventory of environmental resources for the purposes of a land use change and rezoning application, we did not evaluate or review potential site plans or layout design. However, we agree that more detailed analysis will need to be performed in conjunction with planning any future development of the site. Such considerations will include a formal wetland delineation, a complete gopher tortoise survey of potential gopher tortoise habitat, and the development of a site plan that considers appropriate stormwater management and buffers/setbacks around wetlands and surface waters.

The following discussion is provided to supplement, refine and expand the conclusions of our July 2020 assessment, in order to incorporate the comments made by Wood.

Aerial Interpretation of Wetland Habitat

As part of our July 2020 assessment we interpreted the extent of wetland habitat on, and adjacent to, the subject property by reviewing available GIS resources. These resources included recent and historical aerial photographs; U.S. Department of Agriculture, Natural Resources Conservation Service soil maps; U.S. Fish and Wildlife Service, National Wetland Inventory (NWI); and LiDAR elevation models. Select locations along the interpreted wetland were then field verified by Verde scientists in accordance with the Florida Unified Wetland Delineation Methodology (Chapter 62–340, Florida Administrative Code (F.A.C.)) and the Army Corps of Engineers Wetland Delineation Manual (1987). This method of mapping onsite wetlands is suitable for initial planning purposes, and Wood agreed with both our methods and the extent of the interpreted wetlands. However, the wetland lines will need to be fully delineated in the field prior to creating a detailed site development plan. The wetland upland boundary should be physically marked in the field and surveyed so that it can be accurately included on applicable site plans and reviewed during the permitting process.

Wood Stork (Threatened: Federal and State)

The wood stork was identified in the FNAI Biodiversity Matrix Query as a species likely occurring in the area surrounding the Tara Forest/MeGahee property. This species utilizes wetland habitats for nesting and foraging. Nesting colonies tend to utilize swamps or islands of tall trees typically surrounded by water that is deep enough to deter predators especially during nesting and raising young. While the mixed wetland hardwood habitat found in the northeast corner of the property includes numerous tall mature trees, it would not be preferred due to the intermittent hydrologic regime that characterizes that reach of Mill Creek. The periodic, short duration, flooding of the creek is not an effective deterrent to land-based predators that would prey on wood stork eggs and young.

Wood stork foraging typically occurs in relatively still, open water that is shallow enough for the bird to wade through. Such foraging habitats include marshes, wet prairie, ditches, small ponds, and occasionally lake littoral zones that are 2–15 inches deep. The best foraging habitats are those that experience prolonged flooding and drying cycles that will concentrate prey as the surface water recedes. As we discussed in our July 2020 report, the onsite marsh found near the southern property boundary likely supports a reasonable amount of foraging biomass, however, the slope of the bank and overall depth of the marsh limits the extent of the habitat that is available for foraging by wood storks and other wading birds. Wood agreed with this assessment in their review of our report.

Furthermore, it should be noted that the property is located over 25 miles south of the nearest known active nesting wood stork colony identified by FWS, and thus the site is not located within a Wood Stork Core Foraging Area. Additionally, the proposed zoning and land use changes would avoid impacts to wood stork habitat by retaining the onsite wetlands in Conservation land use. Therefore, the proposed zoning changes and potential development of the site would be determined to have "no effect" on wood storks according to the United States Army Corps of Engineers' (USACE) Wood Stork Key for Central and North Peninsular Florida (September 2008).

Gopher Tortoise (Threatened: State)

As discussed in our July 2020 report, no gopher tortoises were observed on the subject property, and we believe that it is unlikely that tortoises would currently occupy the site now or in the near future. Until recently, the onsite uplands were managed as pine plantation with a relatively dense canopy and sparse groundcover strata. This type of land management is generally not conducive to sustaining populations of gopher tortoises. However, it is likely that suitable gopher tortoise habitat will become available onsite as a dense groundcover stratum develops in the recently harvested pine plantation. Although we don't believe that tortoises are now, or were previously, occupying adjacent habitats (e.g. the April Blvd/I-75 rights-of-way, additional pine plantation, hardwood forests, and wetlands) it is possible that tortoises could migrate onsite to colonize the open habitat forming onsite. Therefore, a detailed gopher tortoise survey should be completed prior to developing the site. If tortoises are found onsite during a future survey, then the project will need to comply with the Florida Fish and Wildlife Conservation Commission's most recent Gopher Tortoise Permitting Guidelines (April 2008 – revised 2020). FWC requires a recent gopher tortoise survey within 90 days of beginning clearing and site preparation. Any survey will have to be redone if it occurred more than 90 days prior to construction.

The report produced by Wood specifically highlighted the well-drained sandy soils in the northern portion of the property. While this portion of the property was also managed as pine plantation, this area supported smaller pine trees and a denser groundcover stratum of grasses and forbs, and in its current state it is more suitable for gopher tortoise that the remainder of the property. However, as was stated in both reports, no tortoises were observed onsite and it is unlikely that they would occupy the surrounding habitats. Furthermore, the northern portion of the property is not proposed for a zoning and land use change, and it would not be considered for development.

Eastern Indigo Snake (Threatened: Federal and State)

The Wood Report noted narrow strips of hardwood forest along the ditches and the creek in the northern portions of the property that could provide habitat for the eastern indigo snake. However, they agreed that the presence of this species is unlikely due to the absence of gopher tortoise burrows and past land management practices associated with pine plantation timber production.

Additionally, like the onsite wetlands, the narrow strips of hardwood forest along the creek will be retained in Conservation land use.

If gopher tortoise burrows are found onsite in the future, then the development will have to follow the "Standard Protection Measures for the Eastern Indigo Snake" published by FWS (August 2013). Additionally, all gopher tortoise burrows (both active and inactive) that will be impacted by the proposed development must be inspected and excavated. Any eastern indigo snakes found in the burrows should be relocated along with any captured gopher tortoises.

Other Species Utilizing Sandy Habitat with Absent Canopy

Wood scientists included the recently cutover pine plantation as sandy habitat with an absent canopy that could be utilized by other listed species such as gopher frogs, Florida burrowing owls, short-tailed snakes, and Florida pine snakes. However, the Wood report also noted that none of these species were observed onsite, and Wood agreed that it is unlikely that these species would occupy the habitat considering past land management. While many these species may be found in sandy, open canopy, habitats; the newly cutover pine plantation on well-drained soils would not be considered high quality, preferred habitat. Many of these other listed species strongly prefer xeric, sandhill or scrub habitats that have a characteristic open canopy maintained by recurring, natural fires.

Furthermore, like the eastern indigo snake, the gopher frog and Florida pine snake are also considered to be gopher tortoise commensals depending on gopher tortoise burrows during one or more periods of their lifecycle. The absence of tortoise burrows makes it increasingly unlikely that these commensal species would be found onsite. If gopher tortoise burrows are found onsite in the future, then project should comply with the 2016-2026 Florida's Imperiled Species Management Plan produced by FWC.

Other Species Not Included in the FNAI Biodiversity Matrix Query

The Wood report also addressed the potential occurrence of three other species that were listed in the IPaC Resource List Report reviewed by Wood, but these species were not included in the site specific FNAI Biodiversity Matrix Query that was used to establish potential listed species discussed in our Environmental Assessment. Wood reported that two of the three species, the frosted flatwoods salamander and the squirrel chimney cave shrimp, would not likely be found onsite due to the known extent of their current range, as well as a lack of their preferred habitat. The third species, the eastern black rail, is rare throughout its range, but it is not listed by the FWC or the FWS as threatened or endangered. Regardless, this rare species prefers marsh habitats (salt, brackish, and freshwater marshes), and it could potentially occupy the freshwater marsh found along the southern property boundary. However, the steep banks and deep-water characteristics of the marsh limits its value as habitat for the eastern black rail and other wading birds.

Secondary Effects of Development on Avoided Habitats

In addition to the wildlife species addressed above, the Wood report discussed secondary impacts to the onsite habitats that may accompany proposed Commercial development on a portion of the property. Of particular concern would be trash and pollution finding its way into Mill Creek and the associated wetlands. The extent of potential secondary effects can be limited if the project is designed to adhere to applicable local, state, and federal development requirements. Specific to future development of the Commercial portion of the property, any future project will need to provide

sufficient buffer/setback from wetland and surface water habitats (75-foot average, 50-foot minimum), as well as demonstrate adequate stormwater treatment in accordance with F.A.C. Chapters 62-330 and 40-41.

Providing appropriate stormwater management and a setback/buffer between development and adjacent wetlands will go a long way in protecting and buffering the quality and quantity of water entering Mill Creek. Both practices will remove pollutants and limit the amount of runoff ultimately entering the creek and wetlands by increasing the amount of stormwater that infiltrates into the soil. This will promote subsurface lateral seepage of water through the soil, and flatten/slow the flow of water into and through the creek and adjacent wetlands. The resulting creek and wetland hydrographs will also more closely mimic those of other similar intermittently flooded ecosystems, which are typically maintained by a seepage dominated hydrologic regime.

Currently, some stormwater generated as a result of Interstate 75 (I-75) and April Blvd. is routed into culverts under April Blvd. and then into ditches that bisect the Tara Forest/Megahee property. This stormwater receives limited treatment and control before it is discharged directly into Mill Creek and associated wetlands. Although the quantity and quality of stormwater flowing through these culverts and ditches was not evaluated as part of our assessment, or this addendum, one would expect that designing a system to capture even a portion of the I-75 runoff would produce a beneficial effect on downstream habitats. These ditches and culverts are located outside of the area proposed for a Commercial zoning and land use change. However, designing a system to treat a portion of this existing runoff in a way that is compatible with Conservation/Recreation Future Land Use would benefit the Mill Creek and Mill Creek Sink system.

Thank you for this opportunity to respond to comments made by Wood regarding our July 2020 Environmental Assessment. Please call me at 352-317-1579 if you have any questions about this addendum or wish to further discuss it.

Sincerely,

Justin Fleischman
CEO, Verde Environmental

Cc: Clay Sweger, EDA Consultants Inc.
Onelia Lazzari, EDA Consultants Inc.

October 13, 2020

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

RE: ***Operational Analysis for Tara April Land Use/Zoning Changes***
City of Alachua, Florida

Dear Mr. Tabor:

The purpose of this letter is to summarize the operational analysis prepared for the land use and zoning changes for the Tara April project as requested by the City of Alachua in accordance with the methodology letter dated August 21, 2020.

BACKGROUND

An amendment of the Future Land Use Map of the City of Alachua's Comprehensive Plan from Recreation and Conservation to Commercial is proposed for 10.5 +/- acres of Tax Parcel 03020-000-000. As part of the City of Alachua's review of the Future Land Use Map Justification Report prepared by eda consultants, inc., the City has requested that a traffic analysis be prepared to evaluate the potential impacts of the commercial land use on the US 441/M.L. King Jr. Boulevard in the vicinity of the subject property. The project location is depicted in **Figure 1** in **Attachment A**.

US 441/M.L. KING JR. BOULEVARD AND THE I-75 RAMPS

Data Collection

Existing PM peak hour turning movement counts from March 14, 2019 at the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps were obtained from the Florida Department of Transportation (FDOT). Heavy vehicle counts and peak hour factors were recorded during the turning movement count collection. The Peak Season Correction Factor (PSCF) was obtained from the FDOT 2019 Florida Traffic Online and utilized to adjust the observed traffic volumes to peak season volumes. The turning movement counts and PSCF report are provided in **Attachment B**.

Volume Development

The existing traffic data was used as a basis for the existing conditions analysis. Existing turning movement volumes during the PM peak hour are illustrated in **Figure 2** in **Attachment C**.

The reserved PM peak hour turning movement trips for the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps were estimated based on the reserved segment trips City of Alachua's September 2020 Development Monitoring Report. The monitoring report shows 38 PM peak hour trips on the segments of I-75 north and south of US 441/M.L. King Jr. Boulevard and 245 PM peak hour trips on the segments of US 441/M.L. King Jr. Boulevard east and west of I-75. The segment trips were distributed based on the directional distribution of the existing volumes. "Existing + Reserved" turning movement volumes during the PM peak hour is illustrated in **Figure 3** in **Attachment C**.

Intersection volume development worksheets detailing the existing and "existing + reserved" traffic volume development for each intersection are provided in **Attachment C**.

Intersection Capacity Analysis

Intersection capacity analyses were conducted for the PM peak hour at the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps. Intersection analyses were performed using *Synchro 10* traffic engineering analysis software, which applies methodologies from the Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition. Capacity analyses at the study intersections were performed for existing conditions and "existing + reserved" conditions. **Table 1** summarizes the capacity analysis results, including level of service (LOS) and delay reported from *Synchro 10*. *Synchro 10* reports are provided in **Attachment D**.

Table 1: Capacity Analysis Summary – US 441 at I-75 Ramps

Intersection	LOS/Delay (sec/veh)				
	Overall	EB	WB	NB	SB
Existing Conditions ("Existing + Reserved" Conditions)					
US 441/M.L. King Jr. Boulevard and I-75 Southbound Ramps(1)	**C/23.1 (C/24.1)**	B/14.3 (B/15.2)	B/17.6 (B/19.3)	E/73.9 (E/73.9)	E/74.6 (E/74.7)
US 441/M.L. King Jr. Boulevard and I-75 Northbound Ramps(1)	**D/35.1 (D/36.8)**	C/26.3 (C/26.8)	C/29.4 (C/34.7)	E/75.8 (E/75.8)	D/49.1 (D/47.5)

Note: (1) Results shown are from HCM 2000 report due to incompatibility between the intersection's lane configuration/phasing and HCM 6th Edition algorithms.

The intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps are expected to operate at level of service (LOS) D or better during the PM peak hour under existing conditions and "existing + reserved" conditions.

US 441/M.L. KING JR. BOULEVARD AND APRIL BOULEVARD

Data Collection

Existing PM peak hour turning movement counts for turning movements onto and off of April Boulevard were collected on September 29, 2020. Existing PM peak hour turning movement counts at the intersection of US 441/M.L. King Jr. Boulevard and the I-75 northbound ramps from March 14, 2019 were obtained from FDOT. The PSCF report was obtained from the FDOT 2019 Florida Traffic Online and utilized to adjust the observed traffic volumes to peak season volumes. The turning movement counts and PSCF report are provided in **Attachment B**.

Trip Generation

Trip generation was performed using Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10th Edition. Trip generation was performed for three (3) potential buildout scenarios:

- Scenario A: Maximum Buildout
  - 228,690 square feet of commercial space
  - ITE Land Use Code (LUC) 820 – Shopping Center; independent variable is average 1,000 square feet GLA
- Scenario B: 50% of Maximum Buildout
  - 114,345 square feet of commercial space
  - ITE LUC 820 – Shopping Center; independent variable is average 1,000 square feet GLA

- Scenario C: Hotel
    - 200 hotel rooms
    - ITE LUC 310 – Hotel; independent variable is number of rooms

For the two commercial scenarios, a portion of the driveway volumes at the project site will be the result of new trips on the roadway network. The remainder of the driveway volumes will be trips from the adjacent traffic passing by the site (pass-by capture trips). Pass-by trips are intermediate stops on the way from an origin to a primary trip destination. The pass-by percentage was determined based on information provided in the ITE *Trip Generation Handbook*, 3rd Edition 2017. The pass-by rate for the shopping center land use is 34.0 percent (34.0%) during the PM peak hour. Detailed trip generation calculations are contained in **Attachment E**.

Trip Distribution

The proposed project trip distribution for each scenario was developed based on the Gainesville Urbanized Area Transportation Study (GUATS) model, which is built on the Florida Standard Urban Transportation Model Structure (FSUTMS) and published by the Gainesville Metropolitan Transportation Planning Organization (MTPO). The distribution from the GUATS model for Scenario C (200 hotel rooms) did not account for any trips to/from the north along I-75. This may be the result of the subject site's proximity to northern boundary of the model. Therefore, the distribution for Scenario C was manually adjusted to assume a distribution to/from the north along I-75 similar to that shown to/from the south along I-75 as discussed with the City of Alachua on October 13, 2020. **Figures 4 through 9** in **Attachment F** illustrate the proposed trip distribution and PM peak hour trip assignment for each scenario. The GUATS model plots are also provided in **Attachment F**.

Volume Development

The existing traffic data was used as a basis for the existing conditions analysis. Existing turning movement volumes during the PM peak hour are illustrated in **Figure 10** in **Attachment G**.

The reserved PM peak hour turning movement trips for the intersection of US 441/M.L. King Jr. April Boulevard were estimated based on the reserved segment trips City of Alachua's September 2020 Development Monitoring Report. The monitoring report shows 245 PM peak hour trips on the segment of US 441/M.L. King Jr. Boulevard east of I-75. The segment trips were distributed based on the directional distribution of the existing volumes. "Existing + Reserved" turning movement volumes during the PM peak hour is illustrated in **Figure 11** in **Attachment G**.

Potential project traffic volumes were added to the "existing + reserved" traffic volumes to determine the "existing + reserved + development" volumes at this intersection. The potential project traffic volumes at this intersection were calculated based on the PM peak hour trip generation and project distribution for each scenario. "Existing + reserved + development" turning movement volumes during PM peak hour for each of the three scenarios are illustrated in **Figures 12 through 14** in **Attachment G**.

Intersection volume development worksheets detailing the existing, "existing + reserved", and "existing + reserved + development" traffic volume development for each scenario are provided in **Attachment G**.

Intersection Capacity Analysis

Intersection capacity analyses were conducted for the PM peak hour at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard. Intersection analyses were performed using *Synchro 10* traffic engineering analysis software, which applies methodologies from the Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition. Capacity analyses at the study intersections were performed for existing, "existing + reserved", and "existing + reserved + development" conditions. **Table 2** summarizes the capacity analysis results, including level of service (LOS) and delay reported from *Synchro 10*. *Synchro 10* reports are provided in **Attachment H**.

Table 2: Capacity Analysis Summary – US 411 at April Boulevard

Scenario	LOS/Delay (sec/veh)				
	Overall	EB	WB	NB	SB
Existing	(1)	(2)	(2)	(3)	C/23.9
Existing + Reserved	(1)	(2)	(2)	(3)	D/28.5
Existing + Reserved + Scenario A: Maximum Buildout	(1)	(2)	(2)	(3)	F/>300
Existing + Reserved + Scenario B: 50% of Maximum Buildout	(1)	(2)	(2)	(3)	F/>300
Existing + Reserved + Scenario C: Hotels	(1)	(2)	(2)	(3)	E/43.8

Notes:
(1) Overall intersection LOS is not defined for two-way stop-controlled intersections.
(2) Approach operates under free-flow conditions. LOS is not defined.
(3) Approach does not exist.

The southbound stop-controlled approach at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard is expected to operate at LOS E or better during the PM peak hour under existing, "existing + reserved", and "existing + reserved + Scenario C" conditions. Under the "existing + reserved + Scenario A" and "existing + reserved + Scenario B" conditions, the southbound stop-controlled approach is expected to operate at LOS F. This result is common when a minor street stop-controlled approach crosses a high-volume major street free-flow approach during peak periods.

A supplemental intersection capacity analysis was performed to determine the threshold of additional PM peak hour trips that could be added from development on April Boulevard before the southbound stop-controlled approach at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard will begin to operate at LOS F. It should be noted that this threshold is dependent on the anticipated distribution of the trips to and from the subject property. Therefore, the threshold was determined separately for a hotel use and a shopping center use. Based on the different trip distributions, it was determined that the threshold for a hotel use is a total of 140 PM peak hour trips added to April Boulevard and the threshold for a shopping center use is a total of 108 PM peak hour trips added to April Boulevard. This is equivalent to the trip generation potential of approximately 222 hotel rooms or a 28,400 square-foot shopping center, respectively. *Synchro 10* reports for the addition of these PM peak hour trips to the "existing + reserved" conditions are provided in **Attachment H**.

There are several potential improvements that could be used to improve the P.M. peak hour operating conditions of the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard. These potential improvements include:

- Construction of an additional southbound lane at the intersection to provide for an exclusive left-turn lane and an exclusive right-turn lane
- Modification of the existing full access median opening to provide a directional median opening which would allow left-turn ingress movements and restrict egress movements to right-turns only
- Closure of the existing full access median opening which would restrict ingress and egress movements to right-turns only
- Construction of future access to properties along April Boulevard from the east to provide an alternate access route for vehicles to/from the east

It should be noted that any median opening modifications along US 441/M.L. King Jr. Boulevard will be required to go through the FDOT access management review process. FDOT will ultimately make any decisions with respect to median opening modifications along US 441/M.L. King Jr. Boulevard.

Other Items to be Addressed During Site Plan Review Process

The following items will be addressed with a later traffic study during the site plan review process:

- Impact on affected traffic signals due to future and development traffic
- Possible modifications to the median opening on US 441/M.L. King Jr. Boulevard at April Boulevard for the following:
    - Directional median opening (left out prohibited)
    - Complete closure of the median opening
- April Boulevard modifications, right of way and geometry
- Emergency vehicle access for developments along April Boulevard
- Potential of any future access to April Boulevard from the east
- Traffic signal and ATMS modifications on US 441 and I-75

Summary

This operational analysis was prepared for the land use and zoning changes for the Tara April project as requested by the City of Alachua. The project proposes to amend the Future Land Use Map of the City of Alachua's Comprehensive Plan from Recreation and Conservation to Commercial for 10.5 +/- acres of Tax Parcel 03020-000-000.

Intersection capacity analyses were conducted for the PM peak hour at the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps. These intersections are expected to operate at LOS D or better during the PM peak hour under existing conditions and "existing + reserved" conditions.

Intersection capacity analyses were conducted for the PM peak hour at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard. The southbound stop-controlled approach at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard is expected to operate at LOS E or better during the PM peak hour under existing, "existing + reserved", and "existing + reserved + Scenario C (200 hotel rooms)" conditions.

Under the "existing + reserved + Scenario A" and "existing + reserved + Scenario B" conditions, the southbound stop-controlled approach is expected to operate at LOS F. This result is common when a minor street stop-controlled approach crosses a high-volume major street free-flow approach during peak periods. There are several potential improvements that could be used to improve the P.M. peak hour operating conditions of the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard, including construction of additional turn lanes and median opening modifications based on the actual development scenario that will be analyzed and permitted through FDOT at the development plan stage. It should be noted that any median opening modifications along US 441/M.L. King Jr. Boulevard will be required to go through the FDOT access management review process and FDOT will ultimately make any decisions with respect to median openings along US 441/M.L. King Jr. Boulevard.

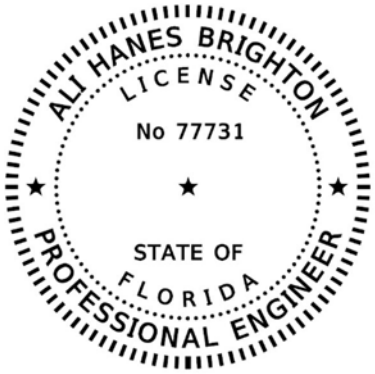
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Please contact us if you have any questions or need additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ali H. Brighton, P.E.



This document has been digitally signed and sealed by Ali Hanes Brighton, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

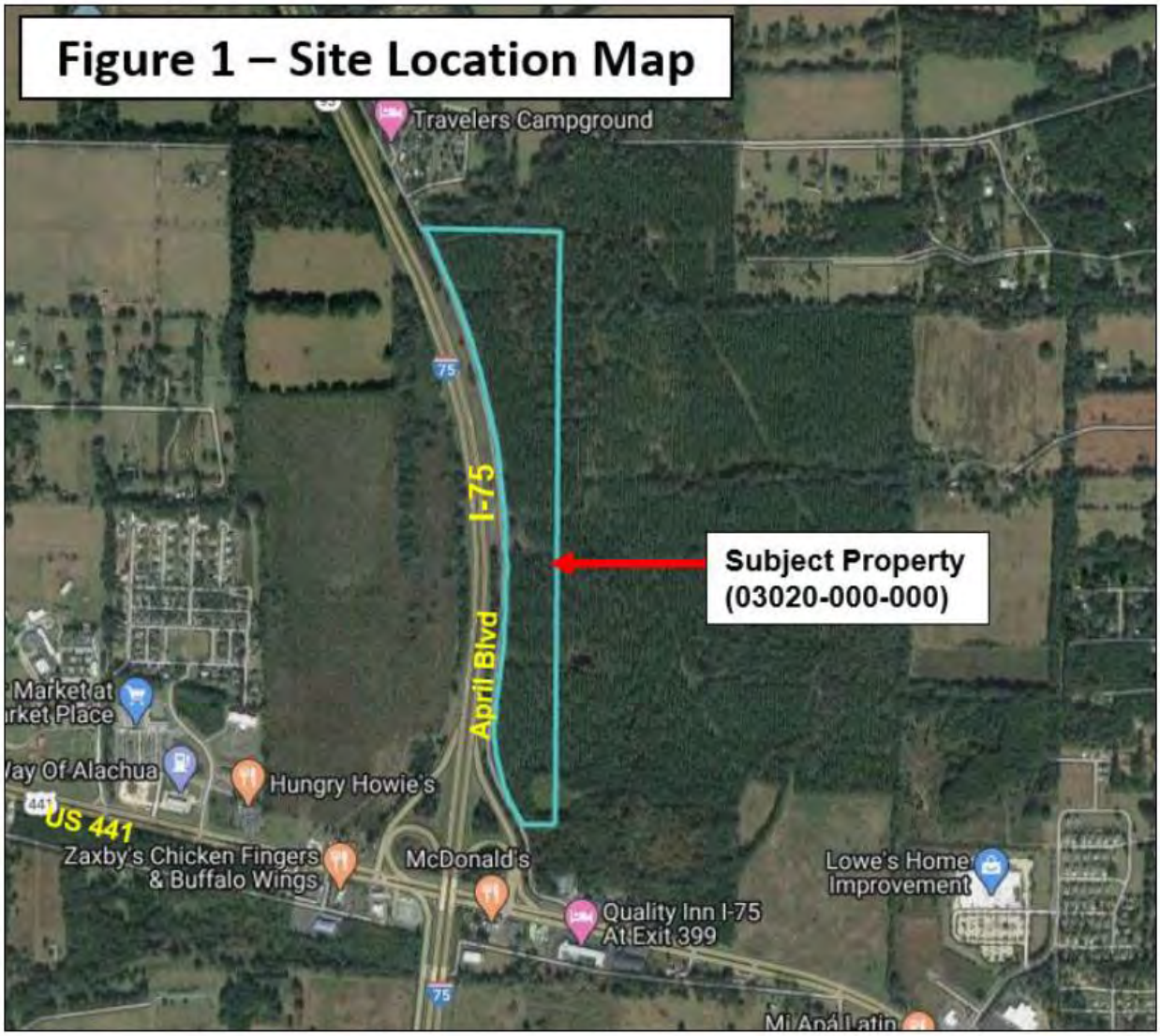
Ali H. Brighton, P.E.
Florida Registration Number 77731
Kimley-Horn and Associates, Inc.
747 SW 2nd Avenue, Suite 171
Gainesville, Florida 32601
Registry 696

Attachments:
Attachment A – Location Map
Attachment B – Traffic Data
Attachment C – US 441 & I-75 Ramps Volume Development
Attachment D – US 441 & I-75 Ramps Intersection Analyses
Attachment E – Trip Generation
Attachment F – Trip Distribution and Assignment
Attachment G – US 441 & April Boulevard Volume Development
Attachment H – US 441 & April Boulevard Intersection Analyses

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ATTACHMENT A:

LOCATION MAP


Figure 1 – Site Location Map
Travelers Campground
I-75
April Blvd
Subject Property
(03020-000-000)
Market at
Hungry Howie's
US 441
Zaxby's Chicken Fingers
& Buffalo Wings
McDonald's
Quality Inn I-75
At Exit 399
Lowe's Home
Improvement

ATTACHMENT B:

TRAFFIC DATA

Peggy Malone & Associates
(888) 247-8602

File Name : 5-I-75 SB Ramps and US 441 PM
Site Code :
Start Date : 3/14/2019
Page No : 1

Groups Printed- Car

	I-75 SB Ramps Southbound					US 441 Westbound					Business Entrance Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
02:00 PM	12	5	23	0	40	26	213	21	0	260	29	0	7	0	36	7	182	0	0	189	525
02:15 PM	6	6	23	0	35	26	245	16	0	287	23	0	7	2	32	17	227	0	0	244	598
02:30 PM	11	8	21	0	40	32	296	25	0	353	30	0	3	0	33	14	181	0	0	195	621
02:45 PM	7	7	41	0	55	28	255	16	0	299	30	0	12	0	42	9	189	0	0	198	594
Total	36	26	108	0	170	112	1009	78	0	1199	112	0	29	2	143	47	779	0	0	826	2338
03:00 PM	3	8	26	0	37	46	267	14	0	327	25	0	4	0	29	17	197	0	0	214	607
03:15 PM	18	6	27	0	51	42	287	10	1	340	27	0	11	0	38	17	282	0	0	299	728
03:30 PM	7	6	32	0	45	44	338	13	0	395	22	0	6	0	28	16	211	0	0	227	695
03:45 PM	8	11	25	0	44	43	309	15	0	367	20	0	8	1	29	9	193	0	1	203	643
Total	36	31	110	0	177	175	1201	52	1	1429	94	0	29	1	124	59	883	0	1	943	2673
04:00 PM	10	5	23	0	38	30	318	19	0	367	27	0	7	1	35	15	214	0	0	229	669
04:15 PM	17	7	36	0	60	56	320	11	0	387	32	0	11	0	43	16	197	0	0	213	703
04:30 PM	15	7	29	0	51	49	339	7	0	395	17	0	12	0	29	14	241	0	0	255	730
04:45 PM	15	12	36	0	63	31	349	20	0	400	28	0	3	0	31	13	211	0	0	224	718
Total	57	31	124	0	212	166	1326	57	0	1549	104	0	33	1	138	58	863	0	0	921	2820
05:00 PM	10	4	29	0	43	56	397	12	0	465	18	0	6	0	24	18	241	0	0	259	791
05:15 PM	8	4	45	0	57	58	350	11	0	419	25	0	9	0	34	11	214	0	0	225	735
05:30 PM	14	9	46	0	69	40	418	7	0	465	23	0	3	0	26	10	251	0	1	262	822
05:45 PM	10	5	43	0	58	38	415	11	0	464	28	0	7	0	35	17	211	0	0	228	785
Total	42	22	163	0	227	192	1580	41	0	1813	94	0	25	0	119	56	917	0	1	974	3133
06:00 PM	16	6	32	0	54	47	406	14	0	467	19	0	3	0	22	15	204	0	0	219	762
06:15 PM	16	7	33	0	56	33	283	11	0	327	25	0	6	1	32	15	205	0	0	220	635
Grand Total	203	123	570	0	896	725	5805	253	1	6784	448	0	125	5	578	250	3851	0	2	4103	12361
Apprch %	22.7	13.7	63.6	0		10.7	85.6	3.7	0		77.5	0	21.6	0.9		6.1	93.9	0	0		
Total %	1.6	1	4.6	0	7.2	5.9	47	2	0	54.9	3.6	0	1	0	4.7	2	31.2	0	0	33.2	

	I-75 SB Ramps Southbound				US 441 Westbound				Business Entrance Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	10	4	29	43	56	397	**12**	**465**	18	0	6	24	**18**	241	0	259	791
05:15 PM	8	4	45	57	**58**	350	11	419	25	0	**9**	34	11	214	0	225	735
05:30 PM	**14**	**9**	**46**	**69**	40	**418**	7	465	23	0	3	26	10	**251**	0	**261**	**821**
05:45 PM	10	5	43	58	38	415	11	464	**28**	0	7	**35**	17	211	0	228	785
Total Volume	42	22	163	227	192	1580	41	1813	94	0	25	119	56	917	0	973	3132
% App. Total	18.5	9.7	71.8		10.6	87.1	2.3		79	0	21		5.8	94.2	0		
PHF	.750	.611	.886	.822	.828	.945	.854	.975	.839	.000	.694	.850	.778	.913	.000	.932	.954

Peggy Malone & Associates
(888) 247-8602

File Name : 5-I-75 SB Ramps and US 441 PM
Site Code :
Start Date : 3/14/2019
Page No : 1

Groups Printed- Truck

	I-75 SB Ramps Southbound					US 441 Westbound					Business Entrance Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
02:00 PM	4	1	2	0	7	0	15	0	0	15	1	0	0	0	1	0	14	0	0	14	37
02:15 PM	6	0	4	0	10	3	20	1	0	24	1	0	0	0	1	0	22	0	0	22	57
02:30 PM	5	1	7	0	13	1	10	0	0	11	2	0	0	0	2	1	24	0	0	25	51
02:45 PM	0	1	4	0	5	2	11	0	0	13	1	0	0	0	1	0	21	0	0	21	40
Total	15	3	17	0	35	6	56	1	0	63	5	0	0	0	5	1	81	0	0	82	185
03:00 PM	3	0	3	0	6	4	15	1	0	20	2	0	0	0	2	0	17	0	0	17	45
03:15 PM	5	1	5	0	11	3	16	0	0	19	1	0	0	0	1	0	28	0	0	28	59
03:30 PM	6	0	3	0	9	1	12	0	0	13	1	0	0	0	1	0	13	0	0	13	36
03:45 PM	4	0	2	0	6	1	15	2	0	18	0	0	0	0	0	0	18	0	0	18	42
Total	18	1	13	0	32	9	58	3	0	70	4	0	0	0	4	0	76	0	0	76	182
04:00 PM	1	0	5	0	6	1	15	0	0	16	1	0	0	0	1	0	9	0	0	9	32
04:15 PM	6	0	2	0	8	0	10	0	0	10	1	0	0	0	1	0	12	0	0	12	31
04:30 PM	5	0	4	0	9	0	14	0	0	14	1	0	0	0	1	0	9	0	0	9	33
04:45 PM	2	1	2	0	5	0	13	0	0	13	0	0	0	0	0	0	14	0	0	14	32
Total	14	1	13	0	28	1	52	0	0	53	3	0	0	0	3	0	44	0	0	44	128
05:00 PM	3	0	3	0	6	0	12	0	0	12	1	0	0	0	1	0	9	0	0	9	28
05:15 PM	5	0	1	0	6	0	11	0	0	11	1	0	1	0	2	0	10	0	0	10	29
05:30 PM	3	0	3	0	6	2	11	1	0	14	2	0	0	0	2	2	12	0	0	14	36
05:45 PM	1	0	3	0	4	1	4	3	0	8	0	0	0	0	0	0	8	0	0	8	20
Total	12	0	10	0	22	3	38	4	0	45	4	0	1	0	5	2	39	0	0	41	113
06:00 PM	4	0	3	0	7	0	7	2	0	9	2	0	0	0	2	0	9	0	0	9	27
06:15 PM	7	0	0	0	7	1	9	0	0	10	0	0	0	0	0	0	13	0	0	13	30
Grand Total	70	5	56	0	131	20	220	10	0	250	18	0	1	0	19	3	262	0	0	265	665
Apprch %	53.4	3.8	42.7	0		8	88	4	0		94.7	0	5.3	0		1.1	98.9	0	0		
Total %	10.5	0.8	8.4	0	19.7	3	33.1	1.5	0	37.6	2.7	0	0.2	0	2.9	0.5	39.4	0	0	39.8	

	I-75 SB Ramps Southbound				US 441 Westbound				Business Entrance Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 02:30 PM																	
02:30 PM	**5**	**1**	**7**	**13**	1	10	0	11	**2**	0	0	**2**	**1**	24	0	25	51
02:45 PM	0	1	4	5	2	11	0	13	1	0	0	1	0	21	0	21	40
03:00 PM	3	0	3	6	**4**	15	**1**	**20**	2	0	0	2	0	17	0	17	45
03:15 PM	5	1	5	11	3	**16**	0	19	1	0	0	1	0	**28**	0	**28**	**59**
Total Volume	13	3	19	35	10	52	1	63	6	0	0	6	1	90	0	91	195
% App. Total	37.1	8.6	54.3		15.9	82.5	1.6		100	0	0		1.1	98.9	0		
PHF	.650	.750	.679	.673	.625	.813	.250	.788	.750	.000	.000	.750	.250	.804	.000	.813	.826

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File Name : 5-I-75 SB Ramps and US 441 PM
Site Code :
Start Date : 3/14/2019
Page No : 1

Groups Printed- Combined

	I-75 SB Ramps Southbound					US 441 Westbound					Business Entrance Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
02:00 PM	16	6	25	0	47	26	228	21	0	275	30	0	7	0	37	7	196	0	0	203	562
02:15 PM	12	6	27	0	45	29	265	17	0	311	24	0	7	2	33	17	249	0	0	266	655
02:30 PM	16	9	28	0	53	33	306	25	0	364	32	0	3	0	35	15	205	0	0	220	672
02:45 PM	7	8	45	0	60	30	266	16	0	312	31	0	12	0	43	9	210	0	0	219	634
Total	51	29	125	0	205	118	1065	79	0	1262	117	0	29	2	148	48	860	0	0	908	2523
03:00 PM	6	8	29	0	43	50	282	15	0	347	27	0	4	0	31	17	214	0	0	231	652
03:15 PM	23	7	32	0	62	45	303	10	1	359	28	0	11	0	39	17	310	0	0	327	787
03:30 PM	13	6	35	0	54	45	350	13	0	408	23	0	6	0	29	16	224	0	0	240	731
03:45 PM	12	11	27	0	50	44	324	17	0	385	20	0	8	1	29	9	211	0	1	221	685
Total	54	32	123	0	209	184	1259	55	1	1499	98	0	29	1	128	59	959	0	1	1019	2855
04:00 PM	11	5	28	0	44	31	333	19	0	383	28	0	7	1	36	15	223	0	0	238	701
04:15 PM	23	7	38	0	68	56	330	11	0	397	33	0	11	0	44	16	209	0	0	225	734
04:30 PM	20	7	33	0	60	49	353	7	0	409	18	0	12	0	30	14	250	0	0	264	763
04:45 PM	17	13	38	0	68	31	362	20	0	413	28	0	3	0	31	13	225	0	0	238	750
Total	71	32	137	0	240	167	1378	57	0	1602	107	0	33	1	141	58	907	0	0	965	2948
05:00 PM	13	4	32	0	49	56	409	12	0	477	19	0	6	0	25	18	250	0	0	268	819
05:15 PM	13	4	46	0	63	58	361	11	0	430	26	0	10	0	36	11	224	0	0	235	764
05:30 PM	17	9	49	0	75	42	429	8	0	479	25	0	3	0	28	12	263	0	1	276	858
05:45 PM	11	5	46	0	62	39	419	14	0	472	28	0	7	0	35	17	219	0	0	236	805
Total	54	22	173	0	249	195	1618	45	0	1858	98	0	26	0	124	58	956	0	1	1015	3246
06:00 PM	20	6	35	0	61	47	413	16	0	476	21	0	3	0	24	15	213	0	0	228	789
06:15 PM	23	7	33	0	63	34	292	11	0	337	25	0	6	1	32	15	218	0	0	233	665
Grand Total	273	128	626	0	1027	745	6025	263	1	7034	466	0	126	5	597	253	4113	0	2	4368	13026
Apprch %	26.6	12.5	61	0		10.6	85.7	3.7	0		78.1	0	21.1	0.8		5.8	94.2	0	0		
Total %	2.1	1	4.8	0	7.9	5.7	46.3	2	0	54	3.6	0	1	0	4.6	1.9	31.6	0	0	33.5	

	I-75 SB Ramps Southbound				US 441 Westbound				Business Entrance Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	13	4	32	49	56	409	12	477	19	0	6	25	**18**	250	0	268	819
05:15 PM	13	4	46	63	**58**	361	11	430	26	0	**10**	**36**	11	224	0	235	764
05:30 PM	**17**	**9**	**49**	**75**	42	**429**	8	**479**	25	0	3	28	12	**263**	0	**275**	**857**
05:45 PM	11	5	46	62	39	419	**14**	472	**28**	0	7	35	17	219	0	236	805
Total Volume	54	22	173	249	195	1618	45	1858	98	0	26	124	58	956	0	1014	3245
% App. Total	21.7	8.8	69.5		10.5	87.1	2.4		79	0	21		5.7	94.3	0		
PHF	.794	.611	.883	.830	.841	.943	.804	.970	.875	.000	.650	.861	.806	.909	.000	.922	.947

HV%=113/3245=3%

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File Name : 4-I-75 NB Ramps and US 441 PM
Site Code :
Start Date : 3/14/2019
Page No : 1

Groups Printed- Car

	I-75 NB Ramps Southbound					US 441 Westbound					McDonald's Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
02:00 PM	57	7	32	0	96	20	192	10	0	222	3	3	8	0	14	13	128	7	0	148	480
02:15 PM	85	6	26	0	117	25	192	14	0	231	7	1	8	2	18	8	181	8	0	197	563
02:30 PM	87	4	43	0	134	48	244	13	0	305	7	3	11	0	21	4	135	6	0	145	605
02:45 PM	87	4	47	0	138	30	187	9	0	226	5	5	8	0	18	10	165	8	0	183	565
Total	316	21	148	0	485	123	815	46	0	984	22	12	35	2	71	35	609	29	0	673	2213
03:00 PM	67	2	41	2	112	34	247	16	0	297	2	6	12	0	20	5	151	15	0	171	600
03:15 PM	122	5	33	0	160	43	220	9	0	272	6	3	15	0	24	15	192	20	0	227	683
03:30 PM	106	6	44	0	156	39	267	14	1	321	5	3	15	1	24	11	169	11	0	191	692
03:45 PM	114	7	43	0	164	44	247	17	0	308	7	2	15	1	25	3	158	17	0	178	675
Total	409	20	161	2	592	160	981	56	1	1198	20	14	57	2	93	34	670	63	0	767	2650
04:00 PM	121	3	64	0	188	34	240	20	0	294	5	3	8	1	17	6	156	11	0	173	672
04:15 PM	153	4	53	0	210	44	240	9	0	293	5	1	16	0	22	8	170	14	0	192	717
04:30 PM	130	11	52	0	193	50	280	10	0	340	2	2	8	0	12	7	172	18	0	197	742
04:45 PM	175	7	66	8	256	38	242	12	0	292	1	4	15	0	20	10	196	21	0	227	795
Total	579	25	235	8	847	166	1002	51	0	1219	13	10	47	1	71	31	694	64	0	789	2926
05:00 PM	161	4	65	0	230	45	293	10	0	348	2	3	11	0	16	5	190	19	0	214	808
05:15 PM	164	4	71	8	247	54	248	8	1	311	3	3	9	0	15	5	197	11	0	213	786
05:30 PM	157	3	71	1	232	46	302	8	0	356	3	4	9	0	16	6	213	9	0	228	832
05:45 PM	147	6	50	0	203	49	307	19	0	375	4	3	12	0	19	6	187	9	0	202	799
Total	629	17	257	9	912	194	1150	45	1	1390	12	13	41	0	66	22	787	48	0	857	3225
06:00 PM	107	2	64	0	173	41	339	17	0	397	4	6	15	0	25	5	154	8	0	167	762
06:15 PM	111	5	48	0	164	31	206	9	0	246	5	3	9	1	18	5	190	12	0	207	635
Grand Total	2151	90	913	19	3173	715	4493	224	2	5434	76	58	204	6	344	132	3104	224	0	3460	12411
Apprch %	67.8	2.8	28.8	0.6		13.2	82.7	4.1	0		22.1	16.9	59.3	1.7		3.8	89.7	6.5	0		
Total %	17.3	0.7	7.4	0.2	25.6	5.8	36.2	1.8	0	43.8	0.6	0.5	1.6	0	2.8	1.1	25	1.8	0	27.9	

	I-75 NB Ramps Southbound				US 441 Westbound				McDonald's Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	161	4	65	230	45	293	10	348	2	3	11	16	5	190	**19**	214	808
05:15 PM	**164**	4	**71**	**239**	**54**	248	8	310	3	3	9	15	5	197	11	213	777
05:30 PM	157	3	71	231	46	302	8	356	3	**4**	9	16	**6**	**213**	9	**228**	**831**
05:45 PM	147	**6**	50	203	49	**307**	**19**	**375**	**4**	3	**12**	**19**	6	187	9	202	799
Total Volume	629	17	257	903	194	1150	45	1389	12	13	41	66	22	787	48	857	3215
% App. Total	69.7	1.9	28.5		14	82.8	3.2		18.2	19.7	62.1		2.6	91.8	5.6		
PHF	.959	.708	.905	.945	.898	.936	.592	.926	.750	.813	.854	.868	.917	.924	.632	.940	.967

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File Name : 4-I-75 NB Ramps and US 441 PM
Site Code :
Start Date : 3/14/2019
Page No : 1

Groups Printed- Truck

	I-75 NB Ramps Southbound					US 441 Westbound					McDonald's Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
02:00 PM	9	0	3	0	12	2	6	0	0	8	0	0	0	0	0	0	10	1	0	11	31
02:15 PM	10	0	4	0	14	5	11	0	0	16	0	0	0	0	0	0	9	4	0	13	43
02:30 PM	6	0	4	0	10	5	6	0	0	11	0	0	0	0	0	0	12	7	0	19	40
02:45 PM	4	0	3	0	7	5	10	1	0	16	0	0	0	0	0	0	8	3	0	11	34
Total	29	0	14	0	43	17	33	1	0	51	0	0	0	0	0	0	39	15	0	54	148
03:00 PM	5	0	1	0	6	4	15	0	0	19	0	0	0	0	0	1	6	4	0	11	36
03:15 PM	11	0	0	0	11	4	8	0	0	12	0	0	1	0	1	0	17	7	0	24	48
03:30 PM	7	0	2	0	9	3	6	0	0	9	0	0	0	0	0	0	8	1	0	9	27
03:45 PM	10	0	1	0	11	3	8	0	0	11	0	0	0	0	0	0	7	3	0	10	32
Total	33	0	4	0	37	14	37	0	0	51	0	0	1	0	1	1	38	15	0	54	143
04:00 PM	11	0	2	0	13	1	5	0	0	6	0	0	0	0	0	0	10	2	0	12	31
04:15 PM	6	0	0	0	6	2	4	0	0	6	0	0	0	0	0	1	3	0	0	4	16
04:30 PM	6	0	0	0	6	3	9	0	0	12	0	0	0	0	0	0	5	4	0	9	27
04:45 PM	3	0	1	0	4	1	10	0	0	11	0	0	0	0	0	0	7	3	0	10	25
Total	26	0	3	0	29	7	28	0	0	35	0	0	0	0	0	1	25	9	0	35	99
05:00 PM	8	0	1	0	9	2	3	0	0	5	0	0	0	0	0	0	3	2	0	5	19
05:15 PM	11	0	1	0	12	3	3	0	0	6	0	0	0	0	0	0	6	1	0	7	25
05:30 PM	7	0	1	0	8	2	6	0	0	8	0	0	0	0	0	0	8	3	0	11	27
05:45 PM	4	0	0	0	4	3	4	0	0	7	0	0	0	0	0	0	6	3	0	9	20
Total	30	0	3	0	33	10	16	0	0	26	0	0	0	0	0	0	23	9	0	32	91
06:00 PM	9	0	0	0	9	3	1	0	0	4	0	0	0	0	0	0	8	2	0	10	23
06:15 PM	7	0	0	0	7	0	4	0	0	4	0	0	0	0	0	0	4	4	0	8	19
Grand Total	134	0	24	0	158	51	119	1	0	171	0	0	1	0	1	2	137	54	0	193	523
Apprch %	84.8	0	15.2	0		29.8	69.6	0.6	0		0	0	100	0		1	71	28	0		
Total %	25.6	0	4.6	0	30.2	9.8	22.8	0.2	0	32.7	0	0	0.2	0	0.2	0.4	26.2	10.3	0	36.9	

	I-75 NB Ramps Southbound				US 441 Westbound				McDonald's Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 02:30 PM																	
02:30 PM	6	0	**4**	10	**5**	6	0	11	0	0	0	0	0	12	**7**	19	40
02:45 PM	4	0	3	7	5	10	**1**	16	0	0	0	0	0	8	3	11	34
03:00 PM	5	0	1	6	4	**15**	0	**19**	0	0	0	0	**1**	6	4	11	36
03:15 PM	**11**	0	0	**11**	4	8	0	12	0	0	**1**	**1**	0	**17**	7	**24**	**48**
Total Volume	26	0	8	34	18	39	1	58	0	0	1	1	1	43	21	65	158
% App. Total	76.5	0	23.5		31	67.2	1.7		0	0	100		1.5	66.2	32.3		
PHF	.591	.000	.500	.773	.900	.650	.250	.763	.000	.000	.250	.250	.250	.632	.750	.677	.823

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File Name : 4-I-75 NB Ramps and US 441 PM
Site Code :
Start Date : 3/14/2019
Page No : 1

Groups Printed- Combined

	I-75 NB Ramps Southbound					US 441 Westbound					McDonald's Northbound					US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
02:00 PM	66	7	35	0	108	22	198	10	0	230	3	3	8	0	14	13	138	8	0	159	511
02:15 PM	95	6	30	0	131	30	203	14	0	247	7	1	8	2	18	8	190	12	0	210	606
02:30 PM	93	4	47	0	144	53	250	13	0	316	7	3	11	0	21	4	147	13	0	164	645
02:45 PM	91	4	50	0	145	35	197	10	0	242	5	5	8	0	18	10	173	11	0	194	599
Total	345	21	162	0	528	140	848	47	0	1035	22	12	35	2	71	35	648	44	0	727	2361
03:00 PM	72	2	42	2	118	38	262	16	0	316	2	6	12	0	20	6	157	19	0	182	636
03:15 PM	133	5	33	0	171	47	228	9	0	284	6	3	16	0	25	15	209	27	0	251	731
03:30 PM	113	6	46	0	165	42	273	14	1	330	5	3	15	1	24	11	177	12	0	200	719
03:45 PM	124	7	44	0	175	47	255	17	0	319	7	2	15	1	25	3	165	20	0	188	707
Total	442	20	165	2	629	174	1018	56	1	1249	20	14	58	2	94	35	708	78	0	821	2793
04:00 PM	132	3	66	0	201	35	245	20	0	300	5	3	8	1	17	6	166	13	0	185	703
04:15 PM	159	4	53	0	216	46	244	9	0	299	5	1	16	0	22	9	173	14	0	196	733
04:30 PM	136	11	52	0	199	53	289	10	0	352	2	2	8	0	12	7	177	22	0	206	769
04:45 PM	178	7	67	8	260	39	252	12	0	303	1	4	15	0	20	10	203	24	0	237	820
Total	605	25	238	8	876	173	1030	51	0	1254	13	10	47	1	71	32	719	73	0	824	3025
05:00 PM	169	4	66	0	239	47	296	10	0	353	2	3	11	0	16	5	193	21	0	219	827
05:15 PM	175	4	72	8	259	57	251	8	1	317	3	3	9	0	15	5	203	12	0	220	811
05:30 PM	164	3	72	1	240	48	308	8	0	364	3	4	9	0	16	6	221	12	0	239	859
05:45 PM	151	6	50	0	207	52	311	19	0	382	4	3	12	0	19	6	193	12	0	211	819
Total	659	17	260	9	945	204	1166	45	1	1416	12	13	41	0	66	22	810	57	0	889	3316
06:00 PM	116	2	64	0	182	44	340	17	0	401	4	6	15	0	25	5	162	10	0	177	785
06:15 PM	118	5	48	0	171	31	210	9	0	250	5	3	9	1	18	5	194	16	0	215	654
Grand Total	2285	90	937	19	3331	766	4612	225	2	5605	76	58	205	6	345	134	3241	278	0	3653	12934
Apprch %	68.6	2.7	28.1	0.6		13.7	82.3	4	0		22	16.8	59.4	1.7		3.7	88.7	7.6	0		
Total %	17.7	0.7	7.2	0.1	25.8	5.9	35.7	1.7	0	43.3	0.6	0.4	1.6	0	2.7	1	25.1	2.1	0	28.2	

	I-75 NB Ramps Southbound				US 441 Westbound				McDonald's Northbound				US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	169	4	66	239	47	296	10	353	2	3	11	16	5	193	**21**	219	827
05:15 PM	**175**	4	**72**	**251**	**57**	251	8	316	3	3	9	15	5	203	12	220	802
05:30 PM	164	3	72	239	48	308	8	364	3	**4**	9	16	**6**	**221**	12	**239**	**858**
05:45 PM	151	**6**	50	207	52	**311**	**19**	**382**	**4**	3	**12**	**19**	6	193	12	211	819
Total Volume	659	17	260	936	204	1166	45	1415	12	13	41	66	22	810	57	889	3306
% App. Total	70.4	1.8	27.8		14.4	82.4	3.2		18.2	19.7	62.1		2.5	91.1	6.4		
PHF	.941	.708	.903	.932	.895	.937	.592	.926	.750	.813	.854	.868	.917	.916	.679	.930	.963

HV%=91/3306=3%

April Blvd at US 441
9/29/2020

TIME		MOVEMENT					Total	Hourly Total
FROM	TO	EBL	EBU	WBR	SBL	SBR		
4:00:00 PM	4:14:59 PM	1	7	4	2	2	16	61
4:15:00 PM	4:29:59 PM	0	6	4	1	3	14	67
4:30:00 PM	4:44:59 PM	5	3	5	1	2	16	72
4:45:00 PM	4:59:59 PM	5	4	0	3	3	15	74
5:00:00 PM	5:14:59 PM	9	4	4	1	4	22	77
5:15:00 PM	5:29:59 PM	8	2	4	1	4	19	
5:30:00 PM	5:44:59 PM	5	5	3	4	1	18	
5:45:00 PM	5:59:59 PM	4	4	5	3	2	18	
Peak Hour								
5:00:00 PM	5:59:59 PM	26	15	16	9	11	77	

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF	
1	01/01/2019 - 01/05/2019	1.05	1.08	
2	01/06/2019 - 01/12/2019	1.04	1.07	
3	01/13/2019 - 01/19/2019	1.03	1.06	
4	01/20/2019 - 01/26/2019	1.02	1.05	
5	01/27/2019 - 02/02/2019	1.01	1.04	
6	02/03/2019 - 02/09/2019	0.99	1.02	
* 7	02/10/2019 - 02/16/2019	0.98	1.01	
* 8	02/17/2019 - 02/23/2019	0.97	1.00	
* 9	02/24/2019 - 03/02/2019	0.97	1.00	
*10	03/03/2019 - 03/09/2019	0.96	0.99	
*11	03/10/2019 - 03/16/2019	0.96	0.99	PSCF of 1.00 applied since PSCF is less than 1
*12	03/17/2019 - 03/23/2019	0.96	0.99	
*13	03/24/2019 - 03/30/2019	0.96	0.99	
*14	03/31/2019 - 04/06/2019	0.96	0.99	
*15	04/07/2019 - 04/13/2019	0.96	0.99	
*16	04/14/2019 - 04/20/2019	0.96	0.99	
*17	04/21/2019 - 04/27/2019	0.97	1.00	
*18	04/28/2019 - 05/04/2019	0.98	1.01	
*19	05/05/2019 - 05/11/2019	0.99	1.02	
20	05/12/2019 - 05/18/2019	1.00	1.03	
21	05/19/2019 - 05/25/2019	1.00	1.03	
22	05/26/2019 - 06/01/2019	1.01	1.04	
23	06/02/2019 - 06/08/2019	1.02	1.05	
24	06/09/2019 - 06/15/2019	1.03	1.06	
25	06/16/2019 - 06/22/2019	1.03	1.06	
26	06/23/2019 - 06/29/2019	1.04	1.07	
27	06/30/2019 - 07/06/2019	1.04	1.07	
28	07/07/2019 - 07/13/2019	1.05	1.08	
29	07/14/2019 - 07/20/2019	1.06	1.09	
30	07/21/2019 - 07/27/2019	1.04	1.07	
31	07/28/2019 - 08/03/2019	1.03	1.06	
32	08/04/2019 - 08/10/2019	1.01	1.04	
33	08/11/2019 - 08/17/2019	1.00	1.03	
34	08/18/2019 - 08/24/2019	0.99	1.02	
35	08/25/2019 - 08/31/2019	0.99	1.02	
36	09/01/2019 - 09/07/2019	0.99	1.02	
37	09/08/2019 - 09/14/2019	0.99	1.02	
38	09/15/2019 - 09/21/2019	0.99	1.02	
39	09/22/2019 - 09/28/2019	0.99	1.02	
40	09/29/2019 - 10/05/2019	0.98	1.01	
41	10/06/2019 - 10/12/2019	0.98	1.01	
42	10/13/2019 - 10/19/2019	0.98	1.01	
43	10/20/2019 - 10/26/2019	0.99	1.02	
44	10/27/2019 - 11/02/2019	1.00	1.03	
45	11/03/2019 - 11/09/2019	1.01	1.04	
46	11/10/2019 - 11/16/2019	1.03	1.06	
47	11/17/2019 - 11/23/2019	1.03	1.06	
48	11/24/2019 - 11/30/2019	1.04	1.07	
49	12/01/2019 - 12/07/2019	1.04	1.07	
50	12/08/2019 - 12/14/2019	1.05	1.08	
51	12/15/2019 - 12/21/2019	1.05	1.08	
52	12/22/2019 - 12/28/2019	1.04	1.07	
53	12/29/2019 - 12/31/2019	1.03	1.06	

* PEAK SEASON

14-FEB-2020 15:39:21 830UPD 2_2600_PKSEASON.TXT

Table 2a. Traffic Impacts - Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	45,638	508	45,454	50.38%
		Peak Hour	8,250	4,792	38	3,420	58.55%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	69,956	508	21,136	76.93%
		Peak Hour	8,250	7,345	38	867	89.49%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	22,740	2,302	17,958	58.24%
		Peak Hour	3,870	2,047	194	1,629	57.91%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,011	6,161	19,528	57.27%
		Peak Hour	4,110	1,901	616	1,593	61.24%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,199	2,785	12,016	69.19%
		Peak Hour	3,510	2,299	245	966	72.48%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	28,490	2,785	7,725	80.19%
		Peak Hour	3,510	2,707	245	558	84.10%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,482	2,785	17,733	58.76%
		Peak Hour	3,870	2,136	245	1,489	61.52%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,792	152	4,456	69.06%
		Peak Hour	1,290	930	40	320	75.19%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,636	121	6,643	53.87%
		Peak Hour	1,290	725	18	547	57.60%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,724	121	9,555	33.65%
		Peak Hour	1,290	449	18	823	36.20%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,867	542	8,711	42.39%
		Peak Hour	1,359	558	58	743	45.33%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,486	0	13,634	9.83%
		Peak Hour	1,359	160	0	1,199	11.77%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	10,231	0	10,649	49.00%
		Peak Hour	1,881	972	0	909	51.67%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,497	161	12,462	17.58%
		Peak Hour	1,359	167	0	1,192	12.29%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,007	701	11,412	24.52%
		Peak Hour	1,359	354	73	932	31.42%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,501	16	13,603	10.03%
		Peak Hour	1,359	166	1	1,192	12.29%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,379	191	9,550	36.84%
		Peak Hour	1,359	486	20	853	37.23%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019

** *Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*

^ County Facility AADT counts provided by Alachua County Public Works, April 2020.

^^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.

Reserved Trips are automatically updated from Table 8 data.

City of Gainesville | Timing Sheet | 9/29/2020 9:44:38 AM

Station : 140 - US 441 @ I-75 W - FYA (Alachua) (Standard File)

Phase	1 (EL)	2 (WT)	3 (SL)	4 (NT)	5 (WL)	6 (ET)	7 (NL)	8 (ST)	9	10	11	12	13	14	15	16
Walk		7				7	7									
Ped Clearance		20				15	29									
Min Green	4	15			4	15	4	6								
Gap Ext	3	3.5			2	3.5	2	4								
Max1	10	65			15	65	15	25								
Max2																
Yellow Clr		5			5	5	3.7	4.5								
Red Clr		2			2	2	2.7	2.5								
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable		ON			ON	ON	ON	ON								
Auto Flash Entry								ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON				ON										
Sim Gap Enable		ON				ON										
Guar Passage																
Rest In Walk																
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt	ON	ON	ON	ON	ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	5	5	5	5	5	5
Min Walk						
Ped Clear	24	24	24	24	24	24
Track Green						
Min Dwell	10	10	10	10	10	10
Max Presence	120	120	120	120	120	120
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1		2			2	1
Dwell Cyc Veh 2	8	6	8	7	5	6
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Dwell Cyc Ped8						
Exit 1	4	2		4	2	2
Exit 2	8	6	8	8	6	6
Exit 3						
Exit 4						

Prepared By	Date Implemented

Reviewed By	Traffic Engineer

City of Gainesville | Timing Sheet | 9/29/2020 9:44:38 AM

Station : 140 - US 441 @ I-75 W - FYA (Alachua) (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		95	254																							
6		1	1	150	117	1	1	12	17		18	83		49	21	80	22	27								
9	15	2	2	130	34	2	1	12	17		18	72		40	18	72	18	22								
16	15	3	3	160	80	3	1	12	17		18	98		44	18	98	18	26								
18	15	4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21	30	95	254																							
Day Plan 2											**Easy**															
		95	254																							
6		1	1	150	117	1	1	12	17		18	83		49	21	80	22	27								
9	15	2	2	130	34	2	1	12	17		18	72		40	18	72	18	22								
16	15	3	3	160	80	3	1	12	17		18	98		44	18	98	18	26								
18	15	4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21	30	95	254																							
Day Plan 3											**Easy**															
		95	254																							
7		4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
9		6	6	130	6	6	1	12	17		18	72		40	18	72	18	22								
12	30	5	5	130	6	5	1	12	17		18	76		36	18	76	18	18								
18		4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21		95	254																							

City of Gainesville | Timing Sheet | 9/29/2020 9:44:38 AM

Station : 140 - US 441 @ I-75 W - FYA (Alachua) (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											Easy															
		95	254																							
9		4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
11		6	6	130	6	6	1	12	17		18	72		40	18	72	18	22								
17	30	4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21		95	254																							

Scheduler

	Month											Day of Week							Day of Month									1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1						1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4
5																																																		5
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31																																																		31
32																																																		32

User Comments:

City of Gainesville | Timing Sheet | 9/29/2020 12:12:17 PM

Station : 145 - US 441 @ I-75 E (Alachua) (Standard File)

Phase	1 (NL)	2 (ST)	3	4	5 (SL)	6 (NT)	7 (ET)	8 (WT)	9	10	11	12	13	14	15	16
Walk		7				7	7									
Ped Clearance		43				15	29									
Min Green	4	15			4	15	4	6								
Gap Ext	3	3.5			2	3.5	2.5	4.5								
Max1	15	65			15	65	15	25								
Max2																
Yellow Clr	4.9	4.9			4.8	4.9	4	4								
Red Clr	2	2			2	2	2.7	2.4								
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON			ON	ON	ON	ON								
Auto Flash Entry								ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall						ON										
Soft Recall																
Dual Entry		ON				ON										
Sim Gap Enable		ON				ON										
Guar Passage																
Rest In Walk																
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt	ON	ON	ON	ON	ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	5	5	5	5	5	5
Min Walk						
Ped Clear	32	32	32	32	32	32
Track Green						
Min Dwell	10	10	10	10	10	10
Max Presence	120	120	120	120	120	120
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1		2			2	1
Dwell Cyc Veh 2	8	6	8	7	5	6
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Dwell Cyc Ped8						
Exit 1		2			2	2
Exit 2	8	6	8	8	6	6
Exit 3						
Exit 4						

Prepared By	Date Implemented
Reviewed By	Traffic Engineer

City of Gainesville | Timing Sheet | 9/29/2020 12:12:17 PM

Station : 145 - US 441 @ I-75 E (Alachua) (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		95	254																							
6		1	1	150	114	1	1	12	17		21	73		56	21	73	22	34								
9	15	2	2	130	36	2	1	12	17		21	61		48	18	64	20	28								
15		8	8	130	36	8	1	12	17		21	58		51	18	61	19	32								
16	15	10	10	160	80	10	1	12	17		18	60		82	18	60	41	41								
16	45	3	3	160	80	3	1	6	17		18	64		78	18	64	41	37								
18	15	4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21	30	95	254																							
Day Plan 2											**Easy**															
		95	254																							
6		1	1	150	114	1	1	12	17		21	73		56	21	73	22	34								
9	15	2	2	130	36	2	1	12	17		21	61		48	18	64	20	28								
15		8	8	130	36	8	1	12	17		21	58		51	18	61	19	32								
16	15	10	10	160	80	10	1	12	17		18	60		82	18	60	41	41								
16	45	3	3	160	80	3	1	6	17		18	64		78	18	64	41	37								
18	15	4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21	30	95	254																							
Day Plan 3											**Easy**															
		95	254																							
7		4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
9		6	6	130		6	1	12	17		18	70		42	18	70	18	24								
12	30	5	5	130		5	1	12	17		22	60		48	18	64	18	30								
18		4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21		95	254																							

City of Gainesville | Timing Sheet | 9/29/2020 12:12:17 PM

Station : 145 - US 441 @ I-75 E (Alachua) (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	Seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											Easy															
		95	254																							
9		4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
11		6	6	130		6	1	12	17		18	70		42	18	70	18	24								
17	30	4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21		95	254																							

Scheduler

	Month											Day of Week							Day of Month										1										2										3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1						1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4
5																																																		5
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User Comments:

ATTACHMENT C:

US 441 & I-75 RAMPS VOLUME DEVELOPMENT

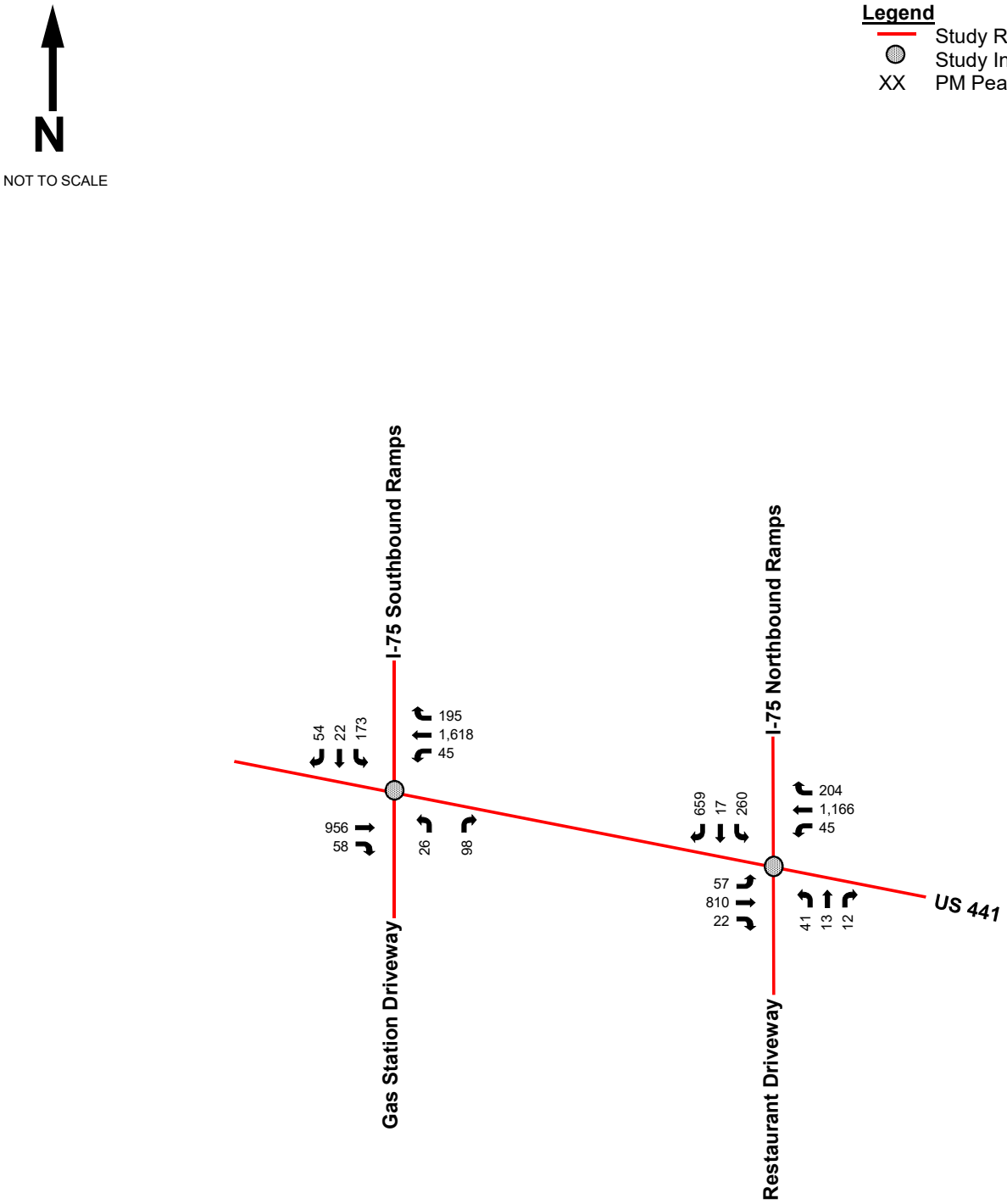


Figure 2
Existing PM Peak Hour Traffic - US 441 and I-75 Ramps
Tara April
Alachua, Florida

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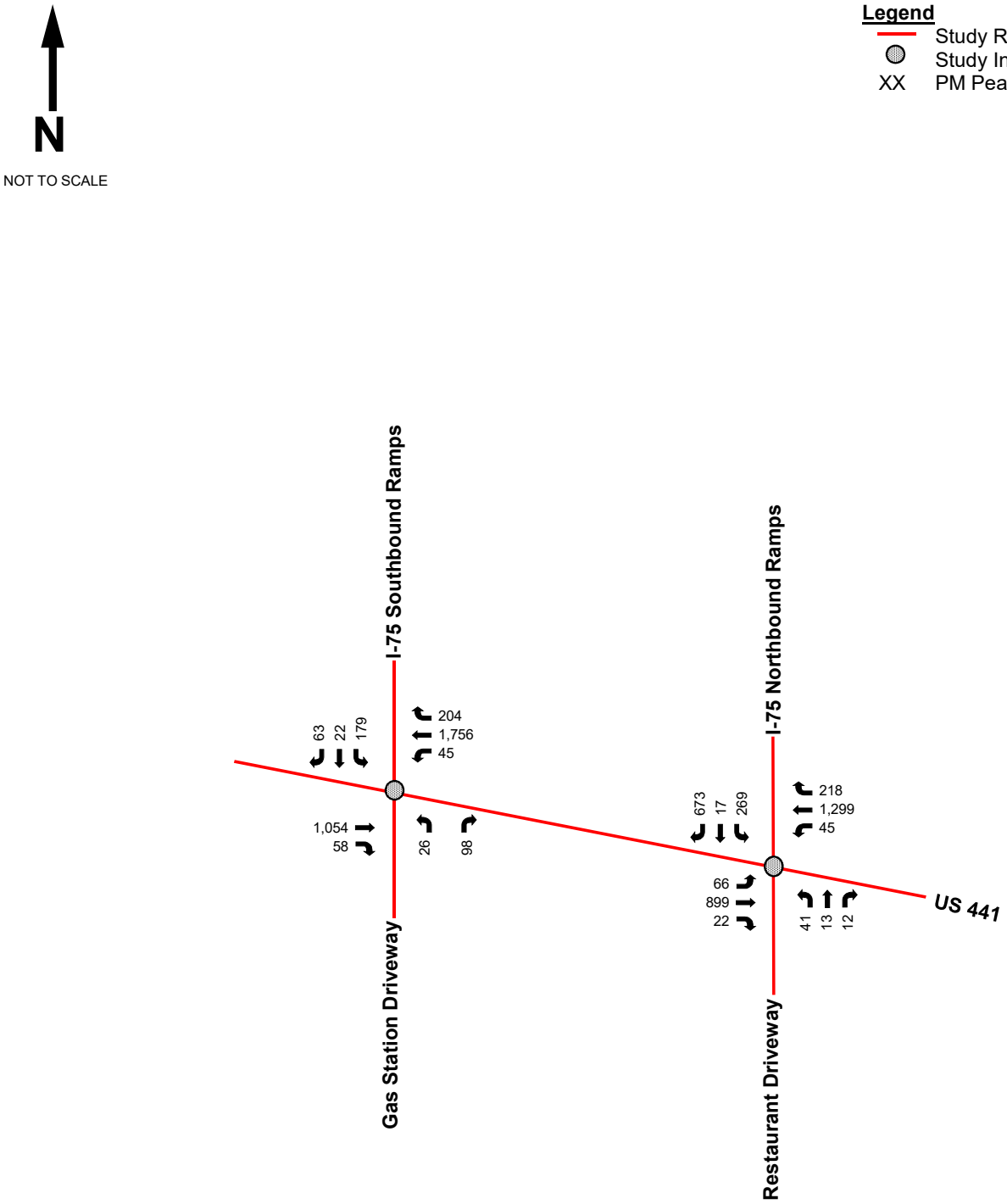


Figure 3
Existing + Reserved PM Peak Hour Traffic - US 441 and I-75 Ramps
Tara April
Alachua, Florida

© 2020

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: US 441/M.L. King Jr. Boulevard and I-75 Southbound Ramps
COUNT DATE: March 14, 2019
PM PEAK HOUR FACTOR: 0.95

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements			956	58		45	1,618	195		26		98		173	22	54
Peak Season Correction Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
PM EXISTING TRAFFIC VOLUMES			**956**	**58**		**45**	**1,618**	**195**		**26**		**98**		**173**	**22**	**54**

"PM EXISTING+RESERVED TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
City of Alachua Reserved Trips			98				138	9						6		9
PM EXISTING+RESERVED TRAFFIC VOLUMES			**1,054**	**58**		**45**	**1,756**	**204**		**26**		**98**		**179**	**22**	**63**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: US 441/M.L. King Jr. Boulevard and I-75 Northbound Ramps
COUNT DATE: March 14, 2019
PM PEAK HOUR FACTOR: 0.96

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		57	810	22		45	1,166	204		41	13	12		260	17	659
Peak Season Correction Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
PM EXISTING TRAFFIC VOLUMES		**57**	**810**	**22**		**45**	**1,166**	**204**		**41**	**13**	**12**		**260**	**17**	**659**

"PM EXISTING+RESERVED TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
City of Alachua Reserved Trips		9	89				133	14						9		14
PM EXISTING+RESERVED TRAFFIC VOLUMES		**66**	**899**	**22**		**45**	**1,299**	**218**		**41**	**13**	**12**		**269**	**17**	**673**

ATTACHMENT D:

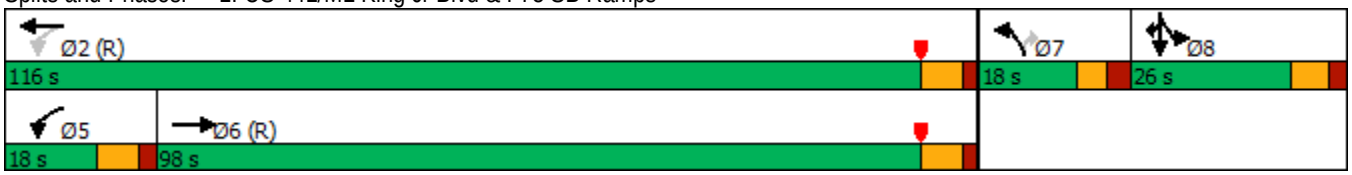
US 441 & I-75 RAMPS INTERSECTION ANALYSES

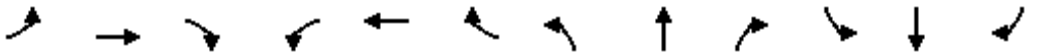
Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	956	45	1618	195	26	98	173	22	54
Future Volume (vph)	956	45	1618	195	26	98	173	22	54
Turn Type	NA	pm+pt	NA	Free	Prot	Perm	Split	NA	Prot
Protected Phases	6	5	2		7		8	8	8
Permitted Phases		2		Free		7			
Detector Phase	6	5	2		7	7	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0		4.0	4.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0		42.4	42.4	13.0	13.0	13.0
Total Split (s)	98.0	18.0	116.0		18.0	18.0	26.0	26.0	26.0
Total Split (%)	61.3%	11.3%	72.5%		11.3%	11.3%	16.3%	16.3%	16.3%
Yellow Time (s)	5.0	5.0	5.0		3.7	3.7	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0		2.7	2.7	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0		6.4	6.4	7.0	7.0	7.0
Lead/Lag	Lag	Lead			Lead	Lead	Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes			Yes	Yes	Yes	Yes	Yes
Recall Mode	C-Min	None	C-Min		None	None	None	None	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 80 (50%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 120
Control Type: Actuated-Coordinated

Splits and Phases: 1: US 441/ML King Jr Blvd & I-75 SB Ramps





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	956	58	45	1618	195	26	0	98	173	22	54
Future Volume (vph)	0	956	58	45	1618	195	26	0	98	173	22	54
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		7.0		7.0	7.0	4.0	6.4		6.4	7.0	7.0	7.0
Lane Util. Factor		0.95		1.00	0.95	1.00	1.00		1.00	0.95	0.95	1.00
Frt		0.99		1.00	1.00	0.85	1.00		0.85	1.00	1.00	0.85
Flt Protected		1.00		0.95	1.00	1.00	0.95		1.00	0.95	0.96	1.00
Satd. Flow (prot)		3475		1752	3505	1568	1752		1568	1665	1687	1568
Flt Permitted		1.00		0.21	1.00	1.00	0.95		1.00	0.95	0.96	1.00
Satd. Flow (perm)		3475		384	3505	1568	1752		1568	1665	1687	1568
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	1006	61	47	1703	205	27	0	103	182	23	57
RTOR Reduction (vph)	0	2	0	0	0	0	0	0	98	0	0	51
Lane Group Flow (vph)	0	1065	0	47	1703	205	27	0	5	102	103	6
Turn Type		NA		pm+pt	NA	Free	Prot		Perm	Split	NA	Prot
Protected Phases		6		5	2		7			8	8	8
Permitted Phases				2		Free			7			
Actuated Green, G (s)		105.0		116.8	116.8	160.0	7.0		7.0	15.8	15.8	15.8
Effective Green, g (s)		105.0		116.8	116.8	160.0	7.0		7.0	15.8	15.8	15.8
Actuated g/C Ratio		0.66		0.73	0.73	1.00	0.04		0.04	0.10	0.10	0.10
Clearance Time (s)		7.0		7.0	7.0		6.4		6.4	7.0	7.0	7.0
Vehicle Extension (s)		3.5		2.0	3.5		2.0		2.0	4.0	4.0	4.0
Lane Grp Cap (vph)		2280		321	2558	1568	76		68	164	166	154
v/s Ratio Prot		0.31		0.00	c0.49		c0.02			c0.06	0.06	0.00
v/s Ratio Perm				0.10		0.13			0.00			
v/c Ratio		0.47		0.15	0.67	0.13	0.36		0.07	0.62	0.62	0.04
Uniform Delay, d1		13.6		8.1	11.3	0.0	74.3		73.4	69.2	69.2	65.2
Progression Factor		1.00		1.69	1.65	1.00	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2		0.7		0.1	1.1	0.1	1.0		0.2	8.1	7.9	0.1
Delay (s)		14.3		13.8	19.8	0.1	75.3		73.5	77.3	77.2	65.3
Level of Service		B		B	B	A	E		E	E	E	E
Approach Delay (s)		14.3			17.6			73.9			74.6	
Approach LOS		B			B			E			E	

Intersection Summary			
HCM 2000 Control Delay	23.1	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.68		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	27.4
Intersection Capacity Utilization	68.4%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

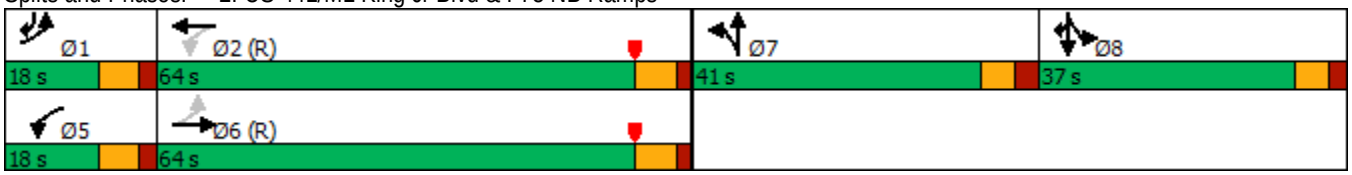
HCM 6th Edition methodology does not support turning movements with shared & exclusive lanes.

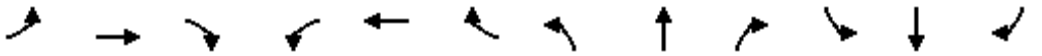
Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	57	810	45	1166	204	13	17	659
Future Volume (vph)	57	810	45	1166	204	13	17	659
Turn Type	pm+pt	NA	pm+pt	NA	Free	NA	NA	pt+ov
Protected Phases	1	6	5	2		7	8	8 1
Permitted Phases	6		2		Free			
Detector Phase	1	6	5	2		7	8	8 1
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0		4.0	6.0	
Minimum Split (s)	10.9	28.9	10.8	56.9		42.7	12.4	
Total Split (s)	18.0	64.0	18.0	64.0		41.0	37.0	
Total Split (%)	11.3%	40.0%	11.3%	40.0%		25.6%	23.1%	
Yellow Time (s)	4.9	4.9	4.8	4.9		4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0		2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.9	6.9	6.8	6.9		6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Min	None	C-Min		None	None	

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 80 (50%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
Natural Cycle: 135
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441/ML King Jr Blvd & I-75 NB Ramps





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	57	810	22	45	1166	204	41	13	12	260	17	659
Future Volume (vph)	57	810	22	45	1166	204	41	13	12	260	17	659
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.9	6.9		6.8	6.9	4.0		6.7			6.4	6.4
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00		1.00			1.00	0.88
Frt	1.00	1.00		1.00	1.00	0.85		0.97			1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00		0.97			0.96	1.00
Satd. Flow (prot)	1752	3491		1752	3505	1568		1745			1762	2760
Flt Permitted	0.11	1.00		0.25	1.00	1.00		0.97			0.96	1.00
Satd. Flow (perm)	210	3491		465	3505	1568		1745			1762	2760
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	59	844	23	47	1215	212	43	14	12	271	18	686
RTOR Reduction (vph)	0	1	0	0	0	0	0	7	0	0	0	389
Lane Group Flow (vph)	59	866	0	47	1215	213	0	63	0	0	289	297
Turn Type	pm+pt	NA		pm+pt	NA	Free	Split	NA		Split	NA	pt+ov
Protected Phases	1	6		5	2		7	7		8	8	8 1
Permitted Phases	6			2		Free						
Actuated Green, G (s)	88.8	80.2		84.1	77.8	160.0		11.2			35.5	50.5
Effective Green, g (s)	88.8	80.2		84.1	77.8	160.0		11.2			35.5	50.5
Actuated g/C Ratio	0.55	0.50		0.53	0.49	1.00		0.07			0.22	0.32
Clearance Time (s)	6.9	6.9		6.8	6.9			6.7			6.4	
Vehicle Extension (s)	3.0	3.0		3.0	3.0			3.0			3.0	
Lane Grp Cap (vph)	199	1749		295	1704	1568		122			390	871
v/s Ratio Prot	0.02	0.25		0.01	c0.35			c0.04			c0.16	c0.11
v/s Ratio Perm	0.15			0.08		c0.14						
v/c Ratio	0.30	0.50		0.16	0.71	0.14		0.52			0.74	0.34
Uniform Delay, d1	22.4	26.5		19.6	32.3	0.0		71.8			58.0	42.0
Progression Factor	0.85	0.98		1.00	1.00	1.00		1.00			1.00	1.00
Incremental Delay, d2	0.8	0.9		0.3	2.6	0.2		4.0			7.4	0.2
Delay (s)	19.8	26.8		19.8	34.9	0.2		75.8			65.4	42.2
Level of Service	B	C		B	C	A		E			E	D
Approach Delay (s)		26.3			29.4			75.8			49.1	
Approach LOS		C			C			E			D	

Intersection Summary			
HCM 2000 Control Delay	35.1	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.69		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	26.9
Intersection Capacity Utilization	75.6%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

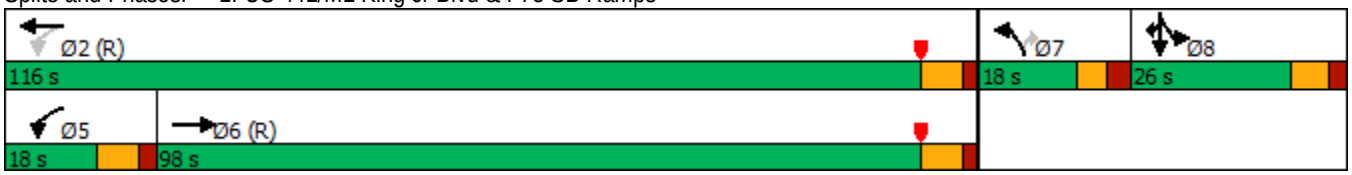
HCM 6th Edition methodology expects strict NEMA phasing.

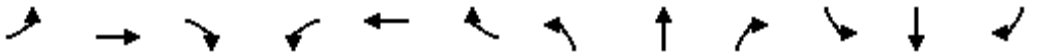
Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	1054	45	1756	204	26	98	179	22	63
Future Volume (vph)	1054	45	1756	204	26	98	179	22	63
Turn Type	NA	pm+pt	NA	Free	Prot	Perm	Split	NA	Prot
Protected Phases	6	5	2		7		8	8	8
Permitted Phases		2		Free		7			
Detector Phase	6	5	2		7	7	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0		4.0	4.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0		42.4	42.4	13.0	13.0	13.0
Total Split (s)	98.0	18.0	116.0		18.0	18.0	26.0	26.0	26.0
Total Split (%)	61.3%	11.3%	72.5%		11.3%	11.3%	16.3%	16.3%	16.3%
Yellow Time (s)	5.0	5.0	5.0		3.7	3.7	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0		2.7	2.7	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0		6.4	6.4	7.0	7.0	7.0
Lead/Lag	Lag	Lead			Lead	Lead	Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes			Yes	Yes	Yes	Yes	Yes
Recall Mode	C-Min	None	C-Min		None	None	None	None	None

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 80 (50%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 130
Control Type: Actuated-Coordinated

Splits and Phases: 1: US 441/ML King Jr Blvd & I-75 SB Ramps





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1054	58	45	1756	204	26	0	98	179	22	63
Future Volume (vph)	0	1054	58	45	1756	204	26	0	98	179	22	63
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		7.0		7.0	7.0	4.0	6.4		6.4	7.0	7.0	7.0
Lane Util. Factor		0.95		1.00	0.95	1.00	1.00		1.00	0.95	0.95	1.00
Frt		0.99		1.00	1.00	0.85	1.00		0.85	1.00	1.00	0.85
Flt Protected		1.00		0.95	1.00	1.00	0.95		1.00	0.95	0.96	1.00
Satd. Flow (prot)		3477		1752	3505	1568	1752		1568	1665	1686	1568
Flt Permitted		1.00		0.18	1.00	1.00	0.95		1.00	0.95	0.96	1.00
Satd. Flow (perm)		3477		332	3505	1568	1752		1568	1665	1686	1568
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	1109	61	47	1848	215	27	0	103	188	23	66
RTOR Reduction (vph)	0	2	0	0	0	0	0	0	98	0	0	59
Lane Group Flow (vph)	0	1168	0	47	1848	215	27	0	5	105	106	7
Turn Type		NA		pm+pt	NA	Free	Prot		Perm	Split	NA	Prot
Protected Phases		6		5	2		7			8	8	8
Permitted Phases				2		Free			7			
Actuated Green, G (s)		104.8		116.6	116.6	160.0	7.0		7.0	16.0	16.0	16.0
Effective Green, g (s)		104.8		116.6	116.6	160.0	7.0		7.0	16.0	16.0	16.0
Actuated g/C Ratio		0.65		0.73	0.73	1.00	0.04		0.04	0.10	0.10	0.10
Clearance Time (s)		7.0		7.0	7.0		6.4		6.4	7.0	7.0	7.0
Vehicle Extension (s)		3.5		2.0	3.5		2.0		2.0	4.0	4.0	4.0
Lane Grp Cap (vph)		2277		284	2554	1568	76		68	166	168	156
v/s Ratio Prot		0.34		0.00	c0.53		c0.02			c0.06	0.06	0.00
v/s Ratio Perm				0.12		0.14			0.00			
v/c Ratio		0.51		0.17	0.72	0.14	0.36		0.07	0.63	0.63	0.04
Uniform Delay, d1		14.3		8.9	12.5	0.0	74.3		73.4	69.2	69.2	65.1
Progression Factor		1.00		1.63	1.64	1.00	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2		0.8		0.1	1.3	0.1	1.0		0.2	8.6	8.4	0.2
Delay (s)		15.2		14.6	21.7	0.1	75.3		73.5	77.7	77.6	65.2
Level of Service		B		B	C	A	E		E	E	E	E
Approach Delay (s)		15.2			19.3			73.9			74.7	
Approach LOS		B			B			E			E	

Intersection Summary			
HCM 2000 Control Delay	24.1	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.73		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	27.4
Intersection Capacity Utilization	72.4%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

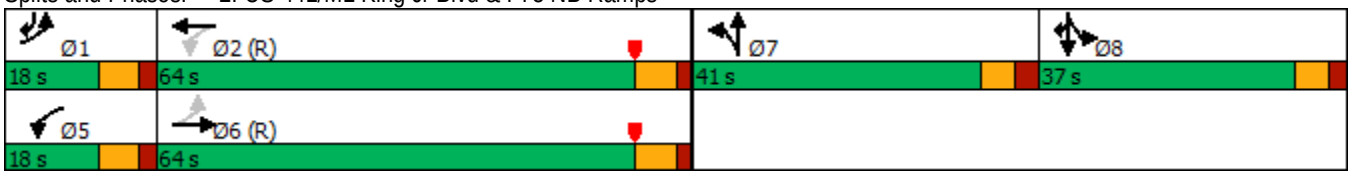
HCM 6th Edition methodology does not support turning movements with shared & exclusive lanes.

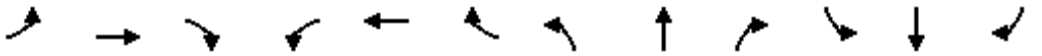
Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	66	899	45	1299	218	13	17	673
Future Volume (vph)	66	899	45	1299	218	13	17	673
Turn Type	pm+pt	NA	pm+pt	NA	Free	NA	NA	pt+ov
Protected Phases	1	6	5	2		7	8	8 1
Permitted Phases	6		2		Free			
Detector Phase	1	6	5	2		7	8	8 1
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0		4.0	6.0	
Minimum Split (s)	10.9	28.9	10.8	56.9		42.7	12.4	
Total Split (s)	18.0	64.0	18.0	64.0		41.0	37.0	
Total Split (%)	11.3%	40.0%	11.3%	40.0%		25.6%	23.1%	
Yellow Time (s)	4.9	4.9	4.8	4.9		4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0		2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.9	6.9	6.8	6.9		6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	C-Min	None	C-Min		None	None	

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 80 (50%), Referenced to phase 2:WBTL and 6:EBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441/ML King Jr Blvd & I-75 NB Ramps





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	66	899	22	45	1299	218	41	13	12	269	17	673
Future Volume (vph)	66	899	22	45	1299	218	41	13	12	269	17	673
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.9	6.9		6.8	6.9	4.0		6.7			6.4	6.4
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00		1.00			1.00	0.88
Frt	1.00	1.00		1.00	1.00	0.85		0.97			1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00		0.97			0.96	1.00
Satd. Flow (prot)	1752	3492		1752	3505	1568		1745			1762	2760
Flt Permitted	0.07	1.00		0.21	1.00	1.00		0.97			0.96	1.00
Satd. Flow (perm)	128	3492		390	3505	1568		1745			1762	2760
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	69	936	23	47	1353	227	43	14	12	280	18	701
RTOR Reduction (vph)	0	1	0	0	0	0	0	7	0	0	0	378
Lane Group Flow (vph)	69	958	0	47	1353	227	0	63	0	0	298	323
Turn Type	pm+pt	NA		pm+pt	NA	Free	Split	NA		Split	NA	pt+ov
Protected Phases	1	6		5	2		7	7		8	8	8 1
Permitted Phases	6			2		Free						
Actuated Green, G (s)	87.6	78.4		81.9	75.5	160.0		11.2			37.2	52.8
Effective Green, g (s)	87.6	78.4		81.9	75.5	160.0		11.2			37.2	52.8
Actuated g/C Ratio	0.55	0.49		0.51	0.47	1.00		0.07			0.23	0.33
Clearance Time (s)	6.9	6.9		6.8	6.9			6.7			6.4	
Vehicle Extension (s)	3.0	3.0		3.0	3.0			3.0			3.0	
Lane Grp Cap (vph)	163	1711		254	1653	1568		122			409	910
v/s Ratio Prot	0.02	0.27		0.01	c0.39			c0.04			c0.17	c0.12
v/s Ratio Perm	0.21			0.09		c0.14						
v/c Ratio	0.42	0.56		0.19	0.82	0.14		0.52			0.73	0.36
Uniform Delay, d1	27.2	28.7		21.2	36.4	0.0		71.8			56.7	40.7
Progression Factor	1.37	0.86		1.00	1.00	1.00		1.00			1.00	1.00
Incremental Delay, d2	1.6	1.2		0.4	4.6	0.2		4.0			6.4	0.2
Delay (s)	38.7	25.9		21.6	41.0	0.2		75.8			63.1	40.9
Level of Service	D	C		C	D	A		E			E	D
Approach Delay (s)		26.8			34.7			75.8			47.5	
Approach LOS		C			C			E			D	

Intersection Summary			
HCM 2000 Control Delay	36.8	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.75		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	26.9
Intersection Capacity Utilization	79.8%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

HCM 6th Edition methodology expects strict NEMA phasing.

ATTACHMENT E:

TRIP GENERATION

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION - SCENARIO A - MAXIMUM BUILDOUT

		ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
								Percent														
		Land Use	Land Use Type	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Shopping Center	Retail	10	820	228.69	ksf	48%	52%	418	453	871	0.0%	0	418	453	871	34.0%	296	276	299	575
	2																					
	3																					
	4																					
	5																					
	6																					
	7																					
	8																					
	9																					
	10																					
	11																					
	12																					
	13																					
	14																					
	15																					
		ITE Land Use Code			Rate or Equation			**Total:**		418	453	871	0.0%	0	418	453	871	34.0%	296	276	299	575
		820			Y=3.81(X)																	

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION - SCENARIO B - 50% OF MAXIMUM BUILDOUT

		ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
								Percent														
		Land Use	Land Use Type	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Shopping Center	Retail	10	820	114.345	ksf	48%	52%	209	227	436	0.0%	0	209	227	436	34.0%	148	138	150	288
	2																					
	3																					
	4																					
	5																					
	6																					
	7																					
	8																					
	9																					
	10																					
	11																					
	12																					
	13																					
	14																					
	15																					
		ITE Land Use Code			Rate or Equation			**Total:**		209	227	436	0.0%	0	209	227	436	34.0%	148	138	150	288
		820			Y=3.81(X)																	

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION - SCENARIO C - 200 HOTEL ROOMS

		ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
								Percent														
		Land Use	Land Use Type	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Hotel	Hotel	10	310	200	room	51%	49%	63	61	124	0.0%	0	63	61	124	0.0%	0	63	61	124
	2																					
	3																					
	4																					
	5																					
	6																					
	7																					
	8																					
	9																					
	10																					
	11																					
	12																					
	13																					
	14																					
	15																					
		ITE Land Use Code			Rate or Equation				**Total:**	63	61	124	0.0%	0	63	61	124	0.0%	0	63	61	124
		310			Y=0.75*(X)+-26.02																	

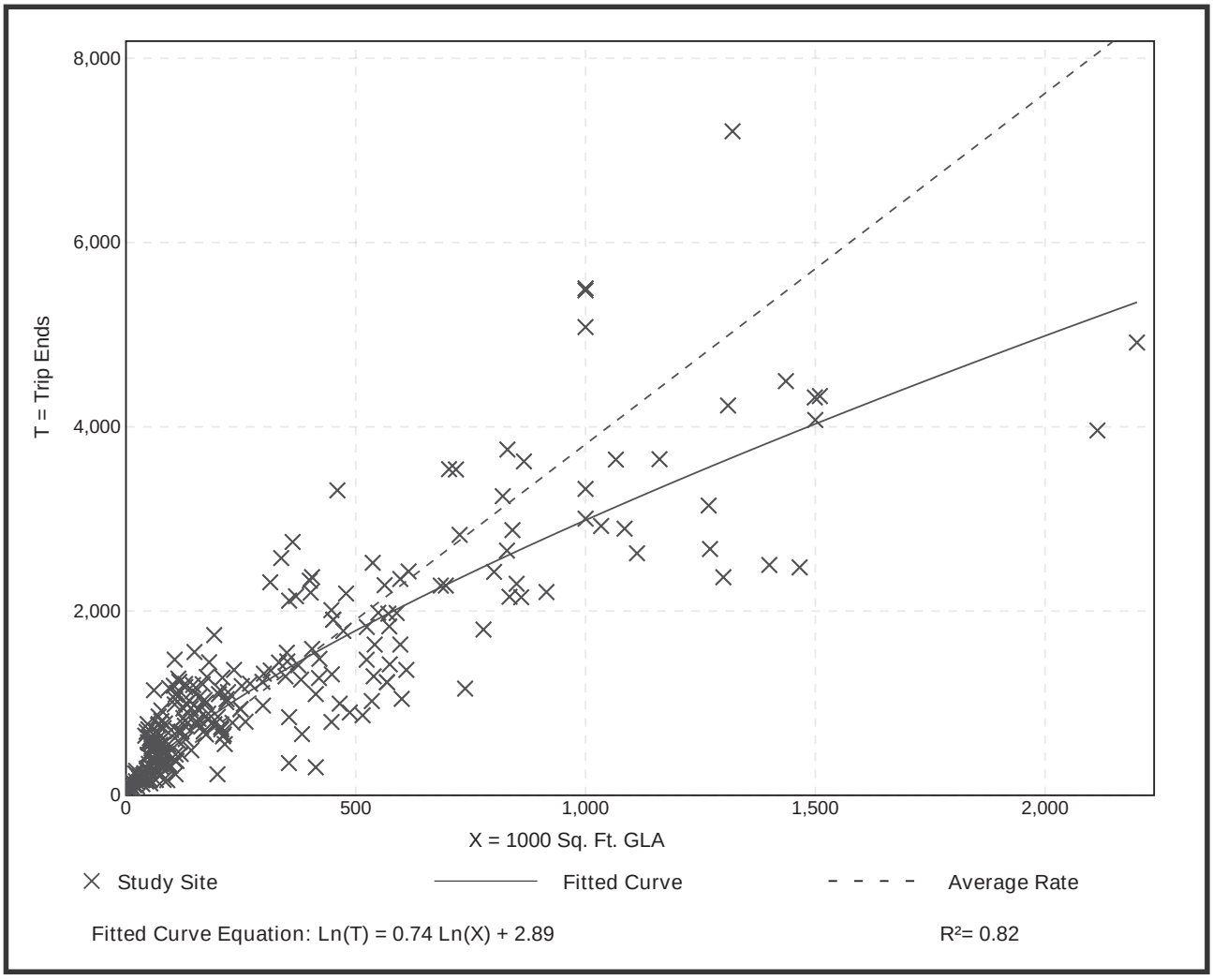
Shopping Center
(820)

Vehicle Trip Ends vs:	1000 Sq. Ft. GLA
On a:	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	261
1000 Sq. Ft. GLA:	327
Directional Distribution:	48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



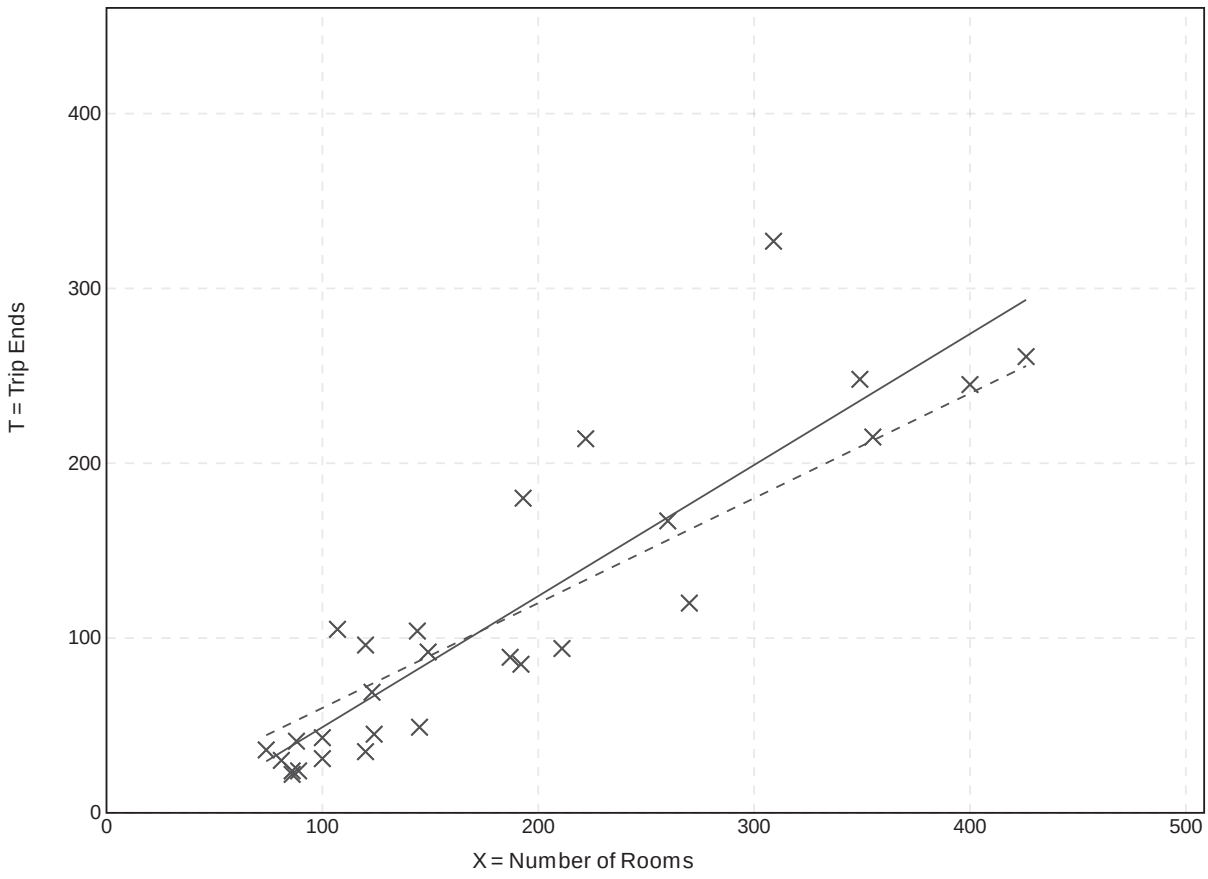
Hotel
(310)

Vehicle Trip Ends vs:	Rooms
On a:	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	28
Avg. Num. of Rooms:	183
Directional Distribution:	51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

Data Plot and Equation



ATTACHMENT F:

TRIP DISTRIBUTION AND ASSIGNMENT

N

NOT TO SCALE

Legend

- Study Roadway
- Study Intersection
- XX Entering Net New Distribution
- (XX) Exiting Net New Distribution

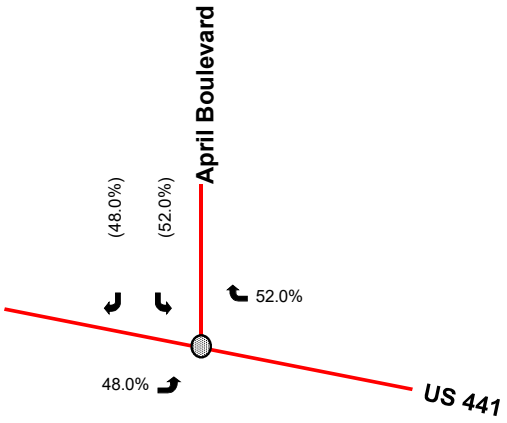


Figure 4
Net New Project Trip Distribution - Commercial Scenarios A and B
Tara April
Alachua, Florida

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N

NOT TO SCALE

Legend

- Study Roadway
- Study Intersection
- XX Entering Pass-By Distribution
- (XX) Exiting Pass-By Distribution

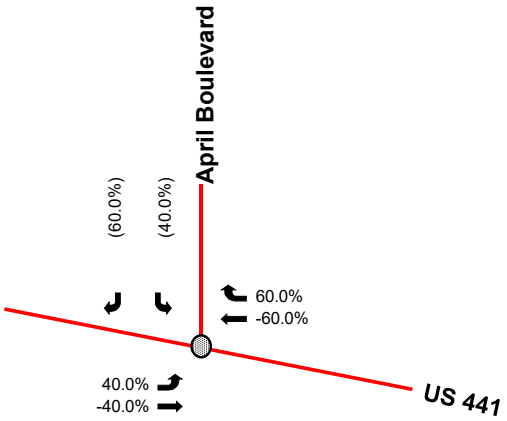


Figure 5
Pass-By Project Trip Distribution - Commercial Scenarios A and B
Tara April
Alachua, Florida

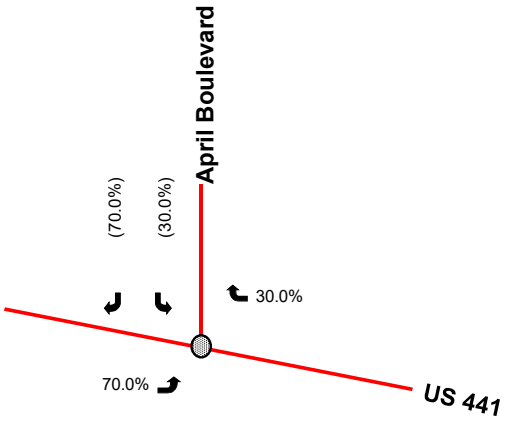
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N

NOT TO SCALE

Legend

- Study Roadway
- Study Intersection
- XX Entering Net New Distribution
- (XX) Exiting Net New Distribution



Kimley»Horn

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Figure 6
Net New Project Trip Distribution - Scenario C: 200 Hotel Rooms
Tara April
Alachua, Florida

N

NOT TO SCALE

Legend

- Study Roadway
- Study Intersection
- XX Net New Project Trips
- (XX) Pass-By Project Trips

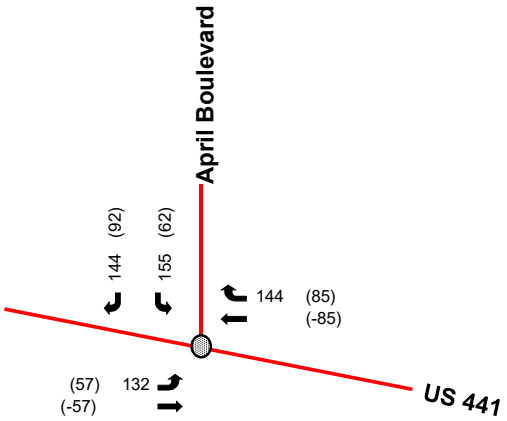


Figure 7
PM Peak Hour Project Trip Assignment - Scenario A: Maximum Buildout
Tara April
Alachua, Florida

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N

NOT TO SCALE

Legend

- Study Roadway
- Study Intersection
- XX Net New Project Trips
- (XX) Pass-By Project Trips

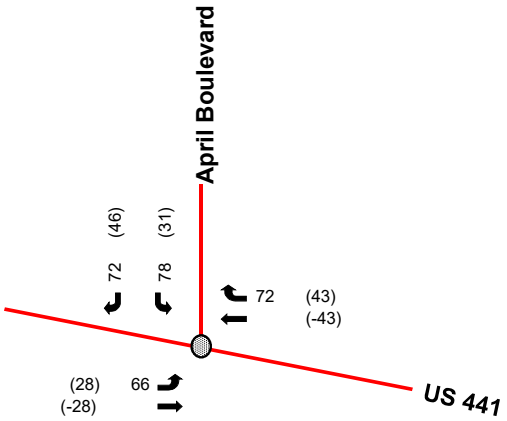


Figure 8
PM Peak Hour Project Trip Assignment - Scenario B: 50% of Max Buildout
Tara April
Alachua, Florida

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N

NOT TO SCALE

Legend

Study Roadway

Study Intersection

XX Net New Project Trips

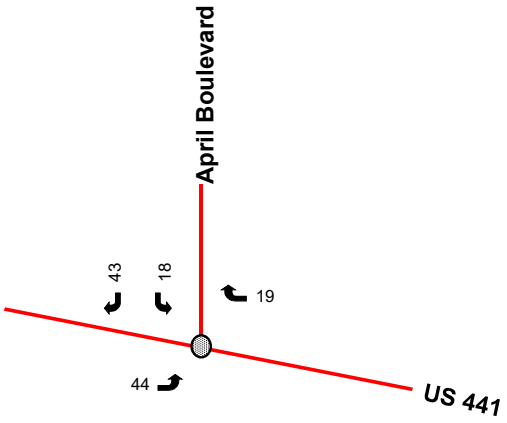
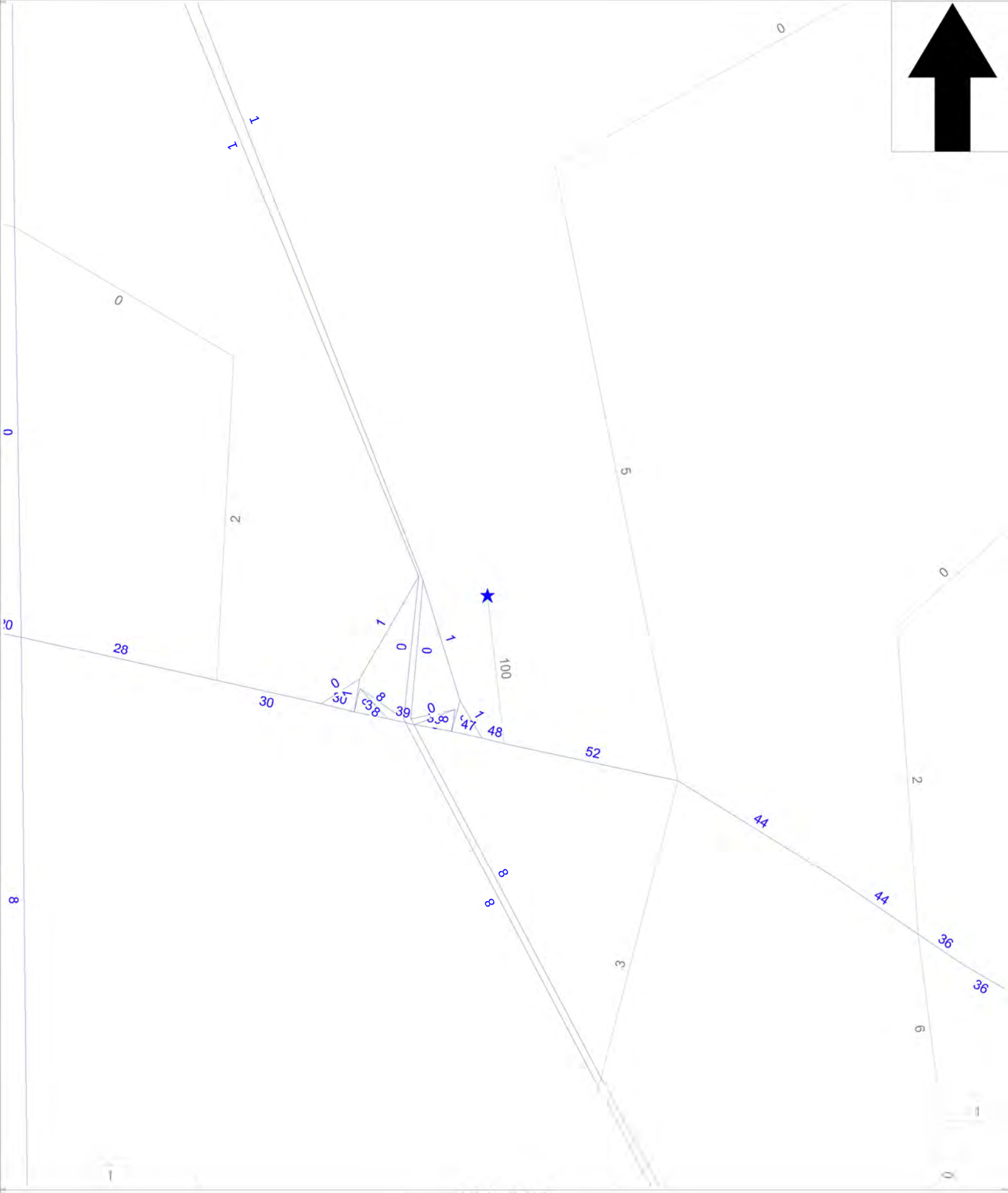


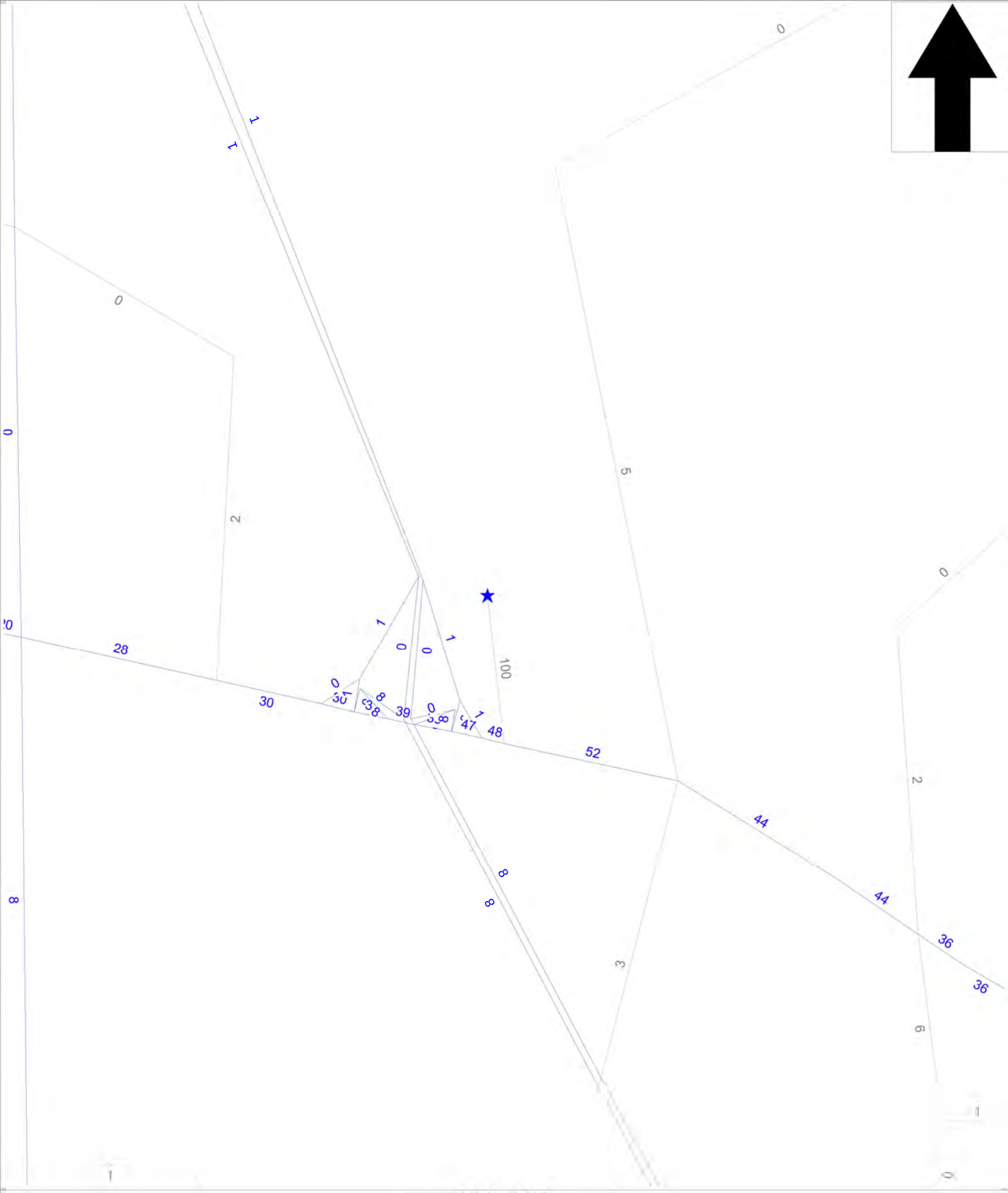
Figure 9
PM Peak Hour Project Trip Assignment - Scenario C: 200 Hotel Rooms
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Alachua, Florida

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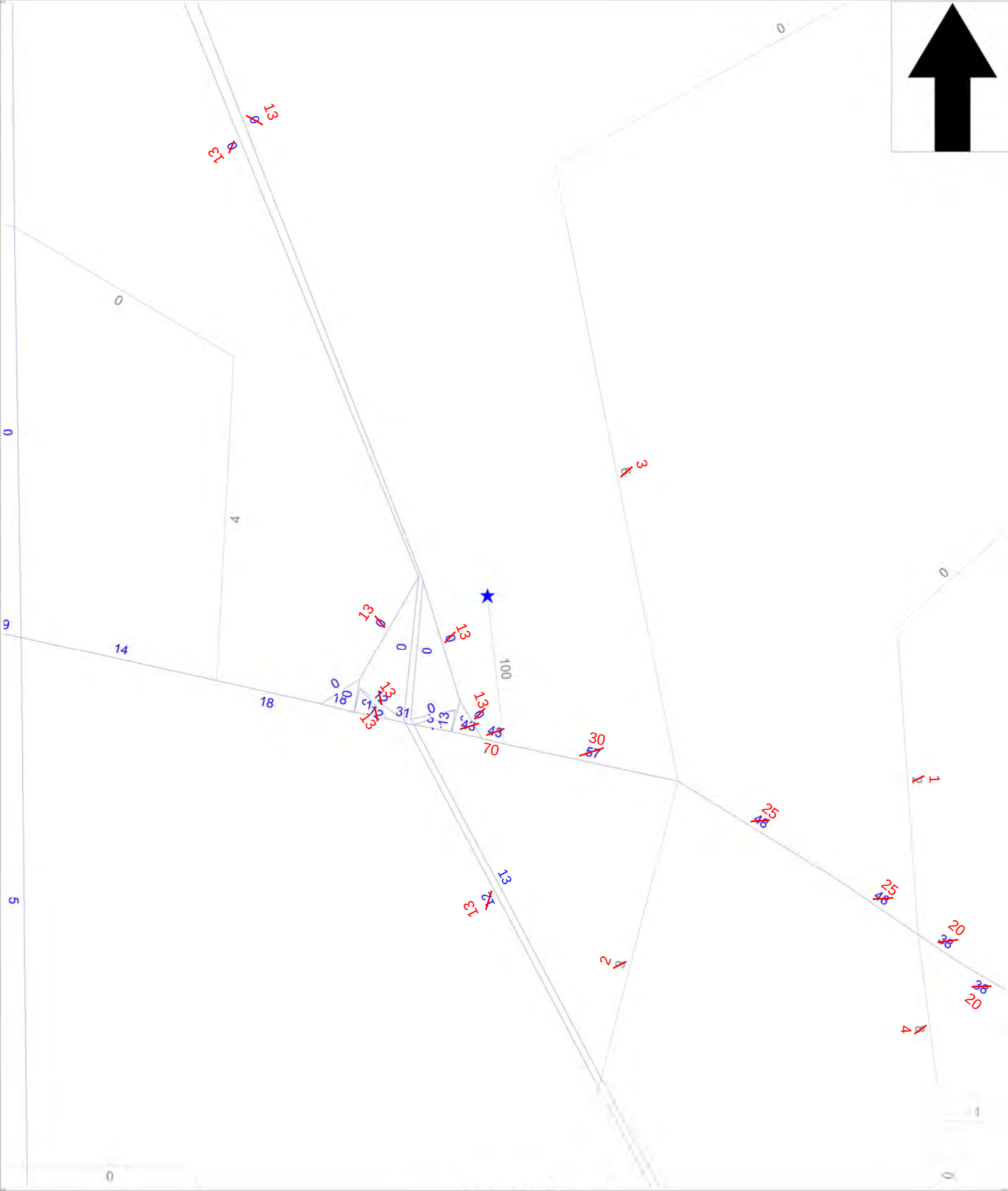
TARA APRIL
Max - 228.69 ksf Retail
Existing + Committed Network
Gainesville Urbanized Area Transportation Structure

cube
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TARA APRIL
Half Max - 114.345 ksf Retail
Existing + Committed Network
Gainesville Urbanized Area Transportation Structure

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TARA APRIL
200 Hotel Rooms
Existing + Committed Network
Gainesville Urbanized Area Transportation Study

cube
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ATTACHMENT G:

US 441 & APRIL BLVD VOLUME DEVELOPMENT

N

NOT TO SCALE

Legend

Study Roadway

Study Intersection

XX PM Peak Hour Traffic

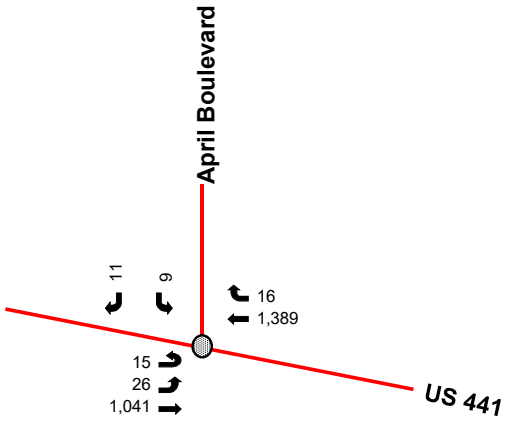


Figure 10
Existing PM Peak Hour Traffic - US 441 and April Blvd
Tara April
Alachua, Florida

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N

NOT TO SCALE

Legend

Study Roadway

Study Intersection

XX PM Peak Hour Traffic

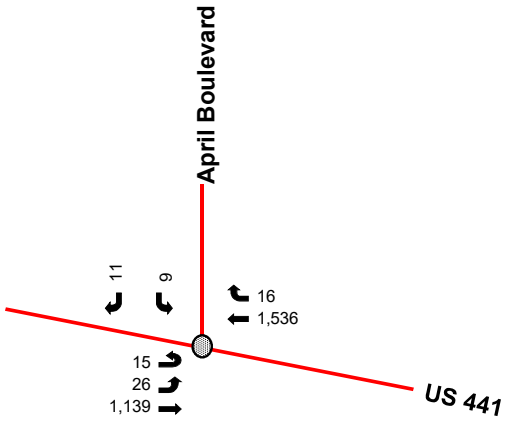


Figure 11
Existing + Reserved PM Peak Hour Traffic - US 441 and April Blvd
Tara April
Alachua, Florida

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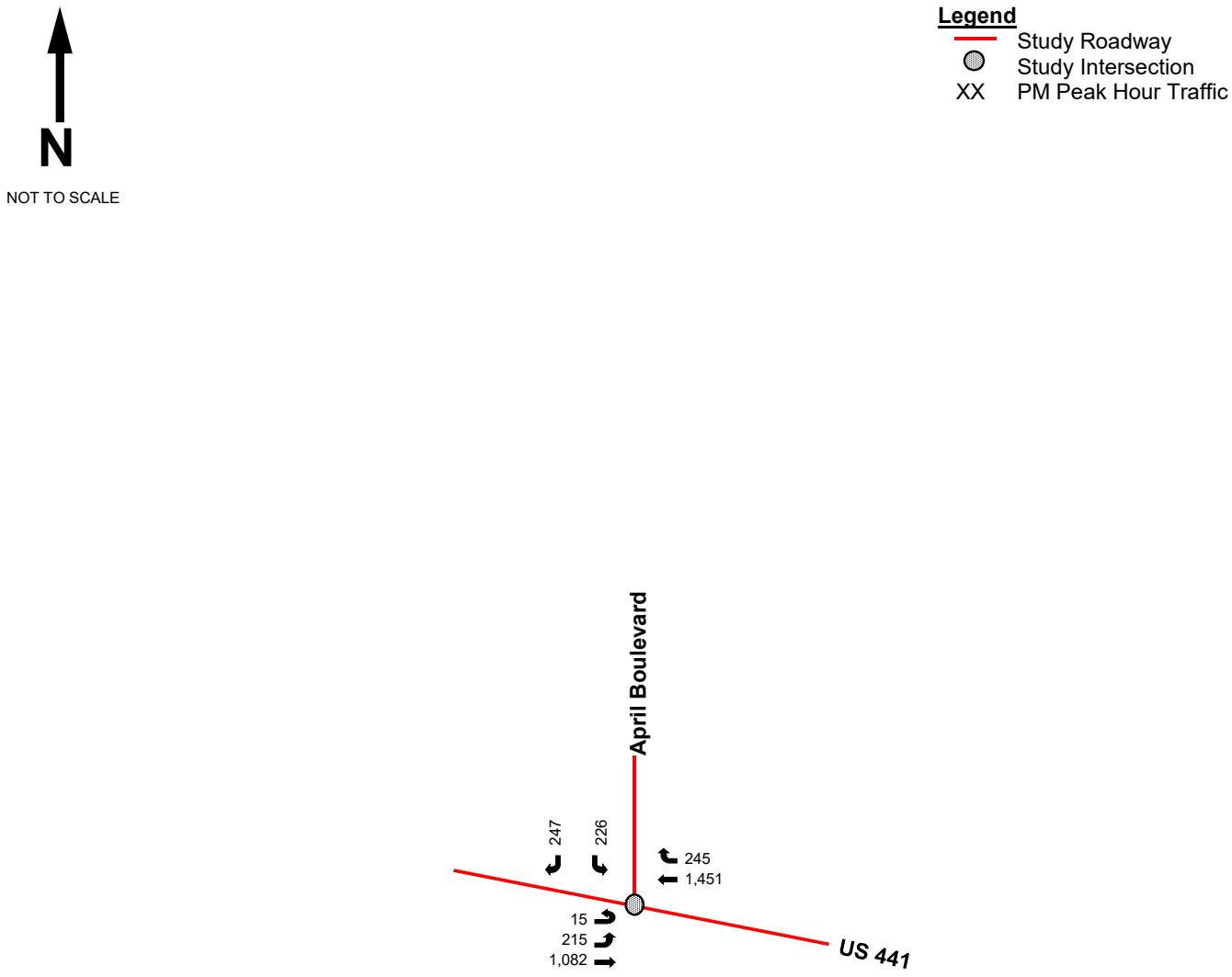


Figure 12
Existing + Reserved + Scenario A: Maximum Buildout PM Peak Hour Traffic
US 441 and April Blvd
Tara April
Alachua, Florida

© 2020

N

NOT TO SCALE

Legend

Study Roadway

Study Intersection

XX PM Peak Hour Traffic

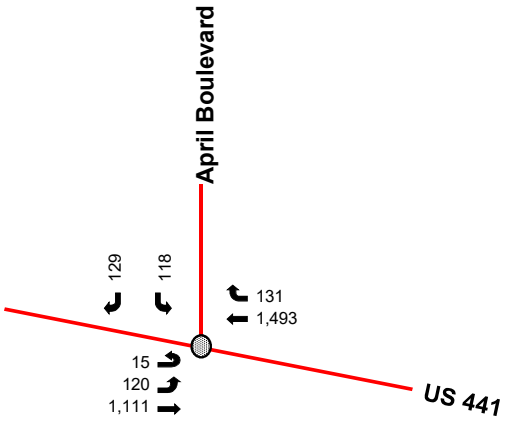


Figure 13
Existing + Reserved + Scenario B: 50% of Max Buildout PM Peak Hour Traffic
US 441 and April Blvd
Tara April
Alachua, Florida

Kimley»Horn

© 2020

N

NOT TO SCALE

Legend

Study Roadway

Study Intersection

XX PM Peak Hour Traffic

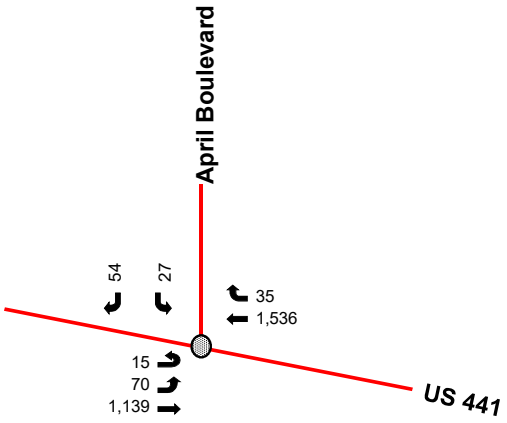


Figure 14
Existing + Reserved + Scenario C: 200 Hotel Rooms PM Peak Hour Traffic
US 441 and April Blvd
Tara April
Alachua, Florida

Kimley»Horn

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SCENARIO A: MAXIMUM BUILDOUT
TRAFFIC VOLUMES AT STUDY INTERSECTION

INTERSECTION: US 441/M.L. King Jr. Boulevard and April Boulevard
COUNT DATE: March 14, 2019 & September 29, 2020
PM PEAK HOUR FACTOR: 0.96

"PM EXISTING TRAFFIC"	EBU[1]	EBL[1]	EBT[2]	EBR	WBU	WBL	WBT[2]	WBR[1]	NBU	NBL	NBT	NBR	SBU	SBL[1]	SBT	SBR[1]
PM Raw Turning Movements	15	26	1,041				1,389	16						9		11
Peak Season Correction Factor	1.010	1.010	1.000	1.000	1.000	1.000	1.000	1.010	1.000	1.000	1.000	1.000	1.000	1.010	1.000	1.010
PM EXISTING TRAFFIC VOLUMES	**15**	**26**	**1,041**				**1,389**	**16**						**9**		**11**

"PM EXISTING+RESERVED TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
City of Alachua Reserved Trips			98				147									
PM EXISTING+RESERVED TRAFFIC VOLUMES	**15**	**26**	**1,139**				**1,536**	**16**						**9**		**11**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering		40.0%	-40.0%				-60.0%	60.0%								
	Exiting														40.0%		60.0%
Net New Distribution	Entering		48.0%						52.0%								
	Exiting														52.0%		48.0%

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trips	Pass - By		57	-57				-85	85						62		92
	Net New		132						144						155		144
PM TOTAL PROJECT TRAFFIC		**0**	**189**	**-57**				**-85**	**229**						**217**		**236**
PM TOTAL TRAFFIC VOLUMES		**15**	**215**	**1,082**				**1,451**	**245**						**226**		**247**

Notes: (1) Turning movements onto and off of April Boulevard were collected on September 29, 2020.
(2) Through movements on US 441/M.L. King Jr. Boulevard based on approach and depature volumes from adjacent intersection at I-75 northbound ramps collected on March 14, 2019.

SCENARIO B: 50% OF MAXIMUM BUILDOUT
TRAFFIC VOLUMES AT STUDY INTERSECTION

INTERSECTION: US 441/M.L. King Jr. Boulevard and April Boulevard
COUNT DATE: March 14, 2019 & September 29, 2020
PM PEAK HOUR FACTOR: 0.96

"PM EXISTING TRAFFIC"	EBU[1]	EBL[1]	EBT[2]	EBR	WBU	WBL	WBT[2]	WBR[1]	NBU	NBL	NBT	NBR	SBU	SBL[1]	SBT	SBR[1]
PM Raw Turning Movements	15	26	1,041				1,389	16						9		11
Peak Season Correction Factor	1.010	1.010	1.000	1.000	1.000	1.000	1.000	1.010	1.000	1.000	1.000	1.000	1.000	1.010	1.000	1.010
PM EXISTING TRAFFIC VOLUMES	**15**	**26**	**1,041**				**1,389**	**16**						**9**		**11**

"PM EXISTING+RESERVED TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
City of Alachua Reserved Trips			98				147									
PM EXISTING+RESERVED TRAFFIC VOLUMES	**15**	**26**	**1,139**				**1,536**	**16**						**9**		**11**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering		40.0%	-40.0%				-60.0%	60.0%								
	Exiting														40.0%		60.0%
Net New Distribution	Entering		48.0%						52.0%								
	Exiting														52.0%		48.0%

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trips	Pass - By		28	-28				-43	43						31		46
	Net New		66						72						78		72
PM TOTAL PROJECT TRAFFIC		**0**	**94**	**-28**				**-43**	**115**						**109**		**118**
PM TOTAL TRAFFIC VOLUMES		**15**	**120**	**1,111**				**1,493**	**131**						**118**		**129**

Notes: (1) Turning movements onto and off of April Boulevard were collected on September 29, 2020.
(2) Through movements on US 441/M.L. King Jr. Boulevard based on approach and depature volumes from adjacent intersection at I-75 northbound ramps collected on March 14, 2019.

SCENARIO C: 200 HOTEL ROOMS
TRAFFIC VOLUMES AT STUDY INTERSECTION

INTERSECTION: US 441/M.L. King Jr. Boulevard and April Boulevard
COUNT DATE: March 14, 2019 & September 29, 2020
PM PEAK HOUR FACTOR: 0.96

"PM EXISTING TRAFFIC"	EBU[1]	EBL[1]	EBT[2]	EBR	WBU	WBL	WBT[2]	WBR[1]	NBU	NBL	NBT	NBR	SBU	SBL[1]	SBT	SBR[1]
PM Raw Turning Movements	15	26	1,041				1,389	16						9		11
Peak Season Correction Factor	1.010	1.010	1.000	1.000	1.000	1.000	1.000	1.010	1.000	1.000	1.000	1.000	1.000	1.010	1.000	1.010
PM EXISTING TRAFFIC VOLUMES	**15**	**26**	**1,041**				**1,389**	**16**						**9**		**11**

"PM EXISTING+RESERVED TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
City of Alachua Reserved Trips			98				147									
PM EXISTING+RESERVED TRAFFIC VOLUMES	**15**	**26**	**1,139**				**1,536**	**16**						**9**		**11**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Net New Distribution	Entering		70.0%						30.0%								
	Exiting														30.0%		70.0%

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trips	Pass - By																
	Net New		44						19						18		43
PM TOTAL PROJECT TRAFFIC		**0**	**44**	**0**				**0**	**19**						**18**		**43**
PM TOTAL TRAFFIC VOLUMES		**15**	**70**	**1,139**				**1,536**	**35**						**27**		**54**

Notes: (1) Turning movements onto and off of April Boulevard were collected on September 29, 2020.
(2) Through movements on US 441/M.L. King Jr. Boulevard based on approach and depature volumes from adjacent intersection at I-75 northbound ramps collected on March 14, 2019.

ATTACHMENT H:

US 441 & APRIL BLVD INTERSECTION ANALYSES

Intersection	
Int Delay, s/veh	0.5

Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	15	26	1041	1389	16	9	11
Future Vol, veh/h	15	26	1041	1389	16	9	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	300	-	-	-	0	-
Veh in Median Storage, #	-	-	0	0	-	2	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	2	2
Mvmt Flow	16	27	1084	1447	17	9	11

Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1464	1464	0	-	0	2084	732
Stage 1	-	-	-	-	-	1456	-
Stage 2	-	-	-	-	-	628	-
Critical Hdwy	6.46	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.53	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	165	452	-	-	-	46	364
Stage 1	-	-	-	-	-	181	-
Stage 2	-	-	-	-	-	494	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	271	271	-	-	-	39	364
Mov Cap-2 Maneuver	-	-	-	-	-	139	-
Stage 1	-	-	-	-	-	152	-
Stage 2	-	-	-	-	-	494	-

Approach	EB	WB	SB
HCM Control Delay, s	0.8	0	23.9
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	271	-	-	-	211
HCM Lane V/C Ratio	0.158	-	-	-	0.099
HCM Control Delay (s)	20.8	-	-	-	23.9
HCM Lane LOS	C	-	-	-	C
HCM 95th %tile Q(veh)	0.6	-	-	-	0.3

Intersection	
Int Delay, s/veh	0.6

Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	15	26	1139	1536	16	9	11
Future Vol, veh/h	15	26	1139	1536	16	9	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	300	-	-	-	0	-
Veh in Median Storage, #	-	-	0	0	-	2	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	2	2
Mvmt Flow	16	27	1186	1600	17	9	11

Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1617	1617	0	-	0	2288	809
Stage 1	-	-	-	-	-	1609	-
Stage 2	-	-	-	-	-	679	-
Critical Hdwy	6.46	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.53	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	131	394	-	-	-	33	323
Stage 1	-	-	-	-	-	149	-
Stage 2	-	-	-	-	-	465	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	223	223	-	-	-	27	323
Mov Cap-2 Maneuver	-	-	-	-	-	111	-
Stage 1	-	-	-	-	-	120	-
Stage 2	-	-	-	-	-	465	-

Approach	EB	WB	SB
HCM Control Delay, s	0.9	0	28.5
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	223	-	-	-	174
HCM Lane V/C Ratio	0.192	-	-	-	0.12
HCM Control Delay (s)	25	-	-	-	28.5
HCM Lane LOS	C	-	-	-	D
HCM 95th %tile Q(veh)	0.7	-	-	-	0.4

Intersection	
Int Delay, s/veh	67.6

Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	15	215	1082	1421	245	226	247
Future Vol, veh/h	15	215	1082	1421	245	226	247
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	300	-	-	-	0	-
Veh in Median Storage, #	-	-	0	0	-	2	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	2	2
Mvmt Flow	16	224	1127	1480	255	235	257

Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1735	1735	0	-	0	2652	868
Stage 1	-	-	-	-	-	1608	-
Stage 2	-	-	-	-	-	1044	-
Critical Hdwy	6.46	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.53	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	109	355	-	-	-	~ 19	296
Stage 1	-	-	-	-	-	~ 149	-
Stage 2	-	-	-	-	-	300	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	160	~ 160	-	-	-	0	296
Mov Cap-2 Maneuver	-	-	-	-	-	0	-
Stage 1	-	-	-	-	-	0	-
Stage 2	-	-	-	-	-	300	-

Approach	EB	WB	SB
HCM Control Delay, s	53.7	0	$ 344.1
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	~ 160	-	-	-	296
HCM Lane V/C Ratio	1.497	-	-	-	1.665
HCM Control Delay (s)	$ 306.5	-	-	-	$ 344.1
HCM Lane LOS	F	-	-	-	F
HCM 95th %tile Q(veh)	15.7	-	-	-	30.6

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	63.4

Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	15	120	1111	1493	131	118	129
Future Vol, veh/h	15	120	1111	1493	131	118	129
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	300	-	-	-	0	-
Veh in Median Storage, #	-	-	0	0	-	2	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	2	2
Mvmt Flow	16	125	1157	1555	136	123	134

Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1692	1691	0	-	0	2484	846
Stage 1	-	-	-	-	-	1623	-
Stage 2	-	-	-	-	-	861	-
Critical Hdwy	6.46	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.53	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	117	369	-	-	-	~ 24	306
Stage 1	-	-	-	-	-	147	-
Stage 2	-	-	-	-	-	374	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	247	247	-	-	-	~ 10	306
Mov Cap-2 Maneuver	-	-	-	-	-	~ 59	-
Stage 1	-	-	-	-	-	~ 63	-
Stage 2	-	-	-	-	-	374	-

Approach	EB	WB	SB
HCM Control Delay, s	4	0	$ 779.6
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	247	-	-	-	102
HCM Lane V/C Ratio	0.569	-	-	-	2.522
HCM Control Delay (s)	37.1	-	-	-	$ 779.6
HCM Lane LOS	E	-	-	-	F
HCM 95th %tile Q(veh)	3.2	-	-	-	23.5

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2

Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	15	70	1139	1536	35	27	54
Future Vol, veh/h	15	70	1139	1536	35	27	54
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	300	-	-	-	0	-
Veh in Median Storage, #	-	-	0	0	-	2	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	2	2
Mvmt Flow	16	73	1186	1600	36	28	56

Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1636	1636	0	-	0	2389	818
Stage 1	-	-	-	-	-	1618	-
Stage 2	-	-	-	-	-	771	-
Critical Hdwy	6.46	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.53	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	127	388	-	-	-	~ 28	319
Stage 1	-	-	-	-	-	148	-
Stage 2	-	-	-	-	-	417	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	264	264	-	-	-	~ 19	319
Mov Cap-2 Maneuver	-	-	-	-	-	91	-
Stage 1	-	-	-	-	-	98	-
Stage 2	-	-	-	-	-	417	-

Approach	EB	WB	SB
HCM Control Delay, s	1.8	0	43.8
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	264	-	-	-	174
HCM Lane V/C Ratio	0.335	-	-	-	0.485
HCM Control Delay (s)	25.4	-	-	-	43.8
HCM Lane LOS	D	-	-	-	E
HCM 95th %tile Q(veh)	1.4	-	-	-	2.3

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.3

Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	15	76	1139	1536	37	30	59
Future Vol, veh/h	15	76	1139	1536	37	30	59
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	300	-	-	-	0	-
Veh in Median Storage, #	-	-	0	0	-	2	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	2	2
Mvmt Flow	16	79	1186	1600	39	31	61

Major/Minor	Major1		Major2		Minor2		
Conflicting Flow All	1639	1639	0	-	0	2403	820
Stage 1	-	-	-	-	-	1620	-
Stage 2	-	-	-	-	-	783	-
Critical Hdwy	6.46	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.53	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	127	387	-	-	-	~ 28	318
Stage 1	-	-	-	-	-	147	-
Stage 2	-	-	-	-	-	411	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	266	266	-	-	-	~ 18	318
Mov Cap-2 Maneuver	-	-	-	-	-	88	-
Stage 1	-	-	-	-	-	95	-
Stage 2	-	-	-	-	-	411	-

Approach	EB	WB	SB
HCM Control Delay, s	1.9	0	49.5
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	266	-	-	-	169
HCM Lane V/C Ratio	0.356	-	-	-	0.549
HCM Control Delay (s)	25.8	-	-	-	49.5
HCM Lane LOS	D	-	-	-	E
HCM 95th %tile Q(veh)	1.5	-	-	-	2.8

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.9

Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Vol, veh/h	15	49	1132	1525	45	36	40
Future Vol, veh/h	15	49	1132	1525	45	36	40
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	300	-	-	-	0	-
Veh in Median Storage, #	-	-	0	0	-	2	-
Grade, %	-	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	3	3	2	2
Mvmt Flow	16	51	1179	1589	47	38	42

Major/Minor	Major1			Major2		Minor2	
Conflicting Flow All	1635	1636	0	-	0	2337	818
Stage 1	-	-	-	-	-	1613	-
Stage 2	-	-	-	-	-	724	-
Critical Hdwy	6.46	4.16	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.53	2.23	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	127	388	-	-	-	~ 31	319
Stage 1	-	-	-	-	-	149	-
Stage 2	-	-	-	-	-	441	-
Platoon blocked, %			-	-	-		
Mov Cap-1 Maneuver	245	245	-	-	-	~ 23	319
Mov Cap-2 Maneuver	-	-	-	-	-	100	-
Stage 1	-	-	-	-	-	108	-
Stage 2	-	-	-	-	-	441	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	49.2
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	245	-	-	-	157
HCM Lane V/C Ratio	0.272	-	-	-	0.504
HCM Control Delay (s)	25.1	-	-	-	49.2
HCM Lane LOS	D	-	-	-	E
HCM 95th %tile Q(veh)	1.1	-	-	-	2.4

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Kimley»Horn

September 21, 2020

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

RE: ***Tara April Land Use/Zoning Traffic Operations Methodology***
City of Alachua, Florida

Dear Mr. Tabor:

The purpose of this letter is to summarize the proposed methodology for the operational analysis for the land use and zoning changes for the Tara April project as requested by the City of Alachua based on the discussion on September 15, 2020 and the letter dated September 17, 2020 from the City's traffic consultant, Brian Kanely, P.E.

Background

An amendment of the Future Land Use Map of the City of Alachua's Comprehensive Plan from Recreation and Conservation to Commercial is proposed for 10.5 +/- acres of Tax Parcel 03020-000-000. As part of the City of Alachua's review of the Future Land Use Map Justification Report prepared by eda consultants, inc., the City has requested that a traffic analysis be prepared to evaluate the potential impacts of the commercial land use on the US 441/M.L. King Jr. Boulevard in the vicinity of the subject property.

Operational Analysis for Land Use/Zoning Changes

The operational analysis will focus on vehicular operations P.M. peak hour utilizing the following methodology:

Intersection Operations at US 441/M.L. King Jr. Boulevard and the I-75 ramps:

A. Establish the existing P.M. peak hour turning movement volumes at the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps based on traffic data from March 2019 from the Florida Department of Transportation (FDOT)/the City of Gainesville.
B. Determine the reserved P.M. peak hour trips for the intersections of US 441/M.L. King Jr. Boulevard and the I-75 northbound and southbound ramps based on the reserved segment trips City of Alachua's September 2020 Development Monitoring Report. Kimley-Horn will coordination with the City of Alachua regarding the location of the projects with reserved trips to establish the P.M. peak hour turning movements from the segment trips. The reserved trips will be added to the existing P.M. peak hour turning movement volumes from item A above to establish the "existing + reserved" volumes.
C. Perform an intersection operational analysis for existing conditions and "existing + reserved" conditions using the volumes developed in items A and B above and Trafficware's *Synchro 10* traffic engineering analysis software which applies the

Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition methodologies.

Intersection Operations at US 441/M.L. King Jr. Boulevard and April Boulevard:

A. Establish the existing P.M. peak hour turning movement volumes at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard based on traffic data from March 2019 from FDOT/the City of Gainesville at the intersection of US 441/M.L. King Jr. Boulevard and the I-75 northbound ramp and collected counts for turning movements onto and off of April Boulevard.
B. Determine the reserved P.M. peak hour trips for the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard based on the reserved segment trips City of Alachua's September 2020 Development Monitoring Report. Kimley-Horn will coordination with the City of Alachua regarding the location of the projects with reserved trips to establish the P.M. peak hour turning movements from the segment trips. The reserved trips will be added to the existing P.M. peak hour turning movement volumes from item A above to establish the "existing + reserved" volumes.
C. Determine the potential buildout P.M. peak hour turning movements based on the "existing + reserved" trips from item B and the turning movement counts generated by three (3) potential buildout scenarios:
    - Maximum buildout (ITE Code 820 – Shopping Center; Independent Variable is Average 1000 Sq. Ft. GLA)
    - 50% of maximum build out (ITE Code 820 – Shopping Center; Independent Variable is Average 1000 Sq. Ft. GLA).
    - 200 hotel rooms (ITE Code 310 – hotel; Independent Variable is number of rooms, 200).

    The trips from the scenarios above will be determined based on trip generation rates from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition and a turning movement trip distribution for those trips based on the Gainesville Urbanized Area Transportation Study (GUATS) model.
D. Perform an intersection operational analysis for existing conditions, "existing + reserved" conditions, and three (3) "existing + reserved + development" conditions using the volumes developed in items A, B, and C above and Trafficware's *Synchro 10* traffic engineering analysis software which applies the Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition methodologies. As the intersection is an unsignalized, one-way stop-controlled intersection, the operational analysis will be based on the delay and level of service (LOS) for the southbound stop-controlled approach of April Boulevard. It is assumed that the lowest acceptable LOS for this approach is LOS E.
E. Determine the P.M. peak hour trip threshold at which the southbound stop-controlled approach at the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard will fail to operate at an acceptable condition.
F. Coordinate with FDOT and the City of Alachua to provide a list of potential improvements that could be used to improve the P.M. peak hour operating conditions of the intersection of US 441/M.L. King Jr. Boulevard and April Boulevard, if necessary.

Other Items for Brief Discussion:

A. A brief discussion of the following items noted in the letter dated September 17, 2020 from Brian Kanely, P.E. will be included in the land use/zoning operational analysis technical memorandum with the understanding that they will be addressed with a later traffic study during the site plan review process:
    1. Impact on affected traffic signals due to future and development traffic
    2. Possible modifications to the median opening on US 441/M.L. King Jr. Boulevard at April Boulevard for the following:
        i. Directional median opening (left out prohibited)
        ii. Complete closure of the median opening
    3. April Boulevard modifications, right of way and geometry
    4. Emergency vehicle access for developments along April Boulevard
    5. Potential of any future access to April Boulevard from the east
    6. Traffic signal and ATMS modifications on US 441 and I-75

The operational analysis will be documented in a technical memorandum for submittal to the City of Alachua.

Closure

This methodology has been developed based on the conversation during the meeting on September 15, 2020 and the letter dated September 17, 2020 from the City's traffic consultant, Brian Kanely, P.E. If your office concurs with this methodology, please find the appropriate signature block below and sign as such. Please return a signed copy to our office for our records.

Please feel free to call me with any questions.

Sincerely,
KIMLEY-HORN

Ali H. Brighton, P.E.

9/22/20
Justin Tabor, AICP — Date
Principal Planner
City of Alachua

Brian Kanely 9/22/2020
Brian Kanely, P.E. — Date
Senior Traffic Engineer
Volkert, Inc. (Traffic Consultant for the City of Alachua)

Legal Description

Conservation Zoning Area

Parcel A

A portion of Government Lot 8 of Section 9, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 01°52'17" West, along the east boundary of said Section 9, a distance of 1352.21 feet to the Point of Beginning; thence continue North 01°52'17" West, along said east boundary, 1262.45 feet; thence South 17°41'49" West, 85.72 feet; thence South 11°50'50" East, 68.32 feet; thence South 14°06'43" West, 229.65 feet; thence South 19°13'30" West, 106.17 feet; thence South 25°25'13" West, 106.54 feet to the beginning of a curve, concave northwesterly, having a radius of 102.18 feet; thence southwesterly, along the arc of said curve, through a central angle of 64°34'29", an arc distance of 115.16 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 57°42'27" West, 109.16 feet; thence North 89°59'41" West, 60.07 feet to the beginning of a curve, concave southeasterly, having a radius of 58.82 feet; thence southwesterly, along the arc of said curve, through a central angle of 95°28'53", an arc distance of 98.01 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 42°15'15" West, 87.06 feet; thence South 05°29'11" East, 98.11 feet to the beginning of a curve, concave northwesterly, having a radius of 71.79 feet; thence southwesterly, along the arc of said curve, through a central angle of 79°11'19", an arc distance of 99.23 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 34°06'28" West, 91.51 feet; thence South 73°42'08" West, 34.54 feet to a point on the easterly right of way line of a 66' wide Department of Transportation Service Road, said point lying on the arc of a curve, concave northeasterly, having a radius of 828.93 feet; thence southeasterly, along said right of way line, and along the arc of said curve, through a central angle of 08°06'16", an arc distance of 117.25 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 26°31'27" East, 117.15 feet; thence South 30°34'35" East, along said easterly right of way line, 342.90 feet; thence North 87°16'09" East, 249.46 feet to the Point of Beginning.

Together with:

Parcel B

A portion of Government Lot 1 of Section 9, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 01°52'17" West, along the east boundary of said Section 9, a distance of 3806.15 feet; thence North 17°41'03" West, 78.19 feet to the Point of Beginning; thence continue North 17°41'03" West, 69.58 feet; thence South 41°43'32" West, 7.68 feet; thence South 00°11'15" East, 23.02

feet; thence South 17°03’41” East, 29.14 feet; thence South 38°47’52” East, 13.73 feet; thence North 83°38’34” East, 9.08 feet to the Point of Beginning.

Together with:

Parcel C

A portion of the South ½ of the East ½ of Government Lot 7 of Section 4 and a portion of Government Lot 1 of Section 9, all lying and being in Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 4, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 00°39’56” West, 559.98 feet; thence South 88°52’32” West, 500.02 feet; thence South 00°39’56” East, 414.61 feet; thence South 17°41’03” East, 86.01 feet to the Point of Beginning; thence South 05°19’02” West, 56.36 feet; thence South 00°19’11” East, 62.30 feet; thence South 14°17’54” East, 56.84 feet; thence South 31°57’53” East, 42.56 feet; thence South 30°58’26” East, 63.77 feet; thence South 26°44’35” East, 48.21 feet; thence South 29°26’47” East, 55.07 feet; thence North 17°41’03” West, 372.91 feet to the Point of Beginning.

Containing, in aggregate, 6.79 Acres (295,739 Square Feet), more or less.

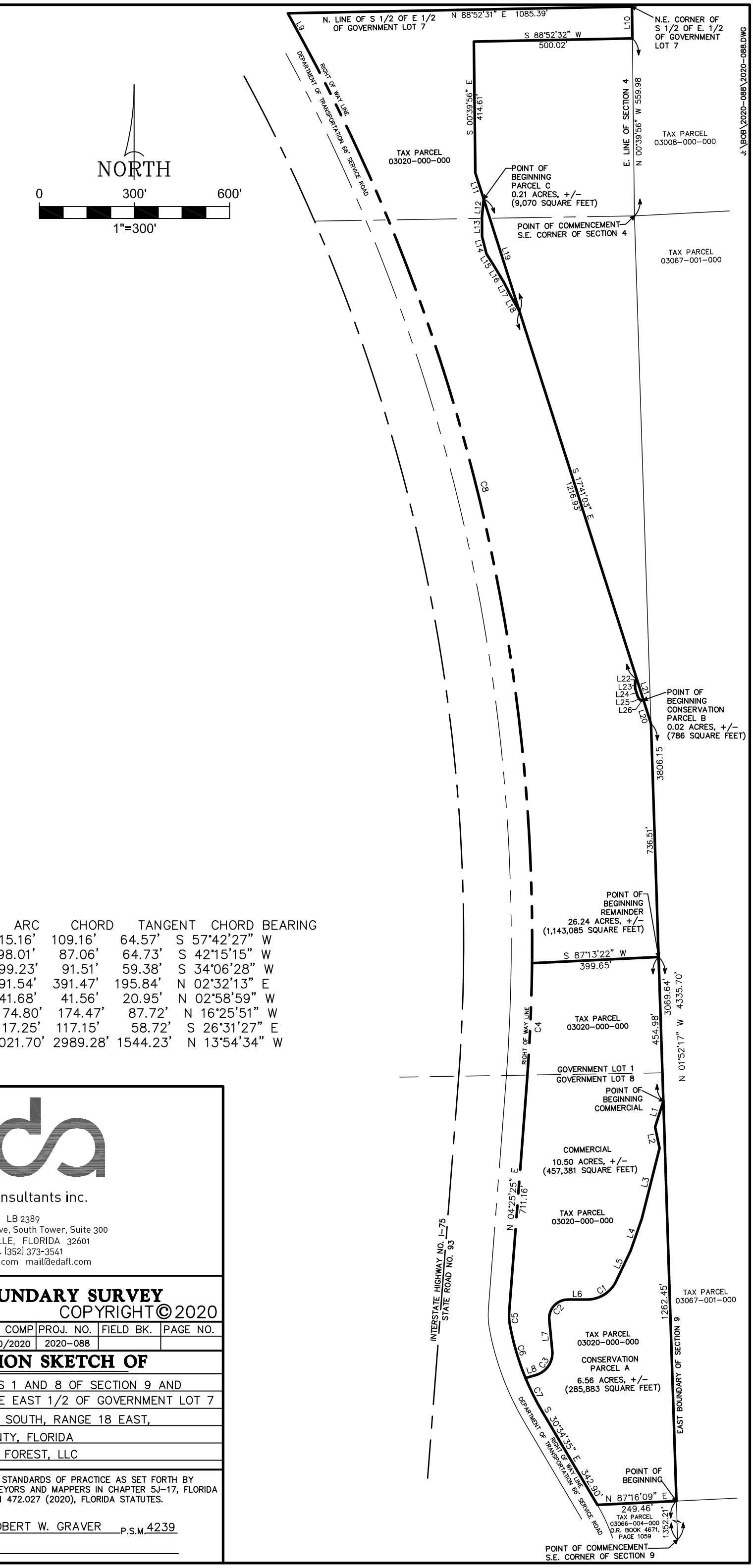
Legal Description

Community Commercial Zoning Area

A portion of Government Lots 1 and 8 of Section 9, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North 01°52'17" West, along the east boundary of said Section 9, a distance of 2614.66 feet to the Point of Beginning; thence South 17°41'49" West, 85.72 feet; thence South 11°50'50" East, 68.32 feet; thence South 14°06'43" West, 229.65 feet; thence South 19°13'30" West, 106.17 feet; thence South 25°25'13" West, 106.54 feet to the beginning of a curve, concave northwesterly, having a radius of 102.18 feet; thence southwesterly, along the arc of said curve, through a central angle of 64°34'29", an arc distance of 115.16 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 57°42'27" West, 109.16 feet; thence North 89°59'41" West, 60.07 feet to the beginning of a curve, concave southeasterly, having a radius of 58.82 feet; thence southwesterly, along the arc of said curve, through a central angle of 95°28'53", an arc distance of 98.01 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 42°15'15" West, 87.06 feet; thence South 05°29'11" East, 98.11 feet to the beginning of a curve, concave northwesterly, having a radius of 71.79 feet; thence southwesterly, along the arc of said curve, through a central angle of 79°11'19", an arc distance of 99.23 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 34°06'28" West, 91.51 feet; thence South 73°42'08" West, 34.54 feet to a point on the easterly right of way line of a 66' wide Department of Transportation Service Road, said point lying on the arc of a curve, concave northeasterly, having a radius of 828.93 feet; thence northwesterly, along said right of way line, and along the arc of said curve, through a central angle of 12°04'55", an arc distance of 174.80 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 16°25'51" West, 174.47 feet; the end of said curve being the beginning of a curve, concave easterly, having a radius of 161.18 feet; thence northerly, along said right of way line and along the arc of said curve, through a central angle of 14°48'53", an arc distance of 41.68 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 02°58'59" West, 41.56 feet; thence North 04°25'25" East, along said easterly right of way line, 711.16 feet to the beginning of a curve, concave westerly, having a radius of 5945.58 feet; thence northerly, along said right of way line and along the arc of said curve, through a central angle of 03°46'23", an arc distance of 391.54 feet, said arc being subtended by a chord having a bearing and distance of North 02°32'13" East, 391.47 feet; thence North 87°13'22" East, 399.65 feet to a point on said east boundary of Section 9; thence South 01°52'17" East, along said east boundary, 454.98 feet to the Point of Beginning.

Containing 10.50 Acres (457,381 Square Feet), more or less.



LINE	BEARING	DISTANCE
L1	S 17°41'49" W	85.72
L2	S 11°50'50" E	68.32
L3	S 14°06'43" W	229.65
L4	S 19°13'30" W	106.17
L5	S 25°25'13" W	106.54
L6	S 89°59'41" W	60.07
L7	S 05°29'11" E	98.11
L8	S 73°42'08" W	34.54
L9	N 28°28'08" W	108.03
L10	S 00°39'56" E	100.60
L11	S 17°41'03" E	86.01
L12	S 05°19'02" W	56.36
L13	S 00°19'11" E	62.30
L14	S 14°17'54" E	56.84
L15	S 31°57'53" E	42.56
L16	S 30°58'26" E	63.77
L17	S 26°44'35" E	48.21
L18	S 29°26'47" E	55.07
L19	N 17°41'03" W	372.91
L20	N 17°41'03" W	78.19
L21	N 17°41'03" W	69.58
L22	S 41°43'32" W	7.68
L23	S 00°11'15" E	23.02
L24	S 17°03'41" E	29.14
L25	S 38°47'52" E	13.73
L26	N 83°38'34" E	9.08

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	64°34'29"	102.18'	115.16'	109.16'	64.57'	S 57°42'27" W
C2	95°28'53"	58.82'	98.01'	87.06'	64.73'	S 42°15'15" W
C3	79°11'19"	71.79'	99.23'	91.51'	59.38'	S 34°06'28" W
C4	03°46'23"	5945.58'	391.54'	391.47'	195.84'	N 02°32'13" E
C5	14°48'53"	161.18'	41.68'	41.56'	20.95'	N 02°58'59" W
C6	12°04'55"	828.93'	174.80'	174.47'	87.72'	N 16°25'51" W
C7	08°06'16"	828.93'	117.25'	117.15'	58.72'	S 26°31'27" E
C8	29°07'09"	5945.58'	3021.70'	2989.28'	1544.23'	N 13°54'34" W

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

THIS IS NOT A BOUNDARY SURVEY

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DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		8/20/2020	2020-088		

LEGAL DESCRIPTION SKETCH OF

A PORTION OF GOVERNMENT LOTS 1 AND 8 OF SECTION 9 AND A PORTION OF THE SOUTH 1/2 OF THE EAST 1/2 OF GOVERNMENT LOT 7 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

FOR: TARA FOREST, LLC

THIS LEGAL DESCRIPTION SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2020), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization No. LB 2389

Property Search Results

The data displayed is the most current data available to the Property Appraiser.
Search Date: 7/28/2020 at 11:17:15 AM

PRINTER FRIENDLY PAGE

Parcel: 03020-000-000 GIS Map

Taxpayer:	TARA FOREST LLC
Mailing:	7717 NW 20TH LN GAINESVILLE, FL 32605
9-1-1 Address:	
Sec-Twn-Rng:	04-08-18
Property Use:	05500 - TMBR SI 80-89
Tax Jurisdiction:	ALACHUA 1700
Neighborhood/Area:	8-18 RURAL
Subdivision:	N/A

Legal: S1/2 OF E1/2 OF LOT 7 LESS R/W FOR SR-93 (LESS THAT PART LYING W OF I-75 ALSO IN SEC 09-08-18 THAT PART LYING E OF I-75 & ADJ TO & W OF SEC LINE & N OF PARCEL 3066-4) DEED APPEARS IN ERROR OR 4738/0321

History

Year	Property Use	Land Value	Classified Land Value	Improvement Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2019	TMBR SI 80-89	162800	24100	0	162800	0	24100	24100	0	0	24100	24100
2018	TMBR SI 80-89	162800	24100	0	162800	0	24100	24100	0	0	24100	24100
2017	Tmbr Si 80-89	162800	14000	0	162800	0	14000	14000	0	0	14000	14000
2016	Tmbr Si 80-89	162800	14000	0	162800	0	14000	14000	0	0	14000	14000
2015	Tmbr Si 80-89	162800	14000	0	162800	0	14000	14000	0	0	14000	14000
2014	Tmbr Si 80-89	162800	13600	0	162800	0	13600	13600	0	0	13600	13600

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
5500	TIMBER 2	A	AGRICULTURE	1	58.12	2531707.2	AC
5900	PINE/HARDWOOD	CSV	COMM	1	7	304920	AC

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
2019-12-05	2963100	Vac	05-Qualified, Multi Trans	4738	0321	MS	Official Public Record
1998-09-28	100	Vac	U-OLD SALE - UNQUALIFIED	2195	2880	MS	Official Public Record
1998-09-28	100	Vac	U-OLD SALE - UNQUALIFIED	2209	2644	MS	Official Public Record

1998-09-28	100	Vac	U-OLD SALE - UNQUALIFIED	2195	2883	MS	Official Public Record
1998-09-28	100	Vac	U-OLD SALE - UNQUALIFIED	2209	2650	MS	Official Public Record
1998-09-28	100	Vac	U-OLD SALE - UNQUALIFIED	2209	2647	MS	Official Public Record
1998-09-28	100	Vac	U-OLD SALE - UNQUALIFIED	2195	2886	MS	Official Public Record
1984-12-28	100	Vac	U-OLD SALE - UNQUALIFIED	1582	1576	MS	Official Public Record

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. If you have any further questions or concerns about any permits or want permits for more than five (5) years ago, please contact the Codes Enforcement Office.

Link to TaxCollector Record

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3230894 5 PG(S)
12/9/2019 2:25 PM
BOOK 4738 PAGE 321
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 924842
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $20,741.70
Intang. Tax: $0.00

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

NOTE TO CLERK: CONSIDERATION ON THIS TRANSFER IS IN THE AMOUNT OF $2,963,090.51. DOCUMENTARY STAMP TAX IN THE AMOUNT OF $20,741.70 IS BEING PAID ON THIS TRANSFER.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 5th day of December, 2019, by LUTHER ACQUISITIONS, LLC, a Florida limited liability company, and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, successor by conversion to Megahee Enterprises, Ltd., a Florida limited partnership, the address for which is 2513 S.W. 50th Boulevard, Gainesville, Florida 32608 (collectively, the "Grantors"), to TARA FOREST, LLC, a Florida limited liability company, the address for which is 7717 N.W. 20th Lane, Gainesville, Florida 32605 (the "Grantee").

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantors, Grantors hereby grant, bargain, sell, convey and confirm unto Grantee all that certain real property together with the improvements thereon (collectively, the "Real Property") in Alachua County, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

RE Nos.: 03067-001-000, 03008-000-000, 03066-002-000 and 03020-000-000

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2019, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

And Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on their behalf as of the day and year first above written.

LUTHER ACQUISITIONS, LLC, a Florida limited liability company

By: _____
Joan M. Jones, Manager

_____
Witness Print Name: Nancy Perry

_____
Witness Print Name: Mary A Robison

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4th day of December, 2019, by Joan M. Jones, Manager of LUTHER ACQUISITIONS, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [ ] has produced _____ as identification.

_____
Print Name: Mary A Robison
Title: Notary Public
Serial No. (if any) GG003460
Commission Expires: 10/6/20

Notary Stamp

MARY A. ROBISON
Commission # GG 003460
Expires October 6, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Signed, sealed and delivered
in the presence of:

Witness Print Name: Nancy Perry

Witness Print Name: Mary A Robison

MEGAHEE ENTERPRISES, LTD., LLLP,
a Florida limited liability limited partnership

By: _____
Joan M. Jones
Its: General Partner

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4th day of December, 2019, by Joan M. Jones, a General Partner of MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who [X] is personally known to me or [ ] has produced _____ as identification.

Notary Stamp

MARY A. ROBISON
Commission # GG 003460
Expires October 6, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Print Name: Mary A Robison
Title: Notary Public
Serial No. (if any) GG003460
Commission Expires: 10/6/20

987932

EXHIBIT "A"

Parcel One & Part of Parcel 7:

That part of the East ½ of Section 9, Township 8 South, Range 18 East, lying North of the North right of way of U.S. Highway 441,

Less and except the North ¼ of Government Lot 2; and

Less and Except the right of way of State Road 93 a/k/a Interstate I-75; and

Less and Except that part of Government Lot 7 lying East of the East right of way of State Road 93 a/k/a Interstate I-75;

Also Less and Except the following described property:

Commence at the Southeast corner of Section 9, Township 8 South, Range 18 East, and run North 3° 37' 28" West 286.74 feet to the North right of way of Old State Road No. 25; thence North 79°23'05" West along said right of way 1055.3 feet to its intersection with the West right of way of Interstate No. 75, thence run North 4°26'55" East along said Interstate Road right of way 212.91 feet to its intersection with the South right of way of State Road No. 25 (U.S. No. 441), thence run North 79°06'35" West along said State Road right of way 306.92 feet, thence run North 1°48' 35" West 205.01 feet, thence run North 79°06'35" West 355.34 feet to the North right of way of State Road No. 24 (U.S. No. 441) and the Point of Beginning, thence run North 79° 06'35" West along said right of way 175.00 feet, thence run North 10°53'25" East 175.00 feet, thence South 79°06'35" East 349.10 feet to the Westerly right of way of Interstate Road No. 75, thence South 27°21'25" West along said right of way 38.71 feet to the p.c. of a 34° 11'20" curve, having a radius of 170.10 feet, an internal angle of 73°32' and being concave to a Northwesterly direction, thence run in a Southwesterly direction along the arc of said right of way curve a distance of 215.08 feet to the P.T. of said curve, thence South 10° 53'25" West 16.00 feet to the Point of Beginning. All being and lying in Section 9, Township 8 South, Range 18 East, Alachua County, Florida.

Also Less and Except:

Commence at the Northeast corner of Government Lot Seven (7), Section Nine (9), Township Eight (8) South, Range Eighteen (18) East, and run South 01°48'22" East, along the East line of said Government Lot Seven (7), 1677.39 feet; thence run North 79°06'35" West, 351.65 feet to the intersection with the West right of way line of Interstate Highway No. 75 and the North right of way line of U.S. Highway 441; thence run North 79°06'35" West, along said North right of way line 175.00 feet to the Point of Beginning; thence continue North 79°06'35" West along said North right of way line, 175.00 feet; thence run North 10°53'25" East, 175.00 feet; thence run South 79°06'35" East, 175.00 feet; thence run South 10°53'25" West, 175.00 feet; to the Point of Beginning.

Together with the following described lands:

The East Sixty-four and 79/100 (64.79) feet of that part of Government Lot Three (3), in Section Fifteen (15), Township Eight (8) South, Range Eighteen (18) East, lying North and East of State Roads Nos. 20 and 25, Alachua County, Florida.
And That part of Government Lot Three (3), in Section Fifteen (15), Township Eight (8) South, Range Eighteen (18) East, lying North and East of U.S. Highway 441 less the East Sixty-four and 79/100 (64.79) feet, Alachua County, Florida.
Less and Except therefrom the lands described in Official Records Book 4334, Page 1074 in favor of the City of Alachua, of the Public Records of Alachua County, Florida.

Together with the following described parcel:

The West ½ of Section 10, Township 8 South, Range 18 East, lying North of the North right of way of U.S. Highway 441, Alachua County, Florida. Less and Except the Southwest ¼ of the Southwest ¼, but including that part of the Southwest ¼ of the Southwest ¼ lying within the following described property:

Commence at the Southwest corner of Section 10, Township 8 South, Range 18 East and run North 1°48'58" West along the West line of said Section 1352.21 feet to the Point of Beginning; thence continue North 01°48'58" West along said West Section line 562.78 feet; thence run South 36°22'41" East 524.13 feet; thence run North 89°12'27" East 1039.09 feet; thence run South 38°29'43" East 109 feet, thence run South 87°09'17" West, 1401.60 feet to the West line of Section 10, Township 8 South, Range 18 East and the Point of Beginning. All being and lying in the Southwest ¼ of Section 10, Township 8 South, Range 18 East, Alachua County, Florida.

Parcel Two:

The Southwest ¼ of the Southwest ¼ of the West ½ of Lot 4, all lying and being in Section 3, Township 8 South, Range 18 East, Alachua County, Florida.

Parcel Three:

A tract of land situated in Section 10, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:
Commence at a concrete monument at the Southwest corner of aforementioned Section 10, Township 8 South, Range 18 East for a point of reference and run North 88°24'02"East, along the South line of said Section 10, a distance of 792.27 feet; thence run North 00° 39'21" West, along the East line of the West 792.16 feet of the Southwest ¼ of the Southwest ¼ of said Section 10, a distance of 508.06 feet to a concrete monument (LS#3456) on the Northerly right of way line of State Road 20-25 a/k/a U.S. Highway 441 (200 foot right of way); thence run South 77°51'07"East, along said Northerly right of way line, a distance of 143.86 feet to a concrete monument (LS#3456) and the True Point of Beginning; thence run North 12°08'53" East, a distance of 200.00 feet to a concrete monument (LS#3456); thence run South 77°51'07"East, a distance of 59.81 feet to a concrete monument (LS#3456); thence run North 60°49'36" East, a distance of 101.29 feet to a concrete monument (LS#3456); thence run North 07°01'30" East, a distance of 70.52 feet to a concrete monument (LS#3456); thence run North 28°08'16"West, a distance of 91.36 feet to a concrete monument (LS#3456); thence run North 60°43'36" East, a distance of 367.96 feet to a concrete monument (LS#3456) on the East line of the aforementioned Southwest ¼ of the Southwest ¼ of Section 10; thence run South 00°00'26" East, along said East line, a distance of 665.16 feet to a concrete monument (LS#940) on the aforementioned Northerly right of way line; thence run North 77°51'07" West, along said Northerly right of way line, a distance of 486.49 feet to the True Point of Beginning.

Balance of Parcel 7:

The South ½ of the East ½ of Government Lot 7, in Section 4, Township 8 South, Range 18 East, Alachua County, Florida. Less and Except the right of way of State Road No. 93 a/k/a Interstate 75, and Less and Except the 66-foot access road.

John Power TAX COLLECTOR Serving Alachua County

2019 Roll Details — Real Estate Account At UNASSIGNED LOCATION RE, ALACHUA 32615

Print this page

Real Estate Account #03020 000 000 | Parcel details | **Latest bill** | **View/Print full bill history**

2019	2018	2017	2016	...	2002
PAID	**PAID**	**PAID**	**PAID**		**PAID**

Get Bills by Email

PAID 2019-11-25 $529.20
Receipt #19-0034994

Owner: MEGAHEE ENTERPRISES LTD.,LLLP
4110 SW 34TH ST STE 24
GAINESVILLE, FL 32608
Situs: UNASSIGNED LOCATION RE
ALACHUA 32615

Account number: **03020 000 000**
Alternate Key: 12195
Millage code: 1700
Millage rate: 22.8734

Assessed value: 24,100
School assessed value: 24,100
Unimproved land value: 162,800



Location is not guaranteed to be accurate.

Property Appraiser
View

2019 Annual bill

Ad valorem: $551.25
Non-ad valorem: $0.00
Total Discountable: 551.25
No Discount NAVA: 0.00
Total tax: $551.25

Legal description

S1/2 OF E1/2 OF LOT 7 LESS R/W FOR SR-93 OR 1582/1576 & OR 2195/2880-2886 & OR 2209/2644-2650 (LESS THAT PART LYING W OF I-75 ALSO IN SEC 09-08-18 THAT PART LYING E OF I-75 & ADJ TO & W OF SEC LINE & N OF PARCEL 3066-4

Location

Book, page, item: 2209-2650-
Geo number: 04-08-18-03020000000
Range: 18
Township: 08
Section: 04
Neighborhood: 233200.00
Use code: 055
Total acres: 65.120

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TODAY IN HISTORY

Today is **Wednesday, July 15**, the 197th day of 2020. There are 169 days left in the year.

Highlight in History:

On **July 15, 1799**, French soldiers in Egypt discovered the Rosetta Stone, which proved instrumental in deciphering ancient Egyptian hieroglyphs.

On this date:

In **1834**, the Spanish Inquisition was abolished more than 3½ centuries after its creation.

In **1870**, Georgia became the last Confederate state to be readmitted to the Union. Manitoba entered the confederation as the fifth Canadian province.

In **1913**, Augustus Bacon, D-Ga., became the first person elected to the U.S. Senate under the terms of the recently ratified 17th Amendment to the U.S. Constitution, providing for popular election of senators.

In **1918**, the Second Battle of the Marne, resulting in an Allied victory, began during World War I.

In **1975**, three American astronauts blasted off aboard an Apollo spaceship hours after two Soviet cosmonauts were launched aboard a Soyuz spacecraft for a mission that included a linkup of the two ships in orbit.

LOTTERY

Today's jackpot: $9.25 million
July 11: 2-20-24-26-38-48
POWERBALL
Today's jackpot: $79 million
July 11: 14-19-61-62-64
Powerball: 4
FANTASY 5
July 13: 10-15-21-23-33
PICK 2
July 14 Midday: 1-8
July 13 Evening: 1-9
PICK 3
July 14 Midday: 0-5-8
July 13 Evening: 9-3-7
PICK 4
July 14 Midday: 9-0-5-8
July 13 Evening: 6-4-0-3
PICK 5
July 14 Midday: 8-2-4-9-4
July 13 Evening: 6-4-3-2-6
JACKPOT TRIPLE PLAY
Tuesday's jackpot was: $250,000
July 10: 9-13-30-34-42-43
MEGA MILLIONS
Tuesday's jackpot was: $91 million
July 10: 10-15-20-49-53
Mega Ball: 22
CASH4LIFE
July 13: 11-12-33-36-49
Cash Ball: 4

Confederate statue removed from prominent spot at Ole Miss

By Emily Wagster Pettus
The Associated Press

JACKSON, Miss. — A Confederate monument that's long been a divisive symbol at the University of Mississippi was removed Tuesday from a prominent spot on the Oxford campus, just two weeks after Mississippi surrendered the last state flag in the U.S. with the Confederate battle emblem.

The marble statue of a saluting Confederate soldier will be taken to a Civil War cemetery in a secluded area of campus. Students and faculty have pushed the university for years to move the statue, but they say their work is being undermined by administrators' plan to beautify the cemetery.

A draft plan by the university indicates that the burial ground eventually will feature a lighted pathway to the statue and that headstones might be added to Confederate soldiers' graves that have been unmarked for decades.

"Moving the monument should be a clear stand against racism, not another embarrassing attempt to placate those who wish to maintain the university's connection to Confederate symbols," faculty members from the university's history department wrote in a joint statement last month.



In this Feb. 23, 2019, file photo a Confederate soldier monument stands at the University of Mississippi in Oxford, Miss. The monument will be moved from the prominent spot at the university to a Civil War cemetery in a secluded part of the Oxford campus. [ROGELIO V. SOLIS/ASSOCIATED PRESS FILE PHOTO]

University Chancellor Glenn Boyce said the new site is not intended to glorify the soldiers.

"It's not going to create a shrine to the Confederacy," Boyce told The Associated Press last month at the state Capitol. "People will have to judge that when they see the end product."

The University of Mississippi was founded in 1848, and the statue of the soldier was put up in 1906 — one of many Confederate monuments erected across the South more than a century ago.

Critics say the statue's location near the university's main administrative building has sent a signal that Ole Miss glorifies the Confederacy and glosses over the South's history of slavery.

The state College Board on June 18 approved a plan to move the monument. The decision happened amid widespread debate over Confederate symbols as people across the U.S. and in other countries loudly marched through the streets to protest racism and police violence against African Americans.

The statue at Ole Miss was a gathering point in 1962 for people who rioted to oppose court-ordered integration of the university.

In February 2019, a rally by outside pro-Confederate groups at the monument prompted Ole Miss basketball players to kneel in protest during the national anthem at a game later that day. Student government leaders voted two weeks later for a resolution asking administrators to move the monument to the cemetery, where Confederate soldiers killed at the Battle of Shiloh are buried.

One of the student senators sponsoring that resolution was Arielle Hudson of Tunica, Mississippi, who graduated this year and has been selected as a Rhodes scholar. She said Thursday that her joy at knowing the statue was moved has been tempered by concerns about the university's elaborate cemetery plan.

As a student, Hudson gave tours to prospective students through an "ambassador" program. She said ambassadors were generally told to avoid the Confederate statue, but she once ended up near it.

"Those conversations were hard, especially as a Black student trying to convince other Black students and their families that they belong here," Hudson said Thursday. "You're standing a few feet away from an object that tells them that space wasn't made for them."

First COVID-19 vaccine tested in US poised for final testing

By Lauran Neergaard
The Associated Press

The first COVID-19 vaccine tested in the U.S. revved up people's immune systems just the way scientists had hoped, researchers reported Tuesday — as the shots are poised to begin key final testing.

"No matter how you slice this, this is good news," Dr. Anthony Fauci, the U.S. government's top infectious disease expert, told The Associated Press.

The experimental vaccine, developed by Fauci's colleagues at the National Institutes of Health and Moderna Inc., will start its most important step around July 27: A 30,000-person study to prove if the shots really are strong enough to protect against the coronavirus.

But Tuesday, researchers reported anxiously awaited findings from the first 45 volunteers who rolled up their sleeves back in March. Sure enough, the vaccine provided a hoped-for immune boost.

Those early volunteers developed what are called neutralizing antibodies in their bloodstream — molecules key to blocking infection — at levels comparable to those found in people who survived COVID-19, the research team reported in the New England Journal of Medicine.

"This is an essential building block that is needed to move forward with the trials that could actually determine whether the vaccine does protect against infection," said Dr. Lisa Jackson of the Kaiser Permanente Washington Research Institute in Seattle, who led the study.

There's no guarantee but the government hopes to have results around the end of the year — record-setting speed for developing a vaccine.

The vaccine requires two doses, a month apart.

There were no serious side effects. But more than half the study participants reported flu-like reactions to the shots that aren't uncommon with other vaccines — fatigue, headache, chills, fever and pain at the injection site. For three participants given the highest dose, those reactions were more severe; that dose isn't being pursued.

Some of those reactions are similar to coronavirus symptoms but they're temporary, lasting about a day and occur right after vaccination, researchers noted.

"Small price to pay for protection against COVID," said Dr. William Schaffner of Vanderbilt University Medical Center, a vaccine expert who wasn't involved with the study.



In this March 16 photo, a subject receives a shot in the first-stage safety study clinical trial of a potential vaccine by Moderna for COVID-19 at the Kaiser Permanente Washington Health Research Institute in Seattle. [TED S. WARREN/ASSOCIATED PRESS FILE PHOTO]

He called the early results "a good first step," and is optimistic that final testing could deliver answers about whether it's really safe and effective by the beginning of next year.

"It would be wonderful. But that assumes everything's working right on schedule," Schaffner cautioned.

And Tuesday's results only included younger adults. The first-step testing later was expanded to include dozens of older adults, the age group most at risk from COVID-19. Those results aren't public yet but regulators are evaluating them, and Fauci said final testing will include older adults, as well as people with chronic health conditions that make them more vulnerable to the virus — and Black and Latino populations likewise affected.

Nearly two dozen possible COVID-19 vaccines are in various stages of testing around the world. Candidates from China and Britain's Oxford University also are entering final testing stages.

The 30,000-person study will mark the world's largest study of a potential COVID-19 vaccine so far. And the NIH-developed shot isn't the only one set for such massive U.S. testing, crucial to spot rare side effects. The government plans similar large studies of the Oxford candidate and another by Johnson & Johnson; separately, Pfizer Inc. is planning its own huge study.

Already, people can start signing up to volunteer for the different studies.

People think "this is a race for one winner. Me, I'm cheering every one of them on," said Fauci, who directs NIH's National Institute of Allergy and Infectious Diseases.

"We need multiple vaccines. We need vaccines for the world, not only for our own country."

Around the world, governments are investing in stockpiles of hundreds of millions of doses of the different candidates, in hopes of speedily starting inoculations if any are proven to work.

PUBLIC NOTICE

The City of Gainesville is soliciting feedback from local residents to include in its application for $500,000 under the Rebuild Florida General Planning Support Program from the Florida Department of Economic Opportunity.

The grant funds will be used to develop a Watershed Management Plan for Hogtown Creek. The scope will include mapping of flood hazard areas and an application to the Federal Emergency Management Agency for a letter of Map Revision to update the Flood Insurance Rate Maps for the affected areas. The plan will include; identification and conceptual planning of hazard mitigation strategies for the Hogtown Creek watershed. The mitigation strategies will be ranked using City of Gainesville Compressive Plan and community goals. Four public meeting presentations and report preparation will also be included in the scope of services. The application, due by July 31, 2020.

The public is invited to participate by submitting comments by 2 p.m. Tuesday, July 30, 2020:

- By email to: HogtownCreekWatershedPlan-GPS@cityofgainesville.org The City of Gainesville will respond to all written correspondence received.
- By phone at 352-334-5070.
- Comments must be received by the deadline for consideration.

To request a copy of the proposed grant application, please call Alice Rankeillor, P.E. at (352) 334-5070 or send an e-mail request to:
HogtownCreekWatershedPlan-GPS@cityofgainesville.org

The source of the funding is the Housing and Urban Development Housing and Urban Development Community Development Block Grant – Mitigation fund. DOE has allocated $20,000,000 to the GPS program.

Additional information is available through the Public Works Department website.
http://www.cityofgainesville.org/PublicWorks.aspx

PUBLIC NOTICE

A neighborhood workshop will be held to discuss proposed Zoning, Land Use, and Text Amendment Changes to a portion of tax parcel number 03020-000-000 located at 17129 April Boulevard. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed changes and to seek their comments. A summary of the proposed changes follows:

- **Rezoning:** Change an approx. 10-acre portion of the property from Agricultural (A) to Community Commercial (CC) & approx. 6.5 acres to Conservation (CSV)
- **Future Land Use Map (FLUM) Amendment:** Change an approx. 10-acre portion of the property from Recreation to Commercial & approx. 6.5 acres to Conservation
- **Text Amendment:** New Future Land Use Element Policy 1.3.h. Adds a policy concerning water quality treatment from I-75 runoff on Tax Parcel 03020-000-000.

The meeting will be held digitally as a Zoom teleconference on Wednesday, July 29, 2020 at 6:00 p.m. The teleconference can be accessed by the following information:

URL: https://us02web.zoom.us/j/5733319527

Meeting ID: 573 331 9527

Following the teleconference, a recording of the workshop will be available 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, by e-mail, or via phone call.

eda consultants · inc.
Contact: Clay Sweger, AICP, LEED AP
eda consultants, inc.
E-mail: csweger@edafl.com
Phone: (352) 373-3541

The Gainesville Sun

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GANNETT

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss proposed Zoning, Land Use, and Text Amendment Changes to a portion of tax parcel number 03020-000-000 located at 17129 April Boulevard. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed changes and to seek their comments. A summary of the proposed changes follows:

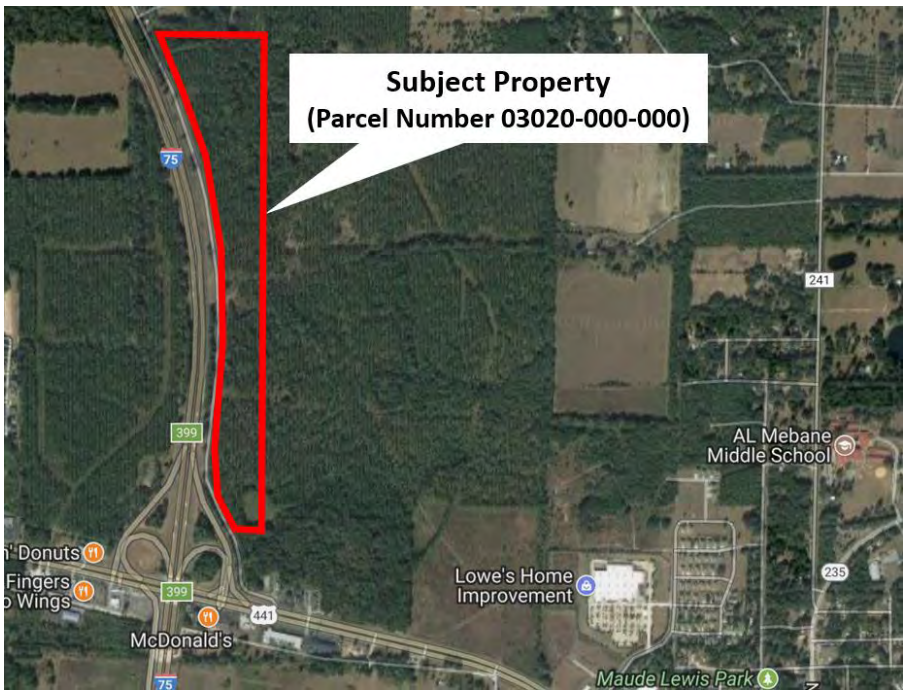
- **Rezoning**: Change an approx. 10-acre portion of the property from Agricultural (A) to Community Commercial (CC) & approx. 6.5 acres to Conservation (CSV)
- **Future Land Use Map (FLUM) Amendment**: Change an approx. 10-acre portion of the property from Recreation to Commercial & approx. 6.5 acres to Conservation
- **Text Amendment**: New Future Land Use Element Policy 1.3.h. Adds a policy concerning water quality treatment from I-75 runoff on Tax Parcel 03020-000-000.

The meeting will be held digitally as a Zoom teleconference on Wednesday, July 29, 2020 at 5:30 p.m. The teleconference can be accessed by the following information:

Date:	Wednesday, July 29, 2020
Time:	6:00 pm
URL:	https://us02web.zoom.us/j/5733319527
Meeting ID:	573 331 9527

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: Clay Sweger, AICP, LEED AP, **eda** consultants, inc.
csweger@edafl.com
(352) 373-3541



03049-000-000 & 03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03066-004-000 & 03066-004-001
03066-006-002
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03066-006-000
MOHAN-LERRA FAMILY PARTNERSHIP
16715 NW 129TH TER
ALACHUA, FL 32615

03015-001-000
SPENCER JR & SPENCER TRUSTEES
17604 NW 140TH ST
ALACHUA, FL 32615-4457

03017-002-000
Spencer Arthur Prescott Jr Trustee
4145 STATE RD 11
DELAND, FL 32724

03066-006-001
WAFFLE HOUSE INC
5986 FINANCIAL DR
NORCROSS, GA 30071

03008-000-000 & 03020-000-000
03067-001-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03015-004-000
MRVZ PARK INVESTORS LLC
PO BOX 1462
INVERNESS, FL 34451

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Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
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Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

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Alachua, FL 32615

David Forest
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Bonnie Flynn
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Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Zoning, Land Use, and Text Amendment Changes

Date & Time: July 29, 2020 at 6:00 PM

URL: https://us02web.zoom.us/j/5733319527

Meeting ID: 573 331 9527

NAME	EMAIL
Mike Gianikas	landscapesunltd@hotmail.com
Sayed Moukhtara	sayed@moukhtara.com
Silvia Moukhtara Nemer	silvia@nemerrealestate.com

Neighborhood Meeting Minutes

Project:	Proposed Zoning, Land Use, and Text Amendment Changes
Date & Time:	July 29, 2020 at 6:00 PM
URL:	https://us02web.zoom.us/j/5733319527
Meeting ID:	573 331 9527
Community Participants:	3 (see sign-in sheet)
Project Representatives:	Onelia Lazzari, eda Clay Sweger, eda Ashley Scannella, eda

Meeting Minutes:

Onelia Lazzari introduced eda and the project, proposed Zoning, Land Use, and Text Amendment Changes to a portion of tax parcel number 03020-000-000 located at 17129 April Boulevard. Eda proposes to a) rezone an approx. 10-acre portion of the property from Agricultural (A) to Community Commercial (CC) & approx. 7.5 acres to Conservation (CSV), b) change an approx. 10-acre portion of the property from Recreation to Commercial & approx. 7.5 acres to Conservation future land use category, and c) propose a Text Amendment to the New Future Land Use Element Policy 1.3.h, adding a policy concerning water quality treatment from I-75 runoff. Ms. Lazzari explained what typical uses are permitted in the Community Commercial zoning district and Commercial land use category. She also explained the environmental benefits of the Proposed New Future Land Use Element Policy.

There were no questions from the attendees.

þÿ The Gainesville Sun - Nov 26, 2020 - - - A9

Lessons

Continued from Page 1A

between the Pilgrims and Native Americans was always uneasy and later splintered into years of conflict.

On Cape Cod, language arts teacher Susannah Remillard long found that her sixth grade students had been taught far more about Pilgrims than the Wampanoag people, the Native Americans who attended the feast. Now she's trying to balance the narrative.

She asks students to rewrite the Thanksgiving story using historical records, and then she asks them to write a poem from the perspective of a person from that time, half settlers and half Wampanoag.

"We carry this Colonial view of how we teach, and now we have a moment to step outside that and think about whether that is harmful for kids, and if there isn't a better way," said Remillard, who teaches at Cape Cod Lighthouse Charter School in East Harwich, Massachusetts. "I think we are at a point where people are now ready to listen."

In Arlington Public Schools near Boston, students until recently dressed annually in Colonial attire. Now taboo, the costumes were abolished in 2018, and the district is working to expand and correct classroom teachings on Native Americans, including debunking Thanksgiving myths.

Students as young as kindergarten are now being taught that harvest feasts have been part of Wampanoag life since long before 1621, and that thanksgiving is a daily part of life for many tribes.

They're also being taught that the Pilgrims and Wampanoag were not friends, and that it's important to "unlearn" false notions around the feast.

"We don't want the coloring books of the Pilgrims and the Native Americans," said Crystal Power, a social studies coach. "We want students to engage with what really happened, with who lived here first, and to understand that there was no such thing as the New World. It was only new from one side's perspective."

Advocates for Indigenous education caution there's still much to improve. Change has been slow and spotty, they say, and many schools cling to insensitive traditions, including costumed dramas and paper headdresses.

"Progress seems to be gaining momentum, but there's still a lot of work to do," said Ed Schupman, manager of Native Knowledge 360, the national education initiative at the National Museum of the American Indian, and a citizen of the Muscogee (Creek) Nation of Oklahoma. "Change is still needed, and it has only been significant in some places."

Schupman and the museum have worked with states as they create new teaching standards on Indigenous cultures. Montana in 1999 was among the first to require schools to teach tribal histories and is now joined by Washington, Oregon and others.

Even in states where it isn't mandatory, however, classrooms are becoming more inclusive.

After national protests over killings of Black people by police, Arlington's history department created a committee to examine race, which led to discussions about expanding and correcting teachings about African Americans, Native Americans and other groups too often left out.



Sixth grade teacher Susannah Remillard wants her students to understand the Native American perspective. ELISE AMENDOLA/AP

In recent guidance, the nearby Brookline school district urged teachers to incorporate native perspectives even on topics not necessarily specific to Indigenous people. It encourages lessons, for example, on the coronavirus' impact on Native Americans, and on Neilson Powless, who recently became the first Native American in the Tour de France.

Although schools say parents have mostly embraced the changes, they acknowledge it can be polarizing. Prominent lawmakers have resisted efforts to rethink Thanksgiving, including Sen. Tom Cotton of Arkansas, a Republican who last week blasted "revisionist charlatans of the radical left."

School officials say they aren't changing history, but adding parts that have been left out. Standard social studies textbooks have included little about Native Americans, and alternatives were long elusive. Teachers say that's changing, thanks to native scholars who have authored children's books, lesson plans and other materials.

In Massachusetts this year, every public school is getting copies of a new state history book co-written by a Wampanoag author and historian. The book was published to coincide with the 400th anniversary of the Mayflower's arrival, but it notably begins thousands of years earlier, with the history of the Wampanoag people.

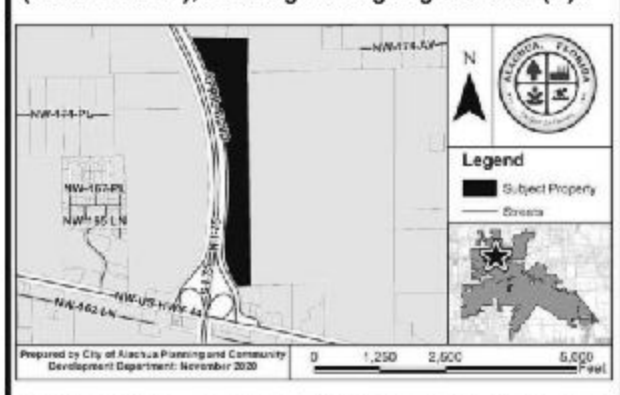
Before the pandemic, schools around Boston hosted annual visits from Annawon Weeden, a performing artist and member of the Mashpee Wampanoag Tribe.

Weeden makes a point of arriving in modern clothes to dispel faulty notions about Indigenous people. Only after taking questions and debunking myths does he change into traditional regalia and demonstrate tribal dances.

"A lot of the kids think we're only in the past. A lot of the kids think we live in a longhouse or a teepee or whatever," Weeden said. "Stereotypes like those are very hard to defeat."

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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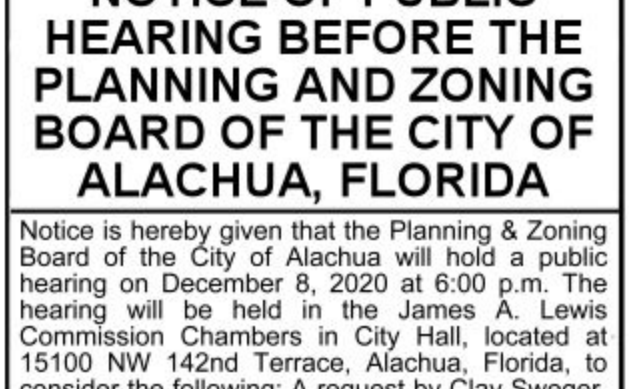


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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.

GF-GH057426

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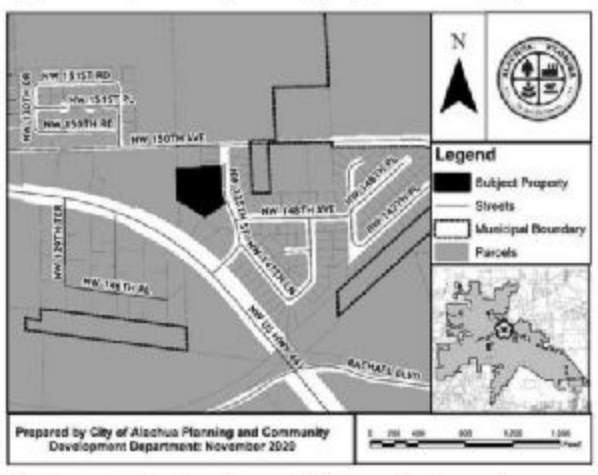


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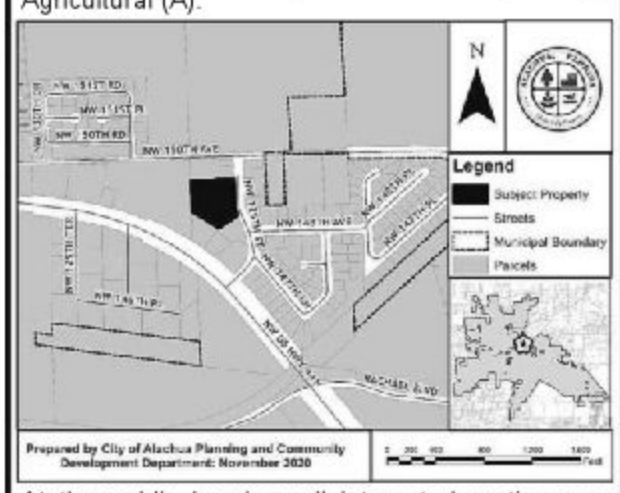


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GF-GH057428

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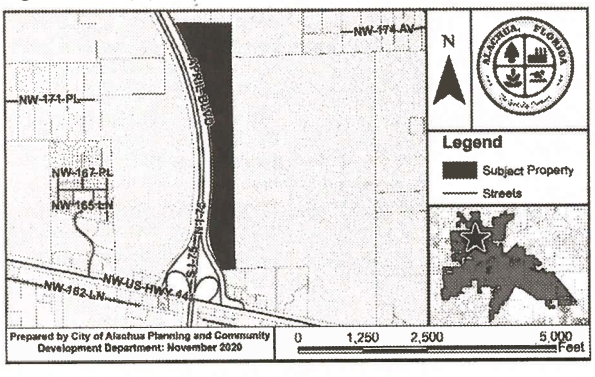
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GF-GH057425

City of ALACHUA

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(Published: Alachua County Today - November 26, 2020)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson (name), POSTED THE LAND USE SIGN ON 11/23 (date) FOR THE Tara April LSCPA & Rezoning - PZB & CCOM1 (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)

Four (4)
(number of signs)

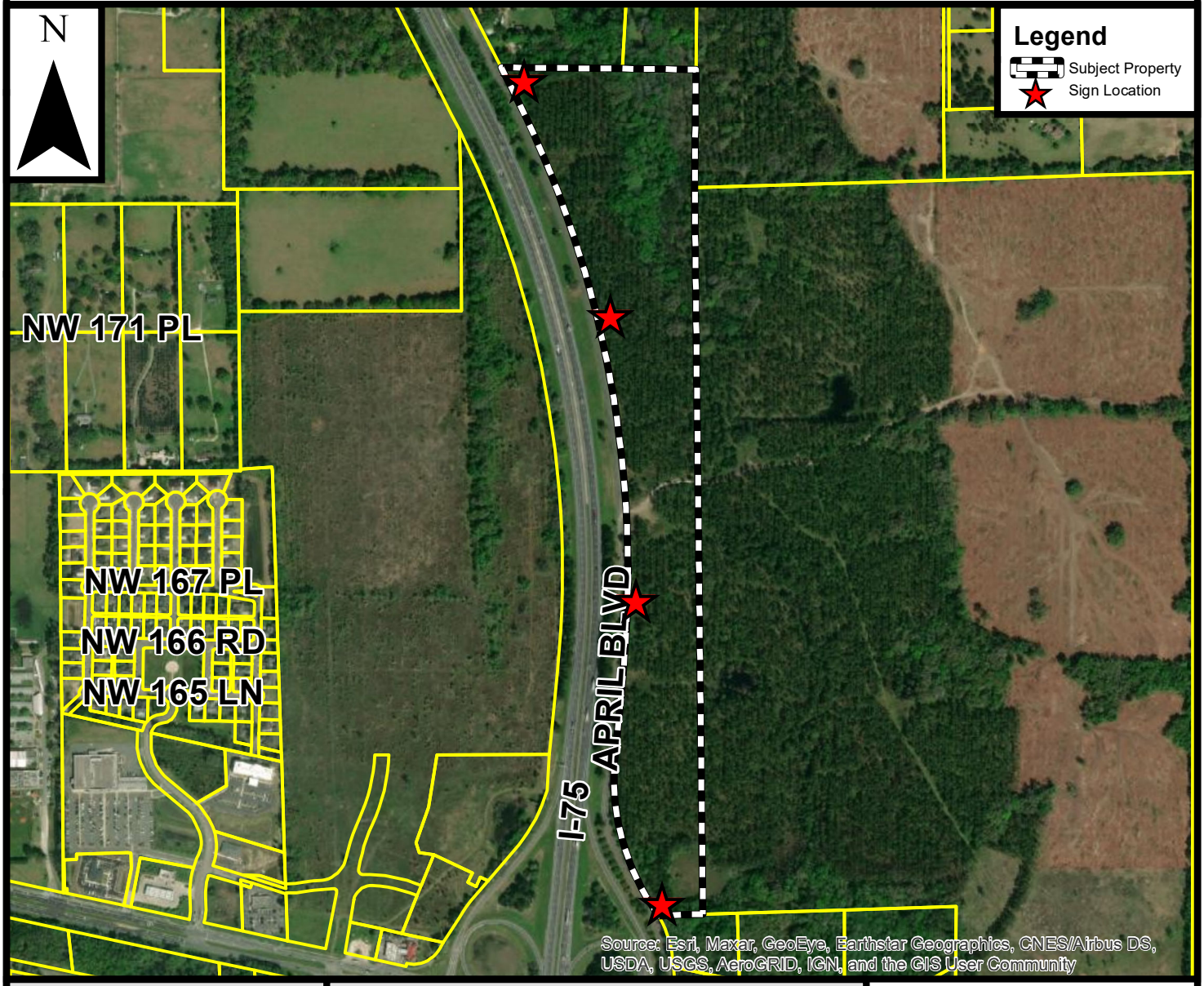
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Tara April
LSCPA / Rezoning



Prepared by the City of Alachua
Planning & Community Development Department

Prepared November 2020

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 300 600 1,200 Feet

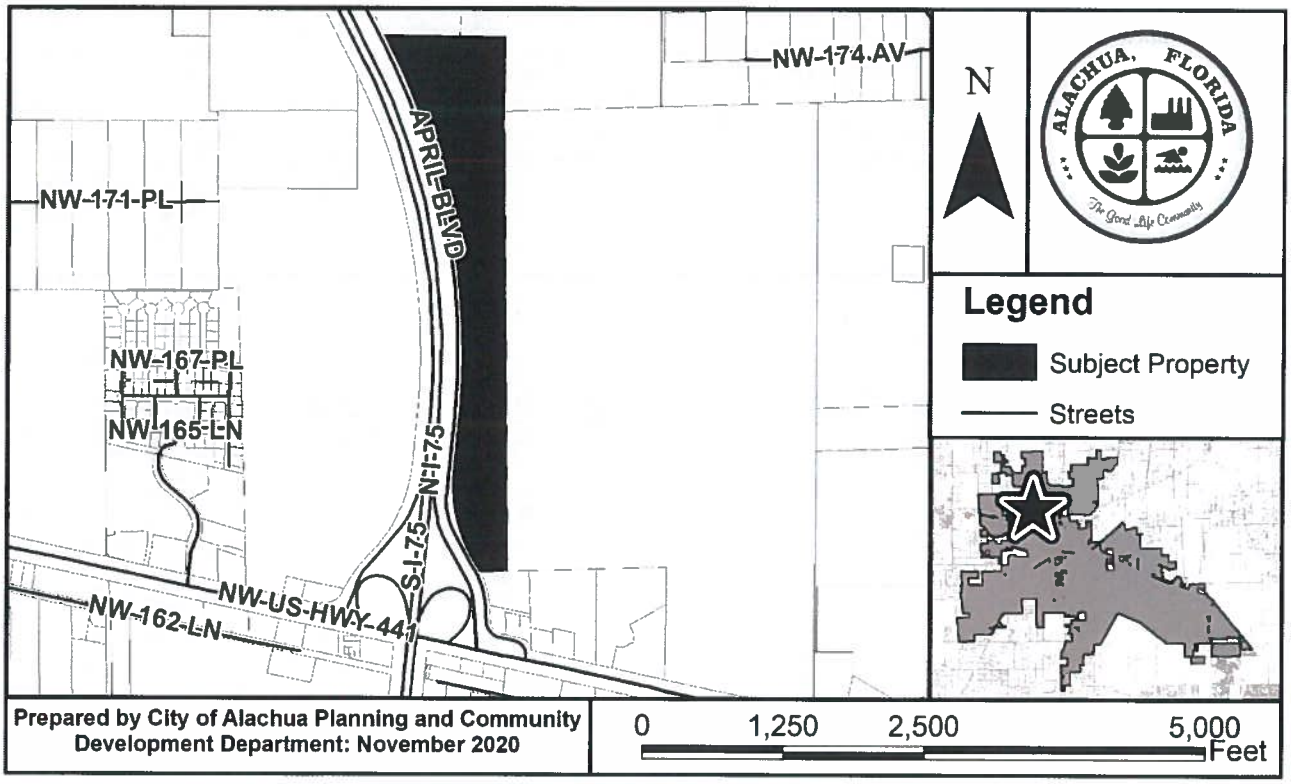
City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 11/23/2020 KC

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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Use Avery template 5160

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

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410 Turkey Creek
Alachua, FL 32615

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Alachua, FL 32616

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Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

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Utilisez le Gabarit Avery 5160

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Use Avery Template 5160

03049-000-000 & 03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03066-004-000 & 03066-004-001
03066-006-002
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03066-006-000
MOHAN-LERRA FAMILY PARTNERSHIP
16715 NW 129TH TER
ALACHUA, FL 32615

03015-001-000
SPENCER JR & SPENCER TRUSTEES
17604 NW 140TH ST
ALACHUA, FL 32615-4457

03017-002-000
Spencer Arthur Prescott Jr Trustee
4145 STATE RD 11
DELAND, FL 32724

03066-006-001
WAFFLE HOUSE INC
5986 FINANCIAL DR
NORCROSS, GA 30071

03008-000-000 & 03020-000-000
03067-001-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03015-004-000
MRVZ PARK INVESTORS LLC
PO BOX 1462
INVERNESS, FL 34451

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