



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: Farm Bureau Insurance at NW 167th Blvd
2. Address of Subject Property: Approx 16151 NW US Hwy 441, Alachua, FL
3. Parcel ID Number(s): 1.776 Acre Portion of TP# 03053-001-001
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Commercial
6. Zoning Designation: CI - Commercial Intensive District
7. Acreage: 1.776 Acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Christopher Gmuer Title: President
Company (if applicable): Gmuer Engineering, LLC
Mailing address: 2603 NW 13th ST Box 314
City: Gainesville State: FL ZIP: 32609
Telephone: (352) 281-4928 FAX: _____ e-mail: chrisg@gmuereng.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): HIPP INVESTMENTS LLC
Mailing Address: 14610 NW 129TH TER
City: ALACHUA State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☒ Yes ☐ No
If yes, list names of all parties involved: HIPP INVESTMENTS LLC and ALACHUA COUNTY FARM BUREAU 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

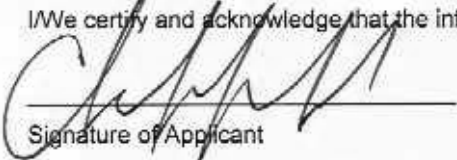
The City shall develop performance standards for industrial uses in order to address the following:

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

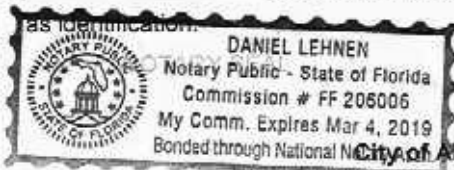
Christopher Gmuer
 Typed or printed name and title of applicant

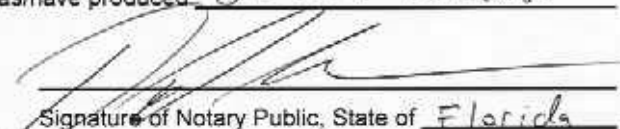
 Typed or printed name of co-applicant

State of Florida County of Alachua

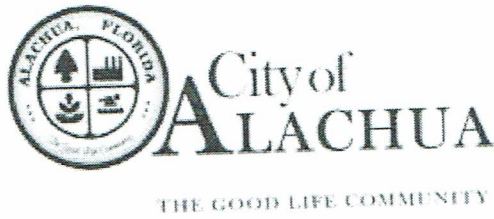
The foregoing application is acknowledged before me this 1st day of November, 2016, by Christopher Gmuer

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




 Signature of Notary Public, State of Florida

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



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16151 NW US Hwy 441

Parcel ID Number(s): 03053-001-001

Acreage: 9.77

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Virginia Johns Title: Manager

Company (if applicable): HIPP INVESTMENTS LLC

Mailing Address: 14610 NW 129TH TERRACE

City: ALACHUA State: FL ZIP: 32615

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Christopher Gmuere Title: President

Company (if applicable): Gmuere Engineering, LLC

Mailing address: 2603 NW 13th ST Box 314

City: Gainesville State: FL ZIP: 32609

Telephone: (352) 281-4928 FAX: N/A e-mail: chrisg@gmuereeng.com

D. REQUESTED ACTION:

Site Plan Application and Lot Split Application for a New Office Building with associated parking, driveway connection, utility connections, and stormwater management facility.

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

Virginia H Johns, Manager
Typed or printed name and title of applicant

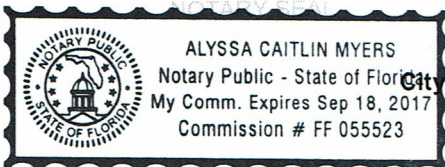
Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

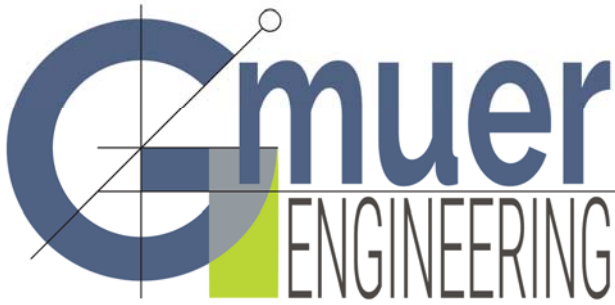
The foregoing application is acknowledged before me this 28 day of October, 2016 by Virginia H

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



Alyssa Myers
Signature of Notary Public, State of Florida

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



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

December 21, 2016

City of Alachua Planning & Zoning
15100 NW 142nd Terr
Alachua, FL 32615

Re: Farm Bureau Insurance at NW 167th Blvd
Consistency with the City of Alachua Comprehensive Plan

This proposed development for the Farm Bureau Insurance at NW 167th Blvd is located approximately at 16151 NW US Hwy 441 and proposes the construction of a ±5,600 sf building with parking, utility connections, and a stormwater management facility. The building will function as offices providing insurance services consistent with the Commercial (COMM) Future Land Use classification and the Commercial Intensive (CI) zoning district. The following is a Comprehensive Plan Concurrency Analysis for this development and is submitted in accordance with the City of Alachua Site Plan requirements.

The Comprehensive Plan language is provided and followed with the consistency statement in bold.

Goal One: Economic Development

The City of Alachua has a unique business climate. The City is home to Corporations, technology incubators, local businesses, and start-up companies. The US 441 corridor is beginning to develop into a "corporate corridor" with businesses, such as Sabine and JA Webster, and corporate campuses such as the Progress Corporate Park and Alachua Professional Center. Alachua desires to continue to be a home to innovative businesses that want to be partners with the community.

The proposed development is located within a newly developed area consisting of a mixture of services from groceries, fuel service, bank, restaurants, and this proposed insurance office. This will offer economic growth consistent with the City of Alachua's vision to provide new, aesthetically pleasing infrastructure along the "corporate corridor".

Vision 2020

Future Land Use Element

Objective 1.3: Commercial:

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial, and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

The proposed use is consistent with the uses allowed in the Commercial land use category and is located along the U.S. HWY 441 corridor.

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 proposed development will provide the more general commercial uses in the form of insurance services to the community.

Policy 1.3.d:

The City shall develop performance standards for commercial development in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The existing 167th Blvd will continue to provide vehicular and non-vehicular access into the proposed development. The City has expressed their want for cross access between 167th Blvd and the parcel to the west. The proposed development provides an easement for this purpose that can be utilized by any future development of that adjacent eastern property. A sidewalk is proposed from 167th Blvd to the proposed building.

2. Buffering from adjacent existing/potential uses;

A minimum 7.5' wide landscape buffer will be provided along the North, East, and South boundaries of the site. A minimum 15' Street Buffer will be provided along the 167th Blvd. street frontage per the 441 / I75 Gateway Overlay District requirements. All required buffers are shown on the landscaping plan.

3. Open space provisions and balance of proportion between gross floor area and site size;

Approximately 88% of the site will be pervious area/ open space. This far exceeds the 10% open space requirement in FLUE Policy 2.5.1 of the City's Comprehensive Plan. The proposed building has a FAR of 0.072, below the 0.75 FAR allowed for Commercial sites less than 5 acres yet greater than 1 acre.

4. Adequacy of pervious surface area in terms of drainage requirements;

Storm water management will be provided on site and is designed to SRWMD criteria.

5. Placement of signage;

Minimal signage will be placed along 167th Blvd. to identify the facility and will be consistent with LDR Sec. 6.5.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

The site is surrounded by Commercial (COMM) category and Commercial Intensive (CI) zoning district. Site lighting will follow the requirements of LDR Sec. 6.4 and not exceed five (5) foot-candles within the parking lot.

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;

One driveway is provided from the parking area to a shared driveway located within an easement to the south. Sidewalk connection has been made to the west to reduce travel distances but also reduce points of conflict between automobile traffic and pedestrians.

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations; **A landscape plan is included as part of the site plans meeting all of the code requirements. A minimum 7.5' wide landscape buffer will be provided along the North, East, and South boundaries of the site. A minimum 15' Street Buffer will be provided along the 167th Blvd. street frontage per the 441 / I75 Gateway Overlay District requirements. All required buffers are shown on the landscaping plan.**

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and

The site is generally clear of trees and vegetation with no environmentally sensitive areas. Site soils consists of Kendrick sand and will not provide any significant limitation on development.

10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

The proposed development is office services and Table 4.1-1 of the City of Alachua LDRs indicate no performance based zoning requirements for the proposed use.

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, .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.

The proposed building has a FAR of 0.072, below the 0.75 FAR allowed for Commercial sites less than 5 acres yet greater than 1 acre.

Objective 2.4: Landscaping and Tree Protection Standards:

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 plant pallet to assist in the landscape design. Landscape plans shall include a mixture of perimeter and internal landscaping. **A landscape plan is included as part of the site plan set and shows 80% of the site has been landscaped, which includes both perimeter and interior landscaping.**

Policy 2.4.2: 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 that may not be fully compatible. The City shall establish buffer yard requirements that are based on the nature of the adjacent uses and the desired result of the buffer.

A landscape plan is included as part of the site plans meeting all of the code requirements. A minimum 7.5' wide landscape buffer will be provided along the North, East, and South boundaries of the site. A minimum 15' Street Buffer will be provided along the 167th Blvd. street frontage per the 441 / I75 Gateway Overlay District requirements. All required buffers are shown on the landscaping plan.

Objective 2.5: Open Space Standards:

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.

Approximately 88% of the site will be pervious area/ open space. This far exceeds the 10% open space requirement.

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.

The proposed development is approximately the final open parcel remaining in the overall Alachua Marketplace.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

The project site is generally sloped with minimal trees or vegetation. The highest portion of the site runs from the northwest to the southeast with a total elevation change of about 19 feet across the ±1.77 acre site. The site appears to have been historically cleared of any native vegetation.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

The site plans show the erosion control measures per state requirements.

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, minimum flood elevations shall be surveyed and established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans. The City shall establish standards for a limitation on filling in flood prone areas.

The proposed project site does not include any FEMA 100 year floodplain.

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.

The proposed project site does not include any delineated wetlands.

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, storm water, solid waste, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

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 Commercial and Industrial Land Uses 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.

The proposed development connects to the City centralized potable water and sanitary sewer systems.

Transportation ElementObjective 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.

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

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

The proposed development proposes the minimum number of parking spaces.

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

The proposed development currently proposed one handicap space as required per ADA.

Community Facilities and Natural Groundwater Aquifer Recharge Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service:

A. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

The proposed development will comply with all applicable sanitary sewer quality standards of the EPA and FDEP.

B. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

C. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without

reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

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. For purposes of this objective, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

The proposed development will connect to the City's centralized sanitary sewer system without any off-site or other main extensions.

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

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open Lake Watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of predevelopment runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, civilizational, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or - thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

A Grading and Drainage Plan and Stormwater Management Report is included as part of the development plan application. The site will convey runoff via overland flow to the proposed stormwater management facility. The treated storm water will discharge at a rate below predevelopment flows to the eastern property line. The design is consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a, and the Suwannee River Water Management District.

Objective 4.1:

Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.2.a: New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

The proposed development will connect to the City's centralized potable water system.

Conservation and Open Space Element

OBJECTIVE 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

There are no identified wetlands on the proposed project site.

Economic Element

GOAL 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

The proposed development will provide economic growth consistent with the City of Alachua's goal to provide local neighborhoods with convenient products and services.

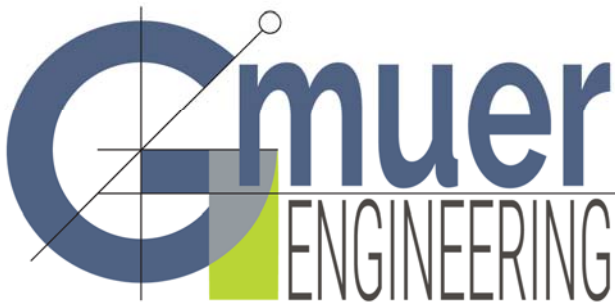
Please let us know if you need any additional information for your review.

Sincerely,

Gmuer Engineering, LLC

A handwritten signature in blue ink, appearing to read 'Chris Gmuer', with a stylized flourish extending to the right.

Christopher A Gmuer, PE
President



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

February 7, 2017

City of Alachua Planning & Zoning
15100 NW 142nd Terr
Alachua, FL 32615

Re: Farm Bureau Insurance at NW 167th Blvd
Concurrency Impact Analysis

This proposed development for the Farm Bureau Insurance at NW 167th Blvd is located approximately at 16151 NW US Hwy 441 and proposes the construction of a ±5,600 sf building with parking, utility connections, and a stormwater management facility. The building will function as offices providing insurance services consistent with the Commercial (COMM) Future Land Use classification and the Commercial Intensive (CI) zoning district. The following is a Concurrency Impact Analysis for this development and is submitted in accordance with the City of Alachua Site Plan requirements and includes roads, potable water facilities, sanitary sewer facilities, and solid waste facilities.

A Grading and Drainage Plan and Stormwater Management Report is included as part of the development plan application. The site will convey runoff via overland flow to the proposed stormwater management facility. The treated storm water will discharge at a rate below predevelopment flows to the eastern property line. The design is consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a, and the Suwannee River Water Management District.

The office use will not have impact to the City's Park and Recreation Facilities.

Transportation

Trip Generation Calculations per ITE Trip Generation 9th Edition

Land Use (ITE)	KSF	AADT		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
General Office (710)	5,560	11.03	61	1.56	9	1.49	8

Public facility capacities are based on the September 26, 2016 Development Monitoring Report. Below are the roadway segments within a half mile of the development.

Affected Roadway Segments

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Comp Plan MSV ^{AA}	Existing Traffic ^{AA}	Reserved Trips	Available Capacity ^{**}	Additional Trips	Residual Capacity
Interstate	Min LOS Std: C					
I-75 (31, 2)	85,600	56,476	746	28,378	19	28,359
From US 441 to SCL of Alachua	7,710	5,930	69	1,711	3	1,708
State Roads	Min LOS Std: D					
U.S. Hwy 441 (107/1407, 5)	35,500	24,411	3,769	7,320	61	7,259
From SR 235 to NCL of Alachua	3,200	2,319	362	519	8	511
SR 235 (108, 8)	13,300	10,000	271	3,029	26	3,003
From 235/241 Intersection to US 441	1,200	950	27	223	3	220
SR 235 (109/4109, 9)	13,300	6,189	271	6,840	16	6,824
From US 441 to NCL of Alachua	1,200	588	27	585	2	583

Trip distribution is based on the published FDOT D-Factors. 100% of the trips were assigned to US 441. The D factor for the adjacent segment of US 441 is 57.8. It is presumed that 57.8% (35 AADT, 5 PM) of the trips will head east on US 441 toward I-75. The D-Factor for this segment of I-75 is 54.9. It is presumed that 54.9% (19 AADT, 3 PM) will head on I-75 towards Gainesville and the remaining trips (16 AADT, 2 PM) will head east on 441. Based on these assumptions, 26 AADT / 3 PM trips will head west on US 441. The D-Factor for CR 235A is 57.8. It is presumed that 57.8% (15 AADT, 2 PM) of these trips will head south and the remaining trips (11 AADT, 1 PM) will head north.

Conclusion: The relatively low traffic generation of the development means there is available capacities in the identified road segments and will not exceed the adopted LOS standards.

Potable Water: Per FAC 64E-6

Current Permitted Capacity	2,300,000 GPD
Less Actual Potable Water Flow	1,190,000 GPD
Reserved Capacity	112,897 GPD
Residual Capacity	997,103 GPD
Proposed Demand	834 GPD
Residual Capacity after Proposed	996,269 GPD
Percentage of Permitted Capacity	43.3%

Conclusion: The demand of the development will not exceed the adopted LOS standards.

Sanitary Sewer: Per FAC 64E-6

Current Permitted Capacity	1,500,000 GPD
----------------------------	---------------

Less Actual Potable Water Flow	615,000 GPD
Reserved Capacity	73,307 GPD
Residual Capacity	811,693 GPD
Proposed Demand	834 GPD
Residual Capacity after Proposed	810,859 GPD
Percentage of Permitted Capacity	54.0%

Conclusion: The demand of the development will not exceed the adopted LOS standards.

Solid Waste

Existing Demand	39,152 lbs/day	7,145.24 tons/yr
Reserved Capacity	4,928.41 lbs/day	899.43 tons/yr
Proposed Demand	33.3 lbs/day	6.1 tons per year
(6 lbs per 1000SF) * 5,560 SF Bldg * 365 days per year / 2000 lbs per ton		

Conclusion: The demand of the development will not exceed the adopted LOS standards.

Stormwater

A separate stormwater report has been provided along with the site grading plan.

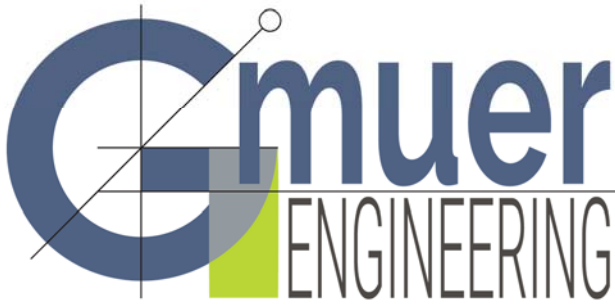
Please let us know if you need any additional information for your review.

Sincerely,

Gmuer Engineering, LLC



Christopher A Gmuer, PE
President



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

Neighborhood Meeting

For a site plan to construct a single story office building fronting NW 167th Blvd. The site is located on a portion of TP#3053-1-1 at approximately 16150 NW US 441, Alachua, FL.

Date: Thursday, October 27, 2016

Time: 5:15pm

Place: 14435 NW US Hwy 441 #40, Alachua, FL 32615

Contact: Christopher A. Gmuer, PE, (352) 281-4928, Gmuer Engineering, LLC

Mr. Gmuer will be holding a workshop to discuss the proposed site plan described above. The development proposes to construct a single story office building with associated parking lot and stormwater facility fronting NW 167th Blvd. The site is located on a ± 1.8 acre portion of TP#3053-1-1 at approximately 16150 NW US 441, Alachua, FL

Per the City of Alachua Land Development Regulations, the CI, Commercial Intensive District is intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. Offices of many types are a permitted use in this district. Please see the complete list of permitted uses on the back of this letter.

The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you there.

Neighborhood Meeting

List of uses permitted within the CI, Commercial Intensive District Per the Alachua Land Development Regulations

Residential	Airplane landing strip	Laundry, dry cleaning, and carpet cleaning facilities	Personal services establishment
Dwelling, multiple-family	Helicopter landing facilities	Machine shop	Repair establishment
Dwelling, single-family attached	Passenger terminal, surface transportation	Repair of scientific or professional instruments	Sales establishment
Dwelling, townhouse	Utilities	Tool repair	Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf
Dwelling, two- to four-family	Wireless communication tower and/or antenna, freestanding	Offices	Large-scale retail establishments ≥ 80,000 sf
Upper story dwelling	Wireless communication antenna, collocation on existing tower	Business services	Self-service storage
Educational facilities	Wireless communication antenna, placement on existing building	Financial services	All uses
College or university	Wireless communication tower	Professional services	Sexually oriented business
Vocational school	Wireless communication antenna, placement on existing building	Radio and television broadcasting studio	Sexually oriented cabaret
Government facilities	Railroad right-of-way	Sales	Sexually oriented media store
Government maintenance, storage, and distribution facility	Utility, major	Parking, commercial	Sexually oriented motion picture theater
Government office	Utility, minor	Parking lot	Sex shop
Post office	Agriculture support and services (directly related)	Parking structure	Vehicles, sales and services
Health care facilities	Equestrian facility	Recreation/entertainment, indoor	Automobile body shop
Blood collection facility	Nursery, production	Commercial recreation, indoor	Automobile parts sales
Medical and dental clinic	Agriculture support and services (not directly related)	Private club or lodge with seating capacity of less than 300 in main activity area	Automobile rental and sales
Medical and dental lab	Farm machinery repair	Private club or lodge, with seating capacity of 300 or greater in main activity area	Automobile repair and servicing
Outpatient facility	Farm machinery sales, rental, and service	Theater	Automobile service station
Institutions	Animal sales, service and care	Recreation/entertainment, outdoor	Automobile service station with wash and detail
Auditorium	Animal hospital	Archery range	Boat and marine rental and sales
Convention center	Animal grooming	Arena, amphitheater, auditorium, or stadium	Carwash or auto detailing
Religious institution, with seating capacity less than 300 in sanctuary or main activity area	Kennel, indoor	Commercial recreation, outdoor	Gasoline sales
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	Kennel, outdoor	Retail sales and services	Recreational vehicle rental and sales
Parks and open areas	Veterinary clinic	Auction house	Taxicab service
Arboretum	Eating establishments	Bar, nightclub, or cocktail lounge	Tire sales and mounting
Botanical garden	Ice cream shop	Convenience store	Towing service
Cemetery, columbaria, mausoleum	Restaurant, indoor seating only	Department or discount store	Transmission or muffler shop
Park, private and public	Restaurant, with outdoor seating	Drug store or pharmacy (stand alone)	Truck or tractor rental or sales
Public square	Restaurant, with drive-through or drive-in service	Crematory	Visitor accommodations
Recreational trail	Specialty eating establishment	Entertainment establishment	Hotel or motel
Public safety	Conference and training centers	Financial institution	Warehouse and freight movement
Fire and EMS	Conference center	Funeral home	Parcel services
Police station	Industrial services	General media store	Waste-related services
Substation for fire and City police	General industrial service	Liquor store	Recycling dropoff center
Transportation	Heavy equipment sales, rental, or repair	Laundromat	Wholesale sales
Airport			All uses

TODAY IN HISTORY

In A.D. 54, Roman Emperor Claudius I died, poisoned apparently at the behest of his wife, Agrippina.

In 1775, the United States Navy had its origins as the Continental Congress ordered the construction of a naval fleet.

In 1843, the Jewish organization B'nai B'rith was founded in New York City. In 1932, President Herbert Hoover and Chief Justice Charles Evans Hughes laid the cornerstone for the U.S. Supreme Court building in Washington.

In 1944, during World War II, American troops entered Aachen, Germany.

BIRTHDAYS

Gospel singer **Shirley Caesar** is 79. Actress **Melinda Dillon** is 77. Singer-musician **Paul Simon** is 75. Actress **Pamela Tiffin** is 74. Musician **Robert Lamm** (Chicago) is 72. Country singer **Lacy J. Dalton** is 70. Actor **Demond Wilson** is 70. Singer-musician **Sammy Hagar** is 69. Pop singer **John Ford Coley** is 68. Actor **John Lone** is 64. Model **Beverly Johnson** is 64. Producer-writer **Chris Carter** is 60. Actor **Reggie Theus** is 59. Sen. **Maria Cantwell**, D-Wash., is 58.

LOTTERY

Wednesday, Oct. 12

Lotto

26-30-41-43-46-48

Pick 2

Early drawing: 0-6

Night drawing: 0-9

Pick 3

Early drawing: 7-4-2

Night drawing: 2-0-8

Pick 4

Early drawing: 5-8-8-8

Night drawing: 4-3-6-4

Pick 5

Early drawing: 7-4-2-2-1

Night drawing: 3-2-7-2-0

Fantasy 5

6-12-18-29-33

Powerball

16-30-34-37-44 PB: 16

PREVIOUS RESULTS

Fantasy 5 — Tuesday

1-7-22-33-35

Match-Play-1-Winners

5-of-5...\$193,857.88...1

4-of-5...\$124...252

3-of-5...\$10.50...8,102

MEDICINE

Study questions value of mammograms, screenings

By Marilyn Marchione
The Associated Press

A new study questions the value of mammograms for breast cancer screening. It concludes that a woman is more likely to be diagnosed with a small tumor that is not destined to grow than she is to have a true problem spotted early.

The work could further shift the balance of whether screening's harms outweigh its benefits. Screening is only worthwhile if it finds cancers that would kill, and if treating them early improves survival versus treating when or if they ever cause symptoms. Treatment has improved so much over the years that detecting cancer early has become less important.

Mammograms do catch some deadly cancers and save lives. But they also find many early cancers that are not destined to grow or spread and become a health threat. There is no good way to tell which ones will, so many women get treatments they don't really need. It's a twin problem: overdiagnosis and overtreatment.

Whether to have a mammogram "is a close call, a value judgment," said study leader Dr. H. Gilbert Welch of Dartmouth Medical School. Welch has long argued that mammograms are overrated, and the study parallels work he published from the same data sources four years ago. This time, the authors include Dr. Barnett Kramer, a National Cancer Institute screening expert, although the conclusions are not an official position of the agency. The study was published Wednesday by the New England Journal of Medicine.

How it was done

Researchers used decades of federal surveys on mammography and cancer registry statistics to track how many cancers were found when small — under 2 centimeters, or about three-fourths of an inch — versus large, when they are presumably more life-threatening.

They estimated death rates according to the size of tumors for two periods — 1975 through 1979, before mammograms were widely used,

and a more recent period, 2000 through 2002.

In the earlier period, one-third of cancers found were small. In the later period, two-thirds were small. But the change was mostly because screening led to so many more cancers being detected overall, and the vast majority of them were small — 162 more cases per 100,000 women, versus only 30 more cases of large tumors.

Assuming that the true number of cases of cancer in the population was stable, this implies that 132 cases per 100,000 women were overdiagnosed.

"The magnitude of the imbalance indicates that women were considerably more likely to have tumors that were overdiagnosed than to have earlier detection of a tumor that was destined to become large," the authors write.

Next, they estimated how much of the drop in deaths since mammography started was due to early detection versus better ways to treat the disease. They concluded that at least two-thirds of the drop was due to

Online

Study: www.nejm.org/doi/full/10.1056/NEJMoa1600249

better treatments — a trend other studies also have found.

The critics

Size matters, but it's not the whole story, and isn't a proven sign of how aggressive a tumor is biologically, says Dr. Kathryn Evers, director of mammography at Fox Chase Cancer Center in Philadelphia. Tumors have to be found before they can be treated, and so far mammography is the best way to find ones that can't be felt, she argues.

A statement from the American College of Radiology and the Society of Breast Imaging says "smaller cancers result in better outcomes for women."

The study's assumption that there's been no change in cancer incidence is not valid — cases have increased, said Dr. Robert Smith, the American Cancer Society's screening chief.

"When we find breast cancer early, women have a much, much better

prognosis," he said.

What's a woman to do?

Women in their 60s get the most benefit from mammograms, major guidelines agree. A government task force recommends screening every other year starting at age 50, and that women in their 40s weigh the pros and cons.

The study only applies to screening mammograms, not diagnostic ones done when a problem is suspected, and only to women at average risk, not those with gene mutations that make them more susceptible to cancer.

Dr. Joann Elmore of the University of Washington School of Medicine in Seattle, writes in a commentary in the journal that it's time to pay more attention to the "collateral damage" of screening — overdiagnosis.

"The mantras, 'All cancers are life-threatening' and 'When in doubt, cut it out,' require revision," she wrote.

ILLEGAL DRUGS

Police arrest more people for marijuana use than for all violent crimes

By Christopher Ingraham
The Washington Post

On any given day in the United States, at least 137,000 men and women sit behind bars on simple drug possession charges, according to a report released Wednesday by the American Civil Liberties Union and Human Rights Watch.

Nearly two-thirds of them are in local jails. According to the report, most of these jailed inmates have not been

convicted of any crime: They're sitting in a cell, awaiting a day in court which may be months or even years off, because they can't afford to post bail.

"It's been 45 years since the war on drugs was declared and it hasn't been a success," lead author Tess Borden of the Human Rights Watch said in an interview. "Rates of drug use are not down. Drug dependency has not stopped. Every 25 seconds we're arresting someone for drug use."

Federal figures on drug arrests and drug use over the past three decades tell the story. Drug possession arrests skyrocketed, from fewer than 200 arrests for every 100,000 people in 1979 to more than 500 in the mid-2000s.

The drug possession rate has since fallen slightly, according to the FBI, hovering now around 400 arrests per 100,000 people.

Defenders of harsh penalties for drug possession say they're necessary to deter people from using drugs and protect the public health. But despite the tough-on-crime push that led to the surge in arrests in recent decades, illicit drug use today is more common among Americans age 12 and older than it was in the early 1980s. Federal figures show no correlation between drug possession arrests and rates of drug use during that time.

But the ACLU/Human Rights Watch report shows that arrests for drug possession continue

to make up a significant chunk of modern-day police work.

"Around the country, police make more arrests for drug possession than for any other crime," the report finds, citing FBI data. "More than one of every nine arrests by state law enforcement is for drug possession, amounting to more than 1.25 million arrests each year."

In fact, police make more arrests for marijuana possession alone than for all violent crimes combined.

The report finds that the laws are enforced unevenly, too. Over their lifetimes, black and white Americans use illicit drugs at similar rates, according to federal data. But black adults were more than two-and-a-half times as likely to be arrested for drug possession.

"We can't talk about race and policing in this country without talking about the No. 1 arrest offense," lead author Tess Borden said.

The report calls for decriminalizing the personal use and possession of drugs, treating it as a public health matter instead of a criminal one.

"Rather than promoting health, criminalization can create new barriers to health for those who use drugs," the report says. "Criminalization drives drug use underground; it discourages access to emergency medicine, overdose prevention services, and risk-reducing practices such as syringe exchanges."

The report reinforces its point by noting the lengthy sentences handed down in some states for possession of small amounts of drugs.

For example, it

sketches the history of Corey J. Ladd, who was arrested for possessing half an ounce of marijuana during a 2011 traffic stop in New Orleans.

Because he had convictions for two prior offenses involving the possession of small amounts of hydrocodone and LSD, he was sentenced in 2013 to 17 years in prison as a "habitual offender." He's currently appealing the sentence to Louisiana's Supreme Court.

"Corey's story is about the real waste of human lives, let alone taxpayer money, of arrest and incarceration for personal drug use," lead author Tess Borden said. "He could be making money and providing for his family."

But Ladd's treatment is far from the harshest drug possession sentence uncovered by the ACLU and Human Rights Watch researchers, who conducted analyses of arrest and incarceration data from Florida, New York and Texas.

In Texas, for instance, 116 people are currently serving life sentences on charges of simple drug possession.

Seven of those people earned their sentences for possessing quantities of drugs weighing between 1 gram and 4 grams, or less than a typical sugar packet.

That's because Texas also has a habitual offender law, allowing prosecutors to seek longer-than-normal sentences for people who have two prior felonies.

"In 2015, more than 78 percent of people sentenced to incarceration for felony drug possession in Texas possessed under a gram," the report found.

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PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a site plan to construct a single story office building with associated parking lot and stormwater facility fronting NW 167th Blvd. The site is located on a ±1.8 acre portion of TWP3053-1-1 at approximately 16150 NW US 441, Alachua, FL.

The meeting will be held
Thursday, October 27, 2016 at 5:15pm at
14435 NW US Hwy 441 #40
Alachua, FL 32615

Contact Person: Christopher A. Gmuier, PE
(352) 281-4928 - Gmuier Engineering, LLC

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Email: douglas@thegainesvillesun.com or call 352-374-9025

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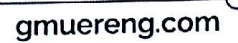
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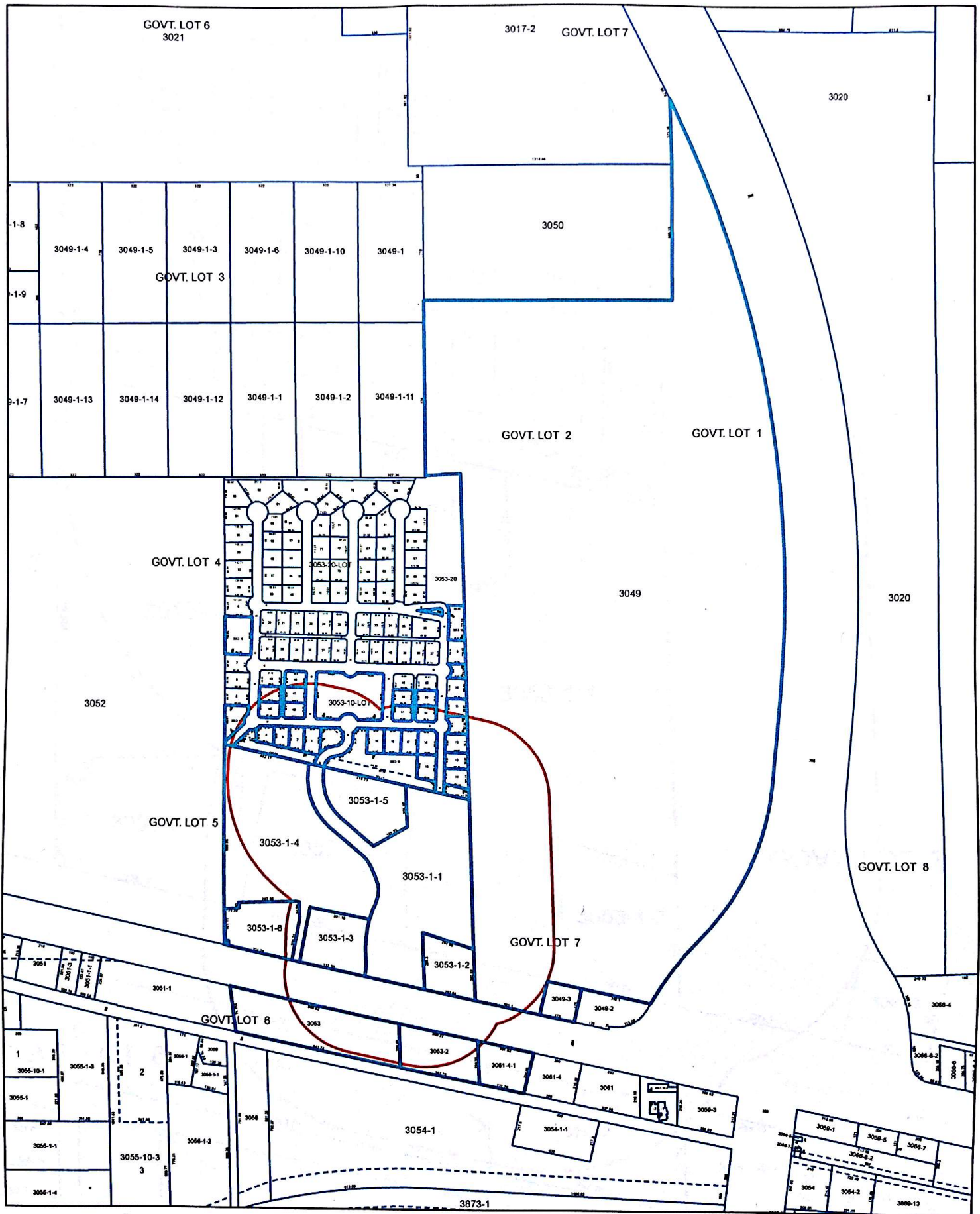
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Neighborhood Meeting 10/27 @ 5:15

Farm Bureau Insurance @ NW 167th Blvd

- Wondering if the road from the subdivision would ever be extended South.
- Concern over visibility of the condensers.
- Asking about the hours + frequency of the member gathering.
- Question about color schemes
- Question about the drainage maintenance association.



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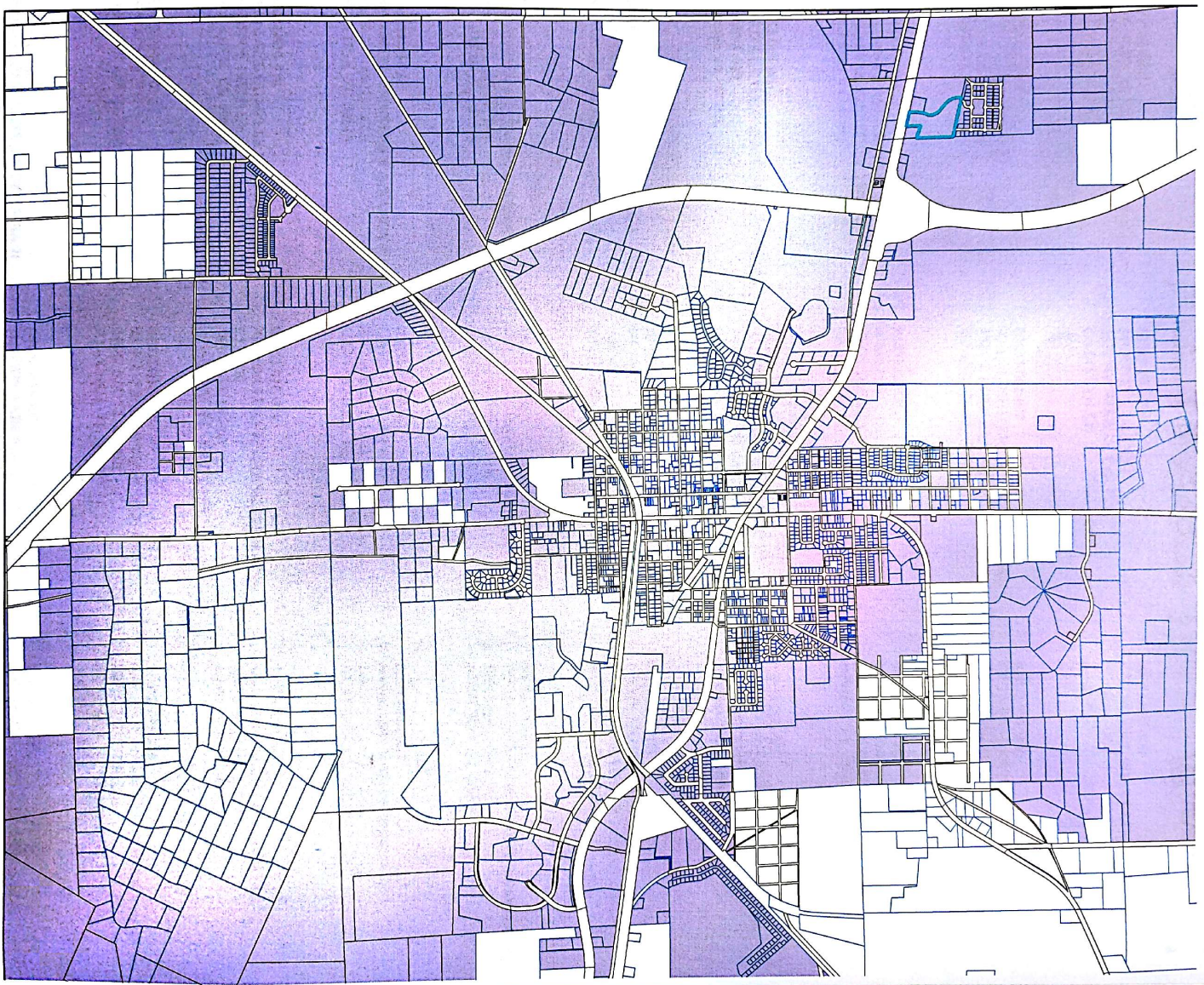


**ALACHUA COUNTY
PROPERTY
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MEGAHEE ENTERPRISES LTD.,LLLP
2632 NW 43RD ST # 2138
GAINESVILLE FL 32606

03049-003-000
MURPHY'S LOT LLC
2632 NW 43RD ST STE 2138
GAINESVILLE FL 32606-7545

03053-000-000
CAVACEPPI, SHARLEEN O TRUSTEE
PO BOX 1325
ALACHUA FL 32616-1325

03053-001-001
HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA FL 32615

03053-001-002
TALAL PROPERTIES LTD & TAREK
1326 E LUMSDEN RD
BRANDON FL 33511

03053-001-003
RACETRAC PETROLEUM INC
PO BOX 56607
ATLANTA GA 30343

03053-001-004
ALACHUA-WINDCREST LLC
605 EAST ROBINSON ST STE 340
ORLANDO FL 32801

03053-001-005
A MASON GRACE RENTALS LLC
13929 NW 166TH TER
ALACHUA FL 32615

03053-002-000
PATEL, INDIRA K
8706 SADDLEHORN DR
IRVING TX 75063

03053-010-000
HERITAGE OAKS PROPERTY, OWNERS
PO BOX 969
Alachua FL 32516

03053-010-001
STEVENS JOHN J & JAMIE N
16775 NW 165TH LANE
ALACHUA FL 32615

03053-010-002
DOLBEC RICHARD D II & LAUREN K
16813 NW 165TH LANE
Alachua FL 32615

03053-010-003
GRIEVE THOMAS H & MELISA A
16843 NW 165TH LN
ALACHUA FL 32615

03053-010-004
BROOKS TODD B
16873 NW 165TH LN
ALACHUA FL 32615

03053-010-011
AXIAK LAURA ANNE
16611 NW 165TH TER
ALACHUA FL 32615

03053-010-012
FROMHOLT DAVID B & SUSAN E
16575 NW 165TH TER
ALACHUA FL 32615

03053-010-013
JELMBERG MICHAEL & MARY
16545 NW 165TH TER
ALACHUA FL 32615

03053-010-014
FORD NATHANIEL M III & TIROSHA T
16515 NW 165TH TER
ALACHUA FL 32615

03053-010-015
MITCHELL CHARLES E & NANCY E
16530 NW 165TH TER
ALACHUA FL 32615

03053-010-016
CARTER DIANE S
8502 NW 35TH RD
GAINESVILLE FL 32606

03053-010-017
NYGAARD & STRATTAN
16567 NW 165TH LN
ALACHUA FL 32615

03053-010-018
WALLACE CHARLES E & PATRICIA A
16621 NW 165TH LN
ALACHUA FL 32615

03053-010-019
MANDARINO TERRANCE M & LISA
CLARK
16651 NW 165TH LN
ALACHUA FL 32615

03053-010-044
GEPHART RALPH G & DOROTHY J
16623 NW 168TH TER
ALACHUA FL 32615

03053-010-045
NOTO & NOTO
16603 NW 168TH TER
Alachua FL 32615

03053-010-046
BOLANOS & MCKERCHER W/H
16642 NW 167TH DR
ALACHUA FL 32615

03053-010-047
ROGERS, MICHAEL C & FELICIA GA
16622 NW 167TH DR
ALACHUA FL 32615-6497

03053-010-048
WESTBROOK BENTON C & DORA H
16602 NW 167TH DR
ALACHUA FL 32615

03053-010-051
HARRIS AARON A
16609 NW 166TH DR
ALACHUA FL 32615

03053-010-053
DAVIS RICHARD E JR & MAUREEN
16624 NW 165TH TER
ALACHUA FL 32615

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03053-010-054
SCHULTZ, RICHARD B & CECILIA
1171 APPIAN WAY
SANTA ANA CA 92705

03061-004-001
CIRCLE K STORES INC
PO BOX 8019
GARY NC 27512-9998

03053-010-050

3053-001-006
VYSTAR CREDIT UNION
4949 BLANDING BLVD
JACKSONVILLE FL 32210

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Neighborhood Meeting Notice

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Neighborhood Meeting Notice

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Neighborhood Meeting Notice

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Neighborhood Meeting Notice

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Neighborhood Meeting Notice

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

Neighborhood Meeting Notice

b David Forest
23 Turkey Creek
Alachua, FL 32615

Neighborhood Meeting Notice

John Tingue
333 Turkey Creek
Alachua, FL 32615

Neighborhood Meeting Notice

President, TCMOA
1000 Turkey Creek
Alachua, FL 32615

Neighborhood Meeting Notice

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

Neighborhood Meeting Notice

Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Neighborhood Meeting Notice

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Neighborhood Meeting Notice

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Neighborhood Meeting Notice

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Neighborhood Meeting Notice

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Neighborhood Meeting Notice

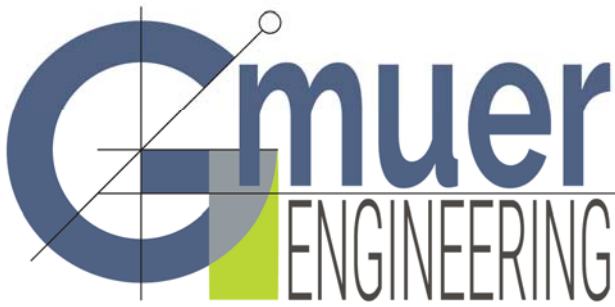
Dr. Lee A. Niblock
Alachua County Manager
12 SE 1st Street
Gainesville, FL 32601

Neighborhood Meeting Notice

John Amerson
All County Marion Property Management
2916 NE Jacksonville Rd
Ocala, FL 34479

Neighborhood Meeting Notice

City Manager, City of Alachua
P.O. Box 9
Alachua, FL 32616



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

February 7, 2017

City of Alachua Planning & Zoning
15100 NW 142nd Terr
Alachua, FL 32615

Re: Farm Bureau Insurance at NW 167th Blvd
Residential Protection Standards

This proposed development could have conditions applied in the following twelve Residential Protection Standards of Section 6.6.3.A. A discussion of each standard and the potential impacts associated with each is listed below in bold.

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

As an office use with no weekend hours, no significant deliveries are anticipated or any heavy traffic during a standard business day hours.

(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.

A doctor office and hotel are proposed to the north, closer to the residential uses. As such, a small office use is not anticipated to overcome these other uses.

(3) Placement of trash receptacles. Placement of trash receptacles. **A doctor office and hotel are proposed to the north, closer to the residential uses. Visibility of trash receptacles are not anticipated.**

(4) Loading and delivery area. Location of loading and delivery areas. **None are required or proposed by the development.**

(5) Lighting. Lighting location, intensity, and hours of illumination. **A doctor office and hotel are proposed to the north, closer to the residential uses. Also the residential uses are more than 30' higher in elevation than the proposed use.**

(6) Placement of outdoor machines and activities. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities. **None are proposed.**

(7) Additional landscaping and buffering to mitigate adverse impacts. Additional landscaping and buffering to mitigate adverse impacts. **A doctor office and hotel are proposed to the north, closer to the residential uses as well as the residential units being more than 30' higher in elevation than the proposed use.**

(8) Height restrictions. Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way. **The proposed building is single story and again the residential units are more than 30' higher in elevation than the proposed use.**

(9) Preservation of natural lighting and solar access. Preservation of natural lighting and solar access. **The residential units are more than 30' higher in elevation than the proposed use and would not be affected.**

- (10) Ventilation and control of odors and fumes. Ventilation and control of odors and fumes. **No use is proposed that would generate any of these types of odors or fumes.**
- (11) Paving and parking areas. Paving to control dust. **All required parking will be paved. The adjacent grassed area will only be used if some annual event require overflow.**
- (12) Placement or configuration of site design. Placement or configuration of site design. **A doctor office and hotel are proposed to the north, closer to the residential uses. Visibility of use is not anticipated.**

Please let us know if you need any additional information for your review.

Sincerely,

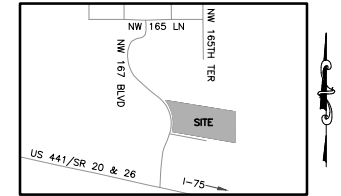
Gmuer Engineering, LLC



Christopher A Gmuer, PE
President

BOUNDARY SURVEY
PORTION OF TAX PARCEL
#03053-001-001
ALACHUA, FL 32615

SECTION 09, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



LOCATION MAP: NOT TO SCALE

LAND DESCRIPTION: (PREPARED BY THIS FIRM)

A PARCEL OF LAND BEING SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN S01°49'00"E, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 1576.08 FEET; THENCE RUN N88°33'13"E, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN S01°49'00"E, ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, A DISTANCE OF 1347.44 FEET TO A FOUND 4"x4" CONCRETE MONUMENT ("LB 5091"), SAID CONCRETE MONUMENT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4076, PAGE 2345, OF SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE S01°49'00"E, ALONG SAID WEST LINE, A DISTANCE OF 1000.00 FEET, TO A FOUND 5/8" IRON ROD (NO IDENTIFICATION), SAID IRON ROD BEING A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. US. HIGHWAY NO. 441 (STATE ROAD NO. 20 & 25) (200 FOOT RIGHT-OF-WAY); THENCE RUN S79°06'59"E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1279.84 FEET TO A FOUND 5/8" REBAR & CAP ("LB 2389"), SAID REBAR AND CAP ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2392, PAGE 782; THENCE RUN N03°06'22"W, ALONG THE EAST LINE OF SAID CERTAIN TRACT OF LAND, A DISTANCE OF 260.82 FEET TO A FOUND 5/8" REBAR & CAP ("LB 2389"), SAID REBAR AND CAP ALSO BEING THE NORTHEAST CORNER OF SAID CERTAIN TRACT OF LAND; THENCE CONTINUE N03°06'22"W, A DISTANCE OF 26.15 FEET TO A SET 1/2" REBAR & CAP ("LB 7996"); THENCE CONTINUE N03°06'22"W, A DISTANCE OF 26.49 FEET TO A SET 1/2" REBAR & CAP ("LB 7996"), SAID REBAR AND CAP ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N03°06'22"W, A DISTANCE OF 171.68 FEET TO A SET 1/2" REBAR & CAP ("LB 7996"); THENCE RUN N73°46'22"W, A DISTANCE OF 416.86 FEET TO A SET NAIL & DISK ("LB 7996"), SAID NAIL & DISK LYING AND BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF AN INGRESS-EGRESS ROAD IMPROVEMENTS AND PUBLIC UTILITIES EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4400, PAGE 2104 AND ON A NON-TANGENT CURVE, CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 301.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE AND CURVE, THROUGH A CENTRAL ANGLE OF 32°01'49", AND AN ARC DISTANCE OF 168.27 FEET TO A SET NAIL & DISK ("LB 7996"), SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S01°15'59"E, 166.09 FEET, RESPECTIVELY TO THE END OF SAID CURVE; THENCE RUN S14°44'53"W, A DISTANCE OF 28.60 FEET, ALONG SAID RIGHT-OF-WAY LINE TO A SET NAIL & DISK ("LB 7996"); THENCE RUN S73°46'22"E, A DISTANCE OF 177.62 FEET TO A SET 1/2" REBAR & CAP ("LB 7996"); THENCE SOUTH 89°08'38" EAST, A DISTANCE OF 94.31 FEET TO A SET 1/2" REBAR & CAP ("LB 7996"); THENCE SOUTH 73°46'22" EAST, A DISTANCE OF 154.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 1.659 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON LAND DESCRIPTIONS OF RECORD AS SHOWN ON THIS SURVEY.
2. BEARINGS ARE BASED ON A RECORDED CALL OF N03°06'22"W FOR THE EASTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4076, PAGE 2345.
4. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED AND SEALED BY THE LAND SURVEYOR IN RESPONSIBLE CHARGE.
5. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
6. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
7. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
8. NORTH ARROW IS BASED ON BEARING STRUCTURE.
9. CERTIFICATION IS NOT TRANSFERABLE.
10. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
11. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FLOOD_ZONE:

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

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03053 001 001		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

16193 NW US HWY 441

HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 32615

COM NW COR SEC S 01 DEG 49 MIN 00
SEC E 1576.08 FT N 88
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	8.9290	1,700	0	1,700	15.18
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	1,700	0	1,700	0.13
LIBRARY GENERAL	1.3371	1,700	0	1,700	2.27
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	1,700	0	1,700	2.55
SCHL DISCRNRY & CN (S01)	0.7480	1,700	0	1,700	1.27
SCHL GENERAL	4.6880	1,700	0	1,700	7.97
SCHOOL VOTED (S01)	1.0000	1,700	0	1,700	1.70
SUWANNEE RIVER WATER MGT DIST	0.4093	1,700	0	1,700	0.70
17 CITY OF ALACHUA	5.9900	1,700	0	1,700	10.18

TOTAL MILLAGE	24.6764
----------------------	---------

AD VALOREM TAXES

\$41.95

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SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

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

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS

\$41.95

**If Paid By
Please Pay**

Nov 30, 2016	\$0.00
--------------	--------

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

**2016 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

1011501

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03053 001 001	16193 NW US HWY 441	

HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 32615

IF PAID BY	PLEASE PAY
☐ Nov 30, 2016	\$0.00
☐	
☐	
☐	
☐	

**This instrument was prepared
by and upon recording should
be returned to**

Allison E. Campbell, Esq.
Hill Ward Henderson
101 E. Kennedy Boulevard
Suite 3700
Tampa, Florida 33602

Doc Stamp-Deed: \$5,600.00



Parcel Identification Number: 03053-001-001

Consideration: \$800,000.00

Documentary stamp taxes: \$5,600.00

[Space above this line for Recorder's use.]

« SPECIAL WARRANTY DEED »

THIS SPECIAL WARRANTY DEED is made this 28th day of December, 2011, by **CRM FLORIDA PROPERTIES, LLC**, a Georgia limited liability company, whose mailing address is 303 Peachtree Street, N.E., Suite 3600, Atlanta, Georgia 30308, Attention: Legal and Regulatory Affairs Department (the "Grantor"), in favor of **HIPP INVESTMENTS, LLC**, a Delaware limited liability company, whose address is 14610 NW 129th Terrace, Alachua, Florida 32615 (the "Grantee").

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, those certain parcels of land lying and being in the County of Alachua, State of Florida, as more particularly described on Exhibit "A" hereto.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD the above described Land, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record (however reference thereto shall not serve to re-impose the same), and (iv) all matters

that may be revealed by a current and accurate survey or inspection of the property (collectively, "Permitted Exceptions").

As against all persons claiming by, through, or under the Grantor, the Grantor covenants that the property is free of all encumbrances except for the Permitted Exceptions, that lawful and good right to convey the foregoing property are vested in the Grantor and that the 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 the Grantor.

[Signature Page Follows]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

SIGNATURE WITNESSED BY:

GRANTOR:

CRM FLORIDA PROPERTIES, LLC,
a Georgia limited liability company

By: CRM Properties Manager, LLC,
a Georgia limited liability company, its sole
member

Kristen Hooks

Name: KRISTEN HOOKS

Christina D Redman

Name: CHRISTINA D. REDMAN

By: [Signature]
Daniel Kaiser, Vice President

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 27th day of December, 2011, by Daniel Kaiser as a Vice President of CRM Properties Manager, LLC, a Georgia limited liability company, as the sole member of CRM FLORIDA PROPERTIES, LLC, a Georgia limited liability company, on behalf of such company, who is personally known to me and did not take an oath.

[NOTARY SEAL]

Christina D Redman
Notary Public, State of Florida

Printed Name of Notary Public

My commission expires:

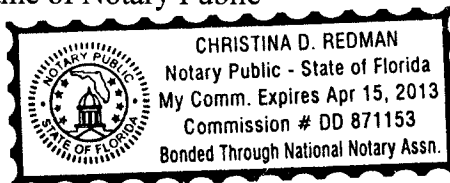


EXHIBIT A

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°49'00" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE NORTH 88°33'13" EAST, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°49'00" EAST, ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 1347.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°49'00" EAST, ALONG SAID WEST LINE, 1000.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF US. HIGHWAY NO. 441. (STATE ROAD. NOS. 20 AND 25, 200' R/W); THENCE SOUTH 79°06'59" EAST, ALONG SAID RIGHT-OF-WAY LINE, 1279.84 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296, ET SEQ., OF SAID PUBLIC RECORDS; THENCE NORTH 03°06'22" WEST, ALONG SAID EAST LINE, 1000.00 FEET; THENCE NORTH 78°52'47" WEST, 1257.95 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°49'00" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE NORTH 88°33'13" EAST, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°49'00" EAST, ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 2347.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NOS. 20 AND 25, 200' R/W); THENCE SOUTH 79° 06'59" EAST, ALONG SAID RIGHT-OF-WAY LINE, 1022.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 79°06'59" EAST, ALONG SAID RIGHT-OF-WAY LINE, 257.64 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296, ET SEQ., OF SAID PUBLIC RECORDS; THENCE NORTH 03°06'22" WEST, ALONG SAID EAST LINE, 260.82 FEET; THENCE NORTH 73°45'46" WEST, 264.96 FEET, THENCE SOUTH 03°06'22" EAST, PARALLEL WITH SAID EAST LINE, 286.30 FEET TO THE POINT OF BEGINNING.

May 24, 2016
Project No. 16-4205.09G

Kyle Cheshire, LEED AP BD+C
Cheshire Construction and Development, Inc.
1325 NW 53rd Avenue, Suite E
Gainesville, Florida 32609

Reference: Proposed Office Building, Parcel No. 03053-001-001, Alachua, Florida
Geotechnical Site Exploration

Dear Mr. Cheshire:

As requested, Geo-Technologies, Inc. (Geo-Tech) has performed a site exploration at the project site. Services were conducted in accordance with our Proposal No. 7273 Revision A dated May 10, 2016

The following report summarizes our findings, evaluations and recommendations. Generally accepted soils and foundation engineering practices were employed in the preparation of this report.

Proposed finish floor elevations and loading conditions had not been established at the time of this report. The design of building foundation systems for this project was not included in Geo-Tech's scope of services.

Geo-Tech appreciates the opportunity to provide our services for this project. Should you have any questions regarding the contents of this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

Sincerely,



Matthew W. Holland
Geotechnical Project Manager

MWH/DAC/Iso



Purposes

Purposes of this study were to explore the subsurface conditions in the proposed drainage retention, parking and building areas and provide geotechnical engineering site preparation recommendations to guide design and construction of the drainage retention area, parking area and building foundations system.

Site Description

The project site is located at the northeast corner of the intersection of NW 167 Boulevard and NW 163 Lane at Parcel No. 03053-001-001 in Alachua, Florida. At the time of our site exploration, the project site was covered with native trees and grasses.

Exploration Program

Field exploration services for the geotechnical exploration consisted of the following:

Drainage Retention Area

- Two (2) direct push borings (P-1 and P-2) to depths of approximately twenty (20) feet below existing site grade in the proposed drainage retention area (ASTM D-6282). Direct Push borings were performed on May 18, 2016.
- Two (2) field horizontal and two (2) field vertical permeability tests in the proposed drainage retention areas. Permeability testing was performed on May 18, 2016.

Parking Area

- Two (2) auger borings (R-1 and R-2) to depths of approximately six (6) feet below existing site grade in the proposed parking area (ASTM D-4700). Auger borings were performed on May 18, 2016.

Building Area

- Three (3) Standard Penetration Test (SPT) borings (B-1 through B-3) to depths of approximately fifteen (15) feet below existing site grade in the proposed building areas (ASTM D-1586). SPT borings were performed on May 18, 2016.

Sampling & Testing Descriptions

Auger Sampling

Auger borings were performed using the methodology outlined in ASTM D-4700. Auger boring sampling method consists of rotating an auger to advance the barrel into the ground. The operator may have to apply downward pressure to keep the auger advancing. When the barrel is filled, the unit is withdrawn from the cavity and a sample may be collected from the barrel.

Samples recovered during performance of our auger borings were visually classified in the field and representative portions of the samples were placed in containers and transported to our laboratory for further analysis.

Direct Push Sampling

Direct Push (DP) soil sampling method (ASTM D-6282) consists of advancing a sampling device into subsurface soils by applying static pressure, by applying impacts, or by applying vibration, or any combination thereof, to the above ground portion of the sampler extensions until sampler has been advanced to the desired sampling depth. The sampler is recovered from the borehole and the sample removed from the sampler. The sampler is cleaned and the procedure repeated for the next desired sampling interval.

Sampling can be continuous for full depth borehole logging or incremental for specific interval sampling. Samplers used can be protected type for controlled specimen gathering or unprotected for general soil specimen collection. Direct push methods of soil sampling are used for geologic investigation, soil chemical composition studies, and water quality investigations. Continuous sampling is used to provide a lithological detail of the subsurface strata and to gather samples for classification and index.

Samples recovered during performance of our direct push borings were visually classified in the field and were transported to our laboratory for further analysis.

Standard Penetration Testing

A Standard Penetration Test (SPT) boring (ASTM D-1586) is defined as a standard split-barrel sampler driven into the soil by a one hundred and forty (140) pound hammer falling thirty (30) inches. The number of blows required to drive the sampler one (1) foot, after seating six (6) inches, is designated resistance, or "N"-Value is an index to soil strength and consistency.

Samples recovered during performance of our SPT borings were visually classified in the field and representative portions of the samples were placed in containers and transported to our laboratory for further analysis.

Gradation (-200) Testing

A specimen of soil is washed over a seventy-five (75) μm (No. 200) sieve. Clay and other particles that are dispersed by the wash water, as well as water-soluble materials, are removed from the soil during the test. The loss in mass resulting from the wash treatment is calculated as mass percent of the original sample and is reported as the percentage of material finer than a seventy-five (75) μm (No. 200) sieve by washing.

Findings

Drainage Retention Area

Boring locations and general subsurface conditions found in our soil borings P-1 and P-2 are graphically presented on the soil profiles in Appendix I. Horizontal lines designating the interface between differing materials found represent approximate boundaries. Transition between soil layers is typically gradual.

Soils found in our soil borings generally consisted of fine sand, slightly clayey sand, clayey sand and slightly sandy clay to the depths drilled.

Ground water table levels were not found at our boring locations at the time of drilling.

Seasonal High Water Table Levels

Estimated seasonal high water table levels were found at depths ranging from approximately seven (7) to eight (8) feet below existing site grade. Estimated seasonal high water table levels are indicated on the soil profiles at the appropriate depths.

Confining Layers

A confining layer was found in boring P-1 at a depth of approximately nine (9) feet below existing site grade. A confining layer was not found in boring P-2 within the twenty (20) feet drill depth. Confining layers are indicated on the soil profiles at the appropriate depths.

Permeability

Two (2) field horizontal and two (2) field vertical permeability tests were performed adjacent to our boring locations at depths ranging from approximately four (4) feet below existing site grade.

Resulting coefficients of horizontal and vertical permeability are noted on the soil profiles and in Table 1 below.

Table 1 Results of Permeability Testing

Boring No.	Depth of Test (feet)	K _H Rate (feet/day)	K _V Rate (feet/day)
P-1	4.0	4.4	3.3
P-2	4.0	5.4	3.7

Measured permeability rates should not be used for design purposes without an appropriate safety factor. Actual pond exfiltration rates will depend on many factors such as ground water mounding, pond bottom siltation, construction technique, and the amount of soil compaction during construction.

Parking Area

Boring locations and general subsurface conditions found in our soil borings R-1 and R-2 are graphically presented on the soil profiles in Appendix I. Horizontal lines designating the interface between differing materials found represent approximate boundaries. Transition between soil layers is typically gradual.

Soils found in our soil borings generally consisted of fine sand, slightly clayey sand, clayey sand and slightly sandy clay to the depths drilled.

Ground water table levels were not found at our boring locations at the time of drilling. In Geo-Tech's opinion, ground water levels are not expected to influence near surface construction. After periods of prolonged rainfall water may become perched above the clayey soils and deeper foundation systems may encounter a perched water condition.

Building Area

Boring locations and general subsurface conditions found in our soil borings B-1 through B-3 are graphically presented on the soil profiles in Appendix I. Horizontal lines designating the interface between differing materials found represent approximate boundaries. Transition between soil layers is typically gradual.

Soils found in our soil borings generally consisted of very loose to loose fine sand, loose to medium dense slightly clayey sand and loose to medium dense clayey sand to the depths drilled.

Ground water table levels were not found at our boring locations at the time of drilling. In Geo-Tech's opinion, ground water levels are not expected to influence near surface construction. After periods of prolonged rainfall water may become perched above the clayey soils and deeper foundation systems may encounter a perched water condition.

Evaluations

Based on the soil borings performed, the clayey sand soils found at our boring locations typically exhibit moderate shrink/swell behavior with moisture content changes. Generally, these clay soils will swell upon wetting and shrink upon drying thus causing movement of structures placed on them.

Recommendations

Roadway Area

Based on the information from our borings, it is Geo-Tech's opinion that a minimum separation of two (2) feet should be maintained from the base of the stabilized subgrade to the top of the unsuitable clay soils.

General Pavement Construction Recommendations

The following are our recommendations for overall site preparation and mechanical densification work for the pavement construction portion of the project, based on the anticipated construction and our boring results. These recommendations should be used as a guideline for the project general specifications, which are prepared by the Design Engineer. Site preparation and filling should be in accordance with the latest edition of the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction and Standard Index 505.

1. The pavement area plus a five (5) foot margin should be stripped and cleared of surface vegetation, organic or root laden topsoil, and grubbed of roots and stumps. Organic soil or near surface clays and silts found and any other soils with organic content in excess of five (5) percent should be overexcavated or hauled elsewhere for restricted use as permitted by FDOT Indexes 500 and 505. A representative of our firm should observe the stripped grade to document adequate depth of stripping prior to filling.
2. The stripped area should be leveled sufficiently to permit equipment traffic, cut to grade if necessary, and then compacted using a large diameter, self-propelled, or tractor drawn vibratory roller. The vibratory drum roller should have a static drum weight of about four (4) tons and should be capable of exerting a minimum impact force of fifteen (15) tons. Careful observations should be made during proof-rolling to help identify any areas of soft yielding

soils that may require overexcavation and replacement. Care should be used when operating the compactor near existing structures to avoid transmissions of vibrations that could cause settlement damage or disturb occupants. Use of smaller vibratory or static compactor may be necessary in some instances. Construction operations that may be affected by vibration, such as pouring concrete, should be scheduled at times when nearby compaction operations are not taking place.

3. Prior to beginning compaction, soil moisture contents may need to be controlled in order to facilitate proper compaction. If additional moisture is necessary to achieve compaction objectives, then water should be applied in such a way that it will not cause erosion or removal of the subgrade soils. Moisture content within two (2) percentage points of the optimum indicated by the Modified Proctor test (ASTM D-1557) is recommended.
4. A minimum of ten (10) overlapping passes should be made by the vibratory drum roller across the stripped or cut ground surface. Compaction should continue to develop a minimum density requirement of ninety-eight (98) percent of the maximum Modified Proctor dry density established in accordance with ASTM D-1557, for a minimum depth of two (2) feet below the compacted surface, as determined by field density (compaction) test or in accordance with FDOT Index 505, whichever is higher.
5. Following satisfactory completion of the initial compaction on the existing grade, the pavement area may be brought up to finished subgrade levels if required. Fill should consist of fine sand with between three (3) to twelve (12) percent by dry weight passing a US Standard No. 200 sieve, free of rubble, organics, clay, debris, and other unsuitable material. **All structural fill should be pre-qualified prior to importing and placing.** Soils removed from the building cut areas can be used in this area also. Approved sand fill should be placed in loose lifts not exceeding twelve (12) inches in thickness and should be compacted to a minimum of ninety-eight (98) percent of the maximum Modified Proctor dry density. Density tests to confirm compaction should be performed in each fill lift before the next lift is placed.
6. Undercutting clayey soils should follow the recommendations in the previous section.
7. A representative from our firm should be retained to provide on-site observation of earthwork activities. The field technician would monitor the excavation of detrimental soil such as organics and plastic soils, placement of approved fills, proof-rolling and provide compaction testing. Density tests should be performed in surficial sands after proof rolling and in each fill lift thereafter. It is important that careful observation be made to confirm that the subsurface conditions are as we have discussed herein, and that foundation construction and fill placement is in accordance with our recommendations.

Flexible/Semi-Flexible Pavement Structure

Limerock could be considered as a base course for this site. Normal wet season groundwater levels should be controlled to at least eighteen (18) inches below a limerock base or associated stabilized subgrade (clean sand subgrade stabilized with a suitable imported cohesive soil), if one is used. Traffic loading conditions were not supplied to Geo-Tech at the time of this report

writing, however, this design has been used as a general pavement section design and should be reviewed by Geo-Tech after loading conditions have been established.

As a guideline for pavement design, we recommended that the base course be a minimum of six (6) inches thick in standard parking areas and should be compacted to at least ninety-eight (98) percent of the Modified Proctor maximum dry density. A stabilized subgrade (LBR= forty [40]) should be used below the limerock base course. Stabilized subgrade soils should be a minimum of eight (8) inches (standard pavement section) to twelve (12) inches (heavy pavement section) thick and should be compacted to at least ninety-eight (98) percent of the Modified Proctor maximum dry density. Limerock should conform to FDOT specifications and should have a minimum LBR value of one-hundred (100), and should be compacted to at least ninety-eight (98) percent of the Modified maximum dry density (ASTM D-1557).

At a minimum, the asphaltic concrete wearing surface should consist of at least one and one-half (1½) inches of either Superpave 9.5 or Superpave 12.5 asphaltic concrete meeting current Florida Department of Transportation specifications and placement and compaction procedures. **Specific requirements for asphaltic concrete are outlined in sections 333 and 331 in FDOT Standard Specifications for Road and Bridge Construction – latest edition.** Superpave 9.5, although somewhat more expensive, offers increased stability. Superpave 12.5, which is more durable, should not be used unless the surface course is at least one and one-half (1½) inches thick because of the coarse aggregate. Superpave 9.5, which is somewhat finer aggregate, is also relatively durable and can be used in one (1) inch thickness. Superpave 9.5 or Superpave 12.5 is the preferred surface course. It is, however, important to point out that many combinations of asphaltic concrete, base course, and stabilized subgrade can be considered and that the above suggestions/guidelines are based only on our past experience with similar projects.

Rigid Pavement Structure

Experience has indicated that high quality concrete placed on compacted free draining clean natural or fill subgrade can provide satisfactory, long-term performance as a pavement wearing surface. Good performance and low maintenance is highly dependent on satisfactory subgrade drainage and closely spaced joints. A control pattern of fifteen (15) feet by fifteen (15) feet is highly recommended by the Florida Concrete Products Association. We suggest that there should be at least twenty-four (24) inches between the bottom of the surface course and the seasonal high groundwater table.

Pavement thickness and concrete design strength will depend on such variables as anticipated wheel loads, number of load applications, and the subgrade LBR value of the native soils. Based on our local experience, Geo-Tech recommends stabilizing the subgrade beneath all concrete pavements to a depth of twelve (12) inches and a minimum LBR of forty (40). Reinforcement should consist of 6"x 6"x10" gauge wire mesh.

The pavement areas should first be cleared and grubbed of any surface vegetation, tree root systems and organic topsoil. The stripped subgrade should be compacted to ninety-five (95) percent of the Modified Proctor maximum density (ASTM D-1557) to a depth of twelve (12) inches. Site raising fill should consist of clean sand, placed in twelve (12) inch lifts. Each lift compacted to ninety-five (95) percent of the Modified Proctor maximum dry density. The final

twelve (12) inch lift shall consist of stabilized subgrade, compacted to ninety-eight (98) percent of the Modified Proctor maximum dry density.

Transverse reinforcement and load transfer devices should be employed as recommended by the Florida Concrete Products Association's design guidelines. Expansion joints should be incorporated into the pavement, at its juncture with building perimeters, manholes, inlet boxes, radii, and other appropriate locations. We also recommend control joints should be cut at fifteen (15) foot intervals in both directions to a depth of four (4) inches.

Table 1 Pavement Design Summary

Component	Asphalt		Concrete Heavy
	Standard	Heavy	
Stabilized Subgrade LBR 40	8 inches	12 inches	12 inches
Base Material Limerock LBR 100 (stone, sand/shell, etc.)	6 inches	9 inches	--
Asphalt Base Course	(not required)		
Leveling Binder Course	--	--	--
Surface Course	1½ inches	3 inches	8 inches

Note: This information shall not be used separately from the geotechnical report and should be reviewed by Geo-Tech when traffic loading conditions are established.

Building Area

The foundation system may utilize a monolithic thickened edge slab or a perimeter footing and finish site grades should be selected so that the bottom of the foundation and floor slabs are at least two (2) feet above the underlying unsuitable clayey soils (see Figure 2 in Appendix III).

In Geo-Tech's opinion, there are three (3) suitable options for the site:

Option 1: Excavate the clayey soils to create the minimum buffer between the foundation and floor slabs and the top of the clayey soils. If excavating for the foundation system to provide the recommended separation, excavation should extend a minimum of two (2) feet beyond each side of the footing. Care should be taken to ensure the foundation system bears in the backfilled area(s).

The depth of excavation should be controlled so that a "bathtub effect" that will trap water is not created. The bottom of the undercut should be graded to drain to a positive gravity outfall. If it is not feasible to have a positive gravity outfall, an underdrain should be placed in the bottom of the excavation to drain stormwater that may accumulate in the excavation.

Structural fill should be placed in accordance with the Structural Fill Material and Compaction of Fill Soils sections of this report.

We wish to emphasize that the excavation and replacement of the underlying clay soils from beneath the building is not a guarantee that the deeper clays will not cause foundation movements. However, the risk is reduced significantly.

- Option 2: Raise the existing site grade to provide the recommended separation. However, prior to importing and placing fill soils to raise the existing site grade the building area should be proof-rolled to increase the density of the near surface soils. Proof-rolling should occur after stripping and grubbing.

Structural fill should be placed in accordance with the Structural Fill Material and Compaction of Fill Soils sections of this report.

- Option 3: Combine Options 1 and 2 in order to attain the desired finish floor elevation.

Recommended Building Site Preparation

Stripping and Grubbing

The “footprint” of the proposed building, plus an additional horizontal margin of ten (10) feet, should be stripped of the existing vegetation, stumps, surface debris, or other deleterious materials as found. Expect clearing and grubbing to depths of about eight (8) to twelve (12) inches. Deeper clearing and grubbing depths may be encountered in heavily vegetated areas where major root systems are found. Actual depth(s) of stripping and grubbing must be determined by visual observation and judgment during the earthwork operation.

Proof-Rolling

If utilizing Option 2 in the Recommendations section of this report, proof-rolling of the cleared surface is recommended to: 1) locate any soft areas or unsuitable surface or near surface soils; 2) increase the density of the near surface soils; and 3) prepare the existing surface for the addition of fill soils (if required). Proof-rolling of the building areas should consist of at least ten (10) passes of a self-propelled static compactor. Each pass of the compactor should overlap the preceding pass by thirty (30) percent to insure complete coverage. If deemed necessary, in areas continuing to “yield,” remove all deleterious material and replace with a clean, compacted sand backfill. Proof-rolling should occur after cutting and before filling. Vibratory compaction equipment should not be used within one hundred (100) feet of neighboring structures.

Structural Fill Material

Structural fill material should be free of organic material such as roots and/or vegetation. Geo-Tech recommends using sand fill with between three (3) to twelve (12) percent by dry weight of material passing the U.S. Standard No. 200 sieve size. All structural fill should be pre-qualified prior to importing and placing.

Upper fine sands found on site should meet these requirements and can be used if kept separate from the clayey soils during the earthwork phase of construction. Clayey soils are typically not used for structural fill due to inherent nature to retain moisture and the natural weight of the material makes compaction requirements difficult to achieve. However, the clayey soils can be utilized for other non-structural grading as desired.

Compaction of Fill Soils

Structural fill should be placed in level lifts not thicker than twelve (12) inches (uncompacted). Each lift in the proposed building areas should be compacted to at least ninety-eight (98) percent of the maximum density as determined by the Modified Proctor Test Method (ASTM D-1557) maximum dry density value. If hand-held compaction equipment is used, reduce the uncompacted lift thickness to six (6) inches. Filling and compaction operation should continue in lifts until the desired elevation is attained.

Foundation Support

Foundations for the proposed structure may consist of shallow foundations placed on compacted engineered fill material. Such footings may be designed for maximum allowable soils contact pressures of two thousand five hundred (2,500) pounds per square foot. For purposes of confinement, exterior footings should be embedded at least twenty-four (24) inches below the lowest adjacent grade as measured to the base of the footing. Interior footings should be embedded a minimum of eighteen (18) inches below the lowest adjacent grade as measured to the base of the footing.

Moisture entry from the underlying subgrade soils should be minimized. An impervious membrane placed between the subgrade soils and floor slab will help to accomplish this. A polyethylene film (six [6] mil) is commonly used for this purpose. Care should be used so that the membrane is not punctured when placing reinforcing steel (or mesh) and concrete.

Quality Control

Geo-Tech recommends establishing a comprehensive quality control program to insure that site preparation and foundation construction is conducted according to the plans and specifications. Materials testing and inspection services should be provided by Geo-Technologies, Inc. An engineering technician should be on-site to monitor all stripping and grubbing, to verify that all deleterious materials have been removed.

Density testing should be performed during backfill and below all footings and floor slabs to check the required compaction. Field density values should be compared to laboratory proctor moisture-density results for each different natural and fill soil encountered.

If excavating to attain the recommended separation, Geo-Tech recommends that we be notified to verify the depth of excavation, daylight gravity drain (if required), compaction of backfill and foundation is properly located within boundaries of excavation.

Geotechnical engineering design does not end with the advertisement of construction documents. The design is an on going process throughout construction. Because of Geo-Tech's familiarity with the site conditions and the intent of the engineering design, we are most qualified to address problems that might arise during construction in a timely and cost effective manner.

Closure/General Qualifications

This report has been prepared in order to aid evaluation of the project site and to assist various design professionals in the design of the drainage retention area, parking area and building foundation system. The scope is limited to the specific project and the location described herein, and our description of the project represents our understanding of the significant aspects relevant

to soil and foundation characteristics. In the event that any changes in present project concepts as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified as necessary in writing by the soils and foundation engineer.

It is recommended that all construction operations dealing with earthwork and foundations be reviewed by our soil engineer to provide information on which to base a decision whether the design requirements are fulfilled in the actual construction. Evaluations and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Map, and from any other information discussed in this report. This report does not reflect any variations, which may occur between these borings. In the performance of subsurface investigations, specific information is obtained at specific locations at specific times. Variations in soil and rock conditions exist on most sites between boring locations. Groundwater levels may also vary from time to time. The nature and extent of variations may not become evident until the course of construction. If variations then appear evident, it will be necessary for a re-evaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of any variations.

APPENDIX I

SOIL PROFILES

Log of Borehole: P-1

GEO-TECH_{FL}, INC.

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue

Ocala, Florida

352.894.7711

WWW.GEOTECHFL.COM

Project: OFFICE BUILDING, PARCEL NO. 03053-001-001, ALACHUA, FL Project No: 16-4205.09G

Boring Location: (SEE SITE PLAN)

Engineer: NJH/DAC

Client: CHESHIRE CONSTRUCTION AND DEVELOPMENT, INC.

Enclosure: SITE PLAN

Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		SLIGHTLY CLAYEY SAND BROWN SLIGHTLY CLAYEY SAND (SP-SC)	1.0	1	
2		CLAYEY SAND BROWN CLAYEY SAND (SC)	1.5	2	
3		FINE SAND BROWN FINE SAND (SP)	2.5	3	
4		CLAYEY SAND BROWN CLAYEY SAND (SC)		4	FIELD HORIZONTAL PERMEABILITY AT APPROX. 4.0 FEET = 4.4 FEET/DAY FIELD VERTICAL PERMEABILITY AT APPROX. 4.0 FEET = 3.3 FEET/DAY
5					
6					
7					
8			8.0		ESHWTL AT APPROX. 8.0 FEET
9		CLAYEY SAND BROWN AND GREY CLAYEY SAND (SC)	9.0	5	CONFINING LAYER AT APPROX. 9.0 FEET
10		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)			
11					
12					
13					
14					
15				6	
16					
17					
18					
19					
20			20.0		
21		End of Borehole			
22					

Ground Water Depth: NOT FOUND

Drill Date: MAY 18, 2016

Drilled By: ZM

Drill Method: ASTM D-6282

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 1 OF 7

Log of Borehole: P-2

GEO-TECH, INC.

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue

Ocala, Florida

352.894.7711

WWW.GEOTECHFL.COM

Project: OFFICE BUILDING, PARCEL NO. 03053-001-001, ALACHUA, FL Project No: 16-4205.09G

Boring Location: (SEE SITE PLAN)

Engineer: NJH/DAC

Client: CHESHIRE CONSTRUCTION AND DEVELOPMENT, INC.

Enclosure: SITE PLAN

Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		CLAYEY SAND BROWN CLAYEY SAND (SC)			
2					
3					
4				1	FIELD HORIZONTAL PERMEABILITY AT APPROX. 4.0 FEET = 5.4 FEET/DAY
5					FIELD VERTICAL PERMEABILITY AT APPROX. 4.0 FEET = 3.7 FEET/DAY
6					
7			7.0		ESHWTL AT APPROX. 7.0 FEET
8		CLAYEY SAND BROWN AND GREY CLAYEY SAND (SC)			
9					
10					
11					
12					
13					
14				2	
15					
16					
17					
18					
19					
20			20.0		CONFINING LAYER GREATER THAN DEPTH DRILLED
21		End of Borehole			
22					

Ground Water Depth: NOT FOUND

Drill Date: MAY 18, 2016

Drilled By: ZM

Drill Method: ASTM D-6282

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 2 OF 7

Log of Borehole: R-1

Project: OFFICE BUILDING, PARCEL NO. 03053-001-001, ALACHUA, FL Project No: 16-4205.09G

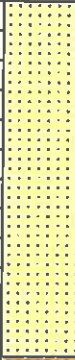
Boring Location: (SEE SITE PLAN)

Engineer: NJH/DAC

Client: CHESHIRE CONSTRUCTION AND DEVELOPMENT, INC.

Enclosure: SITE PLAN

GEO-TECH, INC.
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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
0		FINE SAND BROWN FINE SAND (A-3)		1	
1					
2					
3			3.0		
3		SLIGHTLY CLAYEY SAND BROWN SLIGHTLY CLAYEY SAND (A-2-4)		2	
4					
5					
6			6.0		
6		End of Borehole			
7					
8					
9					
10					

Ground Water Depth: NOT FOUND

Drill Date: MAY 18, 2016

Drilled By: ZM

Drill Method: ASTM D-4700

Remarks: (A-3) AASHTO CLASSIFICATION SYSTEM

Soil Profile : 3 OF 7

Log of Borehole: R-2

Project: OFFICE BUILDING, PARCEL NO. 03053-001-001, ALACHUA, FL Project No: 16-4205.09G

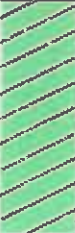
Boring Location: (SEE SITE PLAN)

Engineer: NJH/DAC

Client: CHESHIRE CONSTRUCTION AND DEVELOPMENT, INC.

Enclosure: SITE PLAN

GEO-TECH, INC.
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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
0		CLAYEY SAND BROWN CLAYEY SAND (A-2-6)			
1					
2				1	
3					
4			4.0		
4		SLIGHTLY SANDY CLAY LIGHT BROWN AND GREY SLIGHTLY SANDY CLAY (A-7)			
5				2	
6			6.0		
6		End of Borehole			
7					
8					
9					
10					

Ground Water Depth: NOT FOUND

Drill Date: MAY 18, 2016

Drilled By: ZM

Drill Method: ASTM D-4700

Remarks: (A-3) AASHTO CLASSIFICATION SYSTEM

Soil Profile : 4 OF 7

Log of Borehole: B-1

GEO-TECH, INC.

ENGINEERING CONSULTANTS

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Project: OFFICE BUILDING, PARCEL NO. 03053-001-001, ALACHUA, FL Project No: 16-4205.09G

Boring Location: (SEE SITE PLAN)

Engineer: NJH/DAC

Client: CHESHIRE CONSTRUCTION AND DEVELOPMENT, INC.

Enclosure: SITE PLAN

Depth (ft)	Symbol	Description	Consistency	Depth/Elev.	Number	Type	Blows/ft	Standard Penetration Test N-Values
0		Ground Surface		0.0				0 20 40 60 80 100
0		FINE SAND						
1		BROWN FINE SAND (SP)	VERY LOOSE	1.5	1		3	3
2		CLAYEY SAND						
2		BROWN TO GREY CLAYEY SAND (SC)	MEDIUM DENSE		2		15	15
3								
4		% PASS -200 = 32						
5			LOOSE		3		8	8
6								
7			LOOSE	7.0	4		10	10
8		SLIGHTLY CLAYEY SAND						
8		LIGHT GREY SLIGHTLY CLAYEY SAND (SP-SC)	LOOSE		5		5	5
9								
10								
11								
12								
13								
14			MEDIUM DENSE	15.0	6		11	11
15								
16		End of Borehole						
17								
18								
19								
20								

Ground Water Depth: NOT FOUND

Drill Date: MAY 18, 2016

Drilled By: RS/JW/ZM

Drill Method: ASTM D-1586

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 5 OF 7

Log of Borehole: B-2

GEO-TECH, INC.

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352.694.7711

WWW.GEOTECHFL.COM

Project: OFFICE BUILDING, PARCEL NO. 03053-001-001, ALACHUA, FL Project No: 16-4205.09G

Boring Location: (SEE SITE PLAN)

Engineer: NJH/DAC

Client: CHESHIRE CONSTRUCTION AND DEVELOPMENT

Enclosure: SITE PLAN

Depth (ft)	Symbol	Description	Consistency	Depth/Elev.	Number	Type	Blows/ft	Standard Penetration Test N-Values				
								0	20	40	60	80 100
0		Ground Surface		0.0								
1		CLAYEY SAND BROWN TO GREY CLAYEY SAND (SC)	LOOSE		1		6		6			
2												
3			LOOSE		2		9		9			
4												
5			LOOSE		3		6		6			
6												
7			LOOSE		4		7		7			
8				8.0								
9		SLIGHTLY CLAYEY SAND LIGHT GREY SLIGHTLY CLAYEY SAND (SP-SC)	LOOSE		5		8		8			
10												
11												
12												
13												
14												
15			MEDIUM DENSE	15.0	6		11		11			
16		End of Borehole										
17												
18												
19												
20												

Ground Water Depth: NOT FOUND

Drill Date: MAY 18, 2016

Drilled By: RS/JW/ZM

Drill Method: ASTM D-1586

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 6 OF 7

Log of Borehole: B-3

GEO-TECH, INC.

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue

Ocala, Florida

352.694.7711

WWW.GEOTECHFL.COM

Project: OFFICE BUILDING, PARCEL NO. 03053-001-001, ALACHUA, FL Project No: 16-4205.09G

Boring Location: (SEE SITE PLAN)

Engineer: NJH/DAC

Client: CHESHIRE CONSTRUCTION AND DEVELOPMENT, INC.

Enclosure: SITE PLAN

Depth (ft)	Symbol	Description	Consistency	Depth/Elev.	Number	Type	Blows/ft	Standard Penetration Test N-Values
		Ground Surface		0.0				0 20 40 60 80 100
0		FINE SAND						
1		BROWN FINE SAND (SP)	LOOSE		1		5	5
2		CLAYEY SAND		2.0				
3		BROWN TO LIGHT BROWN AND	LOOSE		2		6	6
4		GREY CLAYEY SAND (SC)						
5		% PASS -200 = 34	MEDIUM DENSE		3		12	12
6								
7			LOOSE		4		10	10
8								
9			LOOSE		5		10	10
10								
11								
12								
13				13.5				
14		SLIGHTLY CLAYEY SAND						
15		LIGHT GREY SLIGHTLY CLAYEY	MEDIUM DENSE		6		12	12
16		SAND (SP-SC)		15.0				
17		End of Borehole						
18								
19								
20								

Ground Water Depth: NOT FOUND

Drill Date: MAY 18, 2016

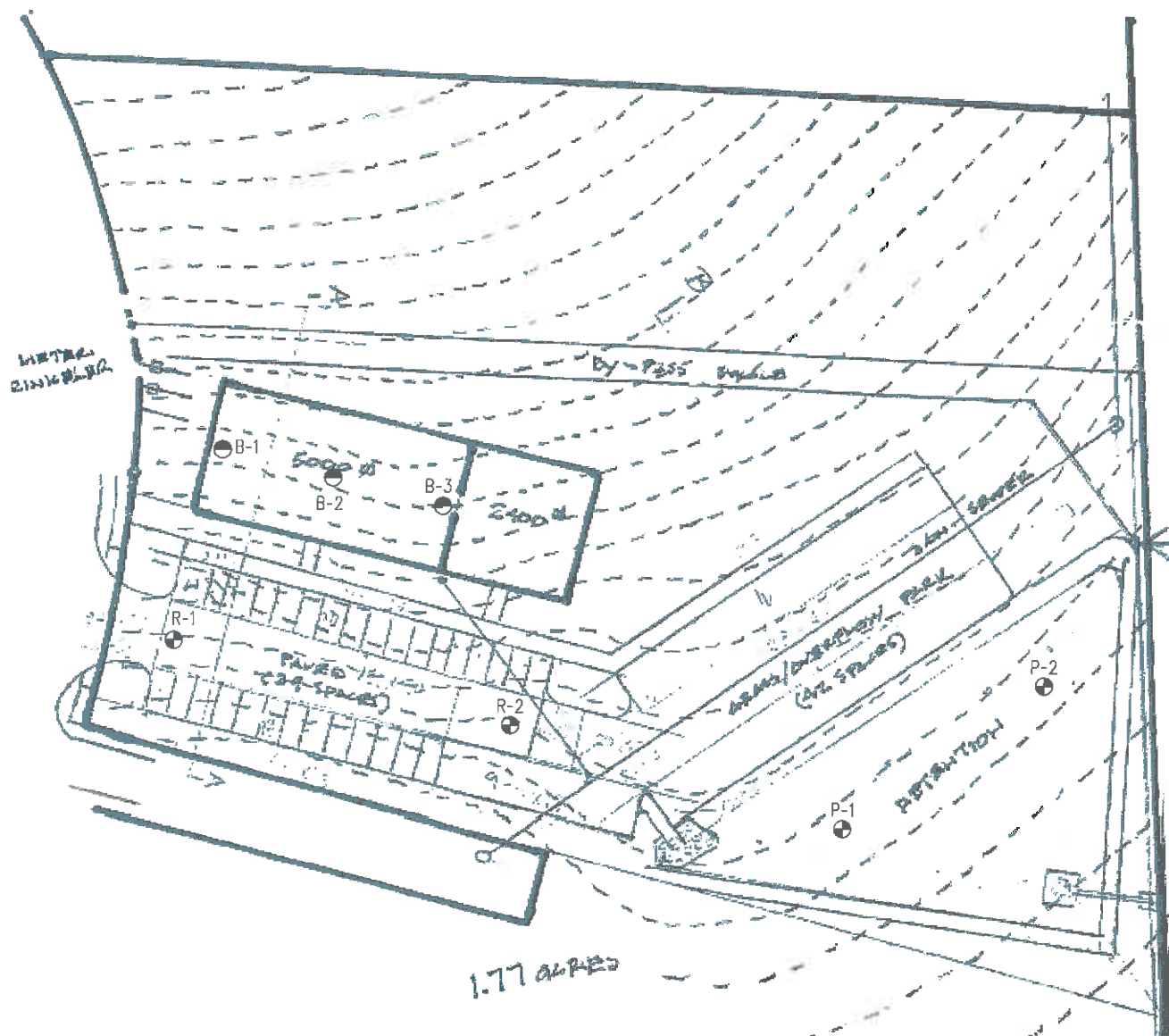
Drilled By: RS/JW/ZM

Drill Method: ASTM D-1586

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 7 OF 7

APPENDIX II
BORING LOCATION MAP



- ⊕ = APPROXIMATE AUGER/DIRECT PUSH BORING LOCATION
● = APPROXIMATE STANDARD PENETRATION TEST (SPT) BORING LOCATION

CHESHIRE CONSTRUCTION AND DEVELOPMENT, INC.

PROPOSED OFFICE BUILDING
PARCEL NO. 03053-001-001, NEC NW 167 BOULEVARD AND NW 163 LANE
ALACHUA, FLORIDA

BORING LOCATION MAP

GEO-TECH, INC.

■ GEOTECHNICAL ■ ENVIRONMENTAL
■ CONSTRUCTION MATERIALS TESTING ■ GEOPHYSICAL EXPLORATION
1016 SE 3rd AVENUE, OCALA, FLORIDA 34471 ~ (352) 694-7711

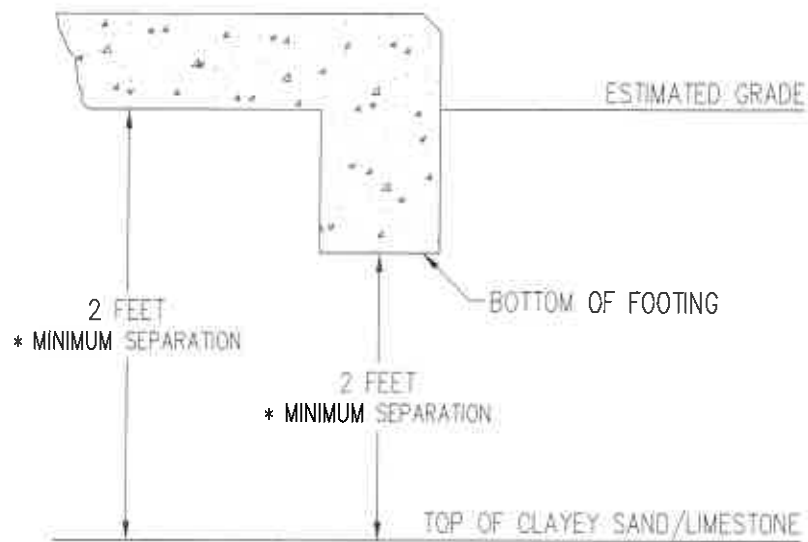
PROJECT NO.
16-4205.09G

SCALE: N.T.S.

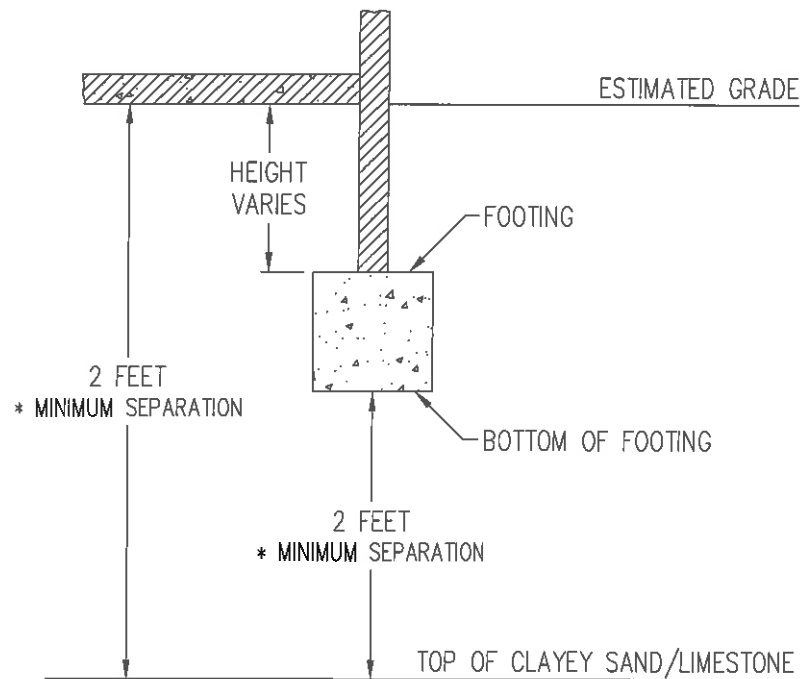
DATE: 5-19-16

FIGURE: 1

APPENDIX III
SEPARATION DETAIL



MONOLITHIC FOOTING DETAIL
NOT TO SCALE



STEM WALL FOOTING DETAIL
NOT TO SCALE

*MAY VARY DEPENDING UPON CONSTRUCTION TECHNIQUE

RECOMMENDED SEPARATION

GEO-TECH, INC.

■ GEOTECHNICAL ■ ENVIRONMENTAL
■ CONSTRUCTION MATERIALS TESTING ■ GEOGRAPHIC INFORMATION
1014 SE 3rd AVENUE, SUITE 400, GAINESVILLE, FL 32601-1771

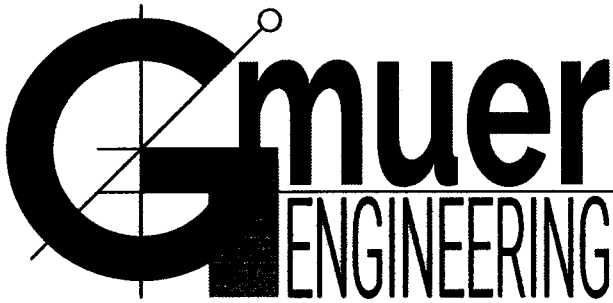
Figure

2



Per 6.8.2(A)(2)(b) The proposed building meets the massing requirements by utilizing Offset alternatives. It meets subsection (ii)a by having a color change utilizing brick on the lower portion of the building.

Per 3.7.2(C)(5)(vi) the building provides Accent materials with the brick, articulated cornice lines above the windows, use of brick in at least 30% of the facade, change in building materials with brick and stucco, and a prominent entrance.



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

Re: Farm Bureau

Fire Flow Requirements for Buildings per NFPA 1 Section 18.4

Calculated: December 21, 2016

The project proposes a 6,250 SF GFA office building.

Type of Construction: Type III (200)

Fire Flow Area: 6,250 SF

Minimum Fire Flow and Duration: 1,750 GPM for 2 Hours (per 18.4.5.2)

Qualifies for Approved Automatic Sprinkler System Reduction: Yes, 75% Reduction to 438 GPM

Final Minimum Fire Flow and Duration: 600 GPM for 2 Hours is the minimum allowed by 18.4.5.2.2 when quick response sprinklers are used throughout.

ISO Fire Flow Calculations are not applicable to sprinkled buildings

Needed Fire Flow per ISO Edition 05-2008

Calculated: December 21, 2016

The project proposes a 6,250 SF GFA office building.

$$C_i = 18F(A_i)^{0.5}$$

$$F = 1.0 \text{ (Class 2)}$$

$$A_i = 6,250 \text{ SF}$$

$$C_i = 1,500$$

$$NFF = (C_i)(O_i)[(1.0 + (X+P)i)]$$

$$C_i = 1,500$$

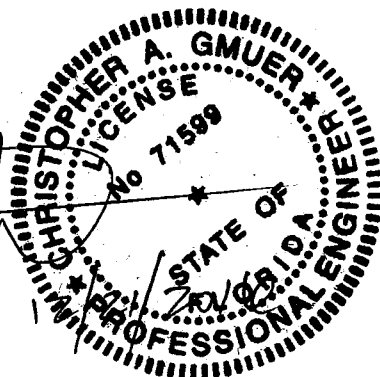
$$O_i = 0.85 \text{ (C-2)}$$

$$X = 0 \text{ (greater than 100')}$$

$$P = 0 \text{ (greater than 100')}$$

$$NFF_i = 1,275 \text{ GPM}$$

Christopher A Gmuer, PE
FL PE 71599



Christopher Gmuer

From: Rodolfo Valladares <ro_valladares@cityofalachua.org>
Sent: Monday, November 28, 2016 3:27 PM
To: Christopher Gmuer
Subject: Re: Fire Flow Assessment - Farm Bureau Insurance at NW 167th Blvd
Attachments: image002.jpg; Seal.png

Mr. Gmuer,

While the purpose of identifying the assessed fire flow capacity is not intended to stifle Engineer's design innovation and ingenuity, Engineer shall provide a design in accordance with standards and codes that facilitates the fire flow capacity available within their design. Engineer is ultimately responsible for their design.

To properly evaluate the adequacy and reliability of a system, consideration is given to the sources of supply, the levels of waster in distribution storage, and the overall operating condition of the system. A Water Distribution Model of the City network has been completed; it is this model that provides an assessment for the available fire flow.

The submitted minimum fire flow requirement for Farm Bureau is 1,750 gpm for 2 hours. This exceeds the current City water distribution fire flow capacity within this area.

Revise and Resubmit for approval a design that is suitable for 688 gpm for a duration of 2 hours (i.e. maintains a minimum 20 psig throughout distribution network for the duration of 2 hours).

Regards,

Rodolfo Valladares, P.E.
Public Service Director
City of Alachua
386.418.6140



From: "Christopher Gmuer" <chrisg@gmuereng.com>
To: "Rodolfo Valladares" <ro_valladares@cityofalachua.org>
Sent: Wednesday, November 23, 2016 1:33:11 PM
Subject: RE: Fire Flow Assessment - Farm Bureau Insurance at NW 167th Blvd

It is not clear from your email at what pressure this fire flow is being supplied at and also we would appreciate a map of the location. Flows can vary significantly based on the testing location. Attached is our current fire demand calculations based on an un-sprinkled building. These were included in our City Submittal package. We would appreciate your review of these demand calculations and an official determination on whether the City can serve the proposed building based on this current design.

Sincerely,
Christopher A. Gmuer, PE
President, Gmuer Engineering
chrisg@gmuereng.com
(352) 281-4928

From: Rodolfo Valladares [mailto:ro_valladares@cityofalachua.org]
Sent: Wednesday, November 16, 2016 3:42 PM
To: Christopher Gmuer <chrisg@gmuereng.com>
Subject: Fire Flow Assessment - Farm Bureau Insurance at NW 167th Blvd

Mr. Gumuer,

Following up on our conversation earlier this morning, the City of Alachua is aware of the existing water distribution performance within the specific area of the project, *Farm Bureau Insurance at NW 167th Blvd*, and is passing along the following information to the designer.

As you are aware, the Fire Flow Assessment Report Request Form is typically accompanied with a \$476.75 fee. However, the City will wave this fee given that an assessment within the area has recently been completed. City is currently addressing the reimbursement.

Fire Flow Analyses indicate that the current minimum fire flow capacity within the project area is approximately 688 gpm for a duration of 2 hours.

I understand that the response to your request may result in dialogue with you regarding that project. Please advise if you have any questions or comments.

Regards,

Rodolfo Valladares, P.E.
Public Service Director
City of Alachua
386.418.6140

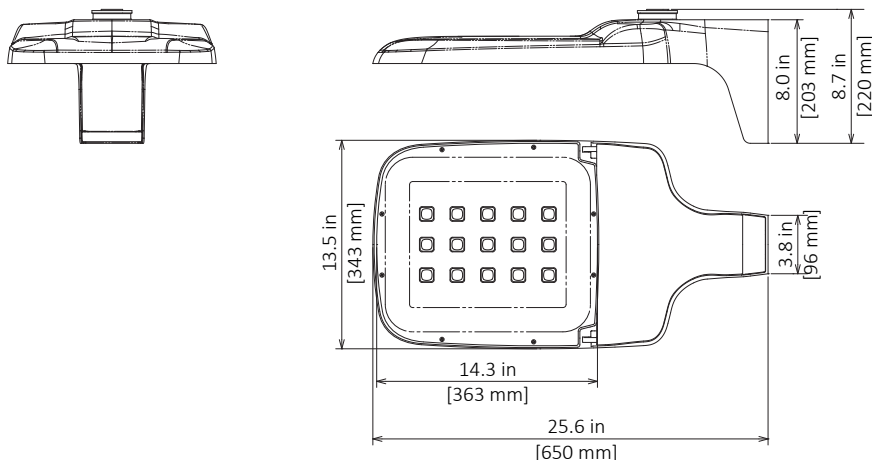


ARIETA™13 Architectural LED Area Luminaire

AR13 M2 Series Specification Data Sheet

Luminaire Data

Weight 15.4 lbs [7 kg]
EPA 0.47 ft²



Ordering Information

Sample Catalog No. AR13 6M2 MV NW 5 BK 700 MSL3

Product	LED No. & Type	Voltage	Nominal Color Temperature	Distribution	Finish ¹	Drive Current ²	Options
AR13	4M2 6M2 10M2 15M2 18M2 20M2	MV 120-277V HV 347-480V	WW 3000K NW 4000K CW 5000K	2 Type 2 3 Type 3 4 Type 4 5 Type 5	BK Black DB Dark Bronze WH White GY Gray NA Natural Aluminum	350 350mA 530 530mA 700 700mA	HSS ⁴ House Side Shield (Factory Installed) FDC ⁵ Fixed Drive Current PCR ³ NEMA Photocontrol Receptacle PCR5 ³ ANSI 5-wire Photocontrol Receptacle PCR7 ³ ANSI 7-wire Photocontrol Receptacle PCR5-CR ³ Control Ready 5-wire Photocontrol Receptacle PCR7-CR ³ Control Ready 7-wire Photocontrol Receptacle MSL7 ⁶ Motion Sensor with L7 Lens MSL3 ⁶ Motion Sensor with L3 Lens PND1 ⁹ Part-Night Dimming PND2 ⁹ Part-Night Dimming PND3 ⁹ Part-Night Dimming ORR Optics Rotated Right ORL Optics Rotated Left WL Utility Wattage Label

Notes:

- Black, Dark Bronze, White, Gray, or Natural Aluminum standard. Consult factory for other finishes.
- Factory set drive current, field adjustable standard. Consult factory if wattage limits require a special drive current.
- Specify with CR for control-ready wiring at factory for wireless node dimming. For details, see Wireless Control Options brochure link at www.leaotk.com, product page supporting documents.
- Flush mounted shield factory installed, also available for field installation. House Side Shield cuts light off at 1/2 mounting height behind luminaire.
- Non-field adjustable drive current. Specify 350mA, 530mA or 700mA setting.
- Motion Sensor available with MV only. See L7 or L3 Lens coverage details on page 5. Consult factory for MS specified with ANSI 5-wire or 7-wire Photocontrol Receptacle. PCR option is required for On/Off control using light detection.
- Specify Color (GY, DB, BK, WH, NA)
- Specify MV (120-277V) or HV (347V or 480V)
- For PND profile options see page 6. Only available with MV (120-277V).

Accessories*

HSS ^{4,7}	House Side Shield
RPA ⁷	Round Pole Adapter
PTF1 ⁷	Square Pole Top Fitter Single
PTF2 ⁷	Square Pole Top Fitter Twin at 180°
PTF4 ⁷	Square Pole Top Fitter Quad
WM ⁷	Wall Mount
BSK	Bird Deterrent Spider Kit
PC ⁸	Twist Lock Photocontrol
LLPC ⁸	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap
FSIR100	Motion Sensor Configuration Tool

*Accessories are ordered separately and not to be included in the catalog number

Luminaire Specifications

Housing

Die cast aluminum housing with universal mounting design allows for attachment to existing pole without redrilling for retrofit applications. Aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2001 Normal Application, Bridge & Overpass. Electrical components are accessed without tools and are mounted on removable power door.

Light Emitting Diodes

Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K (WW), 4000K (NW), or 5000K (CW) and 70 CRI minimum. LEDs are 100% mercury and lead free.

Optical Systems

Micro-lens optical systems produce IESNA Type 2, Type 3, Type 4 or Type 5 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Optional house side shield (HSS) cuts light off at 1/2 mounting height behind luminaire. Optics may be rotated right or left with options ORR/ORL, respectively.

Electrical

Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. LED drive current can be changed in the field to adjust light output for local conditions (not available with PCR5-CR or PCR7-CR options). Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA.

Controls

3-Wire photocontrol receptacle (PCR) is available. ANSI C136.41 5-wire (PCR5) or 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

Finish

Housing receives a fade and abrasion resistant polyester powder coat finish. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ qualified 120-277V product. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C. Assembled in the U.S.A

Photometry

Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Warranty

10-year limited warranty is standard on luminaire and components. 5-year limited warranty on luminaires and components with a motion sensor.

Performance Data 3000K (WW)

All data nominal. IES files are available at leotek.com.

No. of LEDs & Type	Drive Current (mA)	System Wattage (W)	Type 2, 3, 4		Type 5	
			Delivered Lumens (Lm) ¹	Efficacy (Lm/W)	Delivered Lumens (Lm) ¹	Efficacy (Lm/W)
4M2	350	19	2000	103	1930	100
	530	28	2720	97	2630	94
	700	36	3410	94	3300	91
6M2	350	29	2930	101	2750	95
	530	41	4110	99	3860	93
	700	53	5040	95	4950	93
10M2	350	41	4600	112	4500	109
	530	63	6700	106	6600	104
	700	88	8500	97	8400	96
15M2	350	66	7400	112	7300	111
	530	90	9600	107	9500	106
	700	124	12900	104	12700	102
18M2	350	81	9000	111	9100	112
	530	122	12800	105	13000	107
	700	160	16400	103	16700	104
20M2	350	86	10700	124	10800	125
	530	132	15300	116	15500	117
	700	166	18200	110	18500	111

Notes:

1 Normal tolerance $\pm 10\%$ due to factors including distribution type, LED bin variance, driver variance, and ambient temperatures.

Performance Data 4000K (NW) & 5000K (CW)

All data nominal. IES files are available at leotek.com.

No. of LEDs & Type	Drive Current (mA)	System Wattage (W)	Type 2, 3, 4		Type 5	
			Delivered Lumens (Lm) ¹	Efficacy (Lm/W)	Delivered Lumens (Lm) ¹	Efficacy (Lm/W)
4M2	350	20	2330	116	2290	114
	530	28	3170	113	3110	111
	700	36	3990	111	3920	109
6M2	350	29	3490	120	3480	120
	530	41	4810	116	4850	117
	700	53	5980	113	5880	112
10M2	350	41	5400	132	5300	129
	530	63	7800	124	7700	122
	700	87	10000	115	9800	113
15M2	350	63	8400	133	8300	132
	530	90	11500	128	11300	126
	700	124	15000	121	14700	119
18M2	350	81	9600	119	9700	120
	530	122	13700	112	13900	114
	700	160	17500	109	17800	111
20M2	350	86	10600	123	10800	125
	530	132	15200	115	15500	117
	700	166	19500	117	19800	119

Notes:

1 Normal tolerance $\pm 10\%$ due to factors including distribution type, LED bin variance, driver variance, and ambient temperatures.

BUG Ratings: 3000K (WW)

All data nominal. IES files for all CCTs are available at leotek.com.

No. of LEDs & Type	Drive Current (mA)	Type 2	Type 3	Type 4	Type 5
4M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G0	B1 U0 G0
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
6M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
10M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	530	B1 U0 G1	B1 U0 G1	B2 U0 G1	B3 U0 G1
	700	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1
15M2	350	B1 U0 G1	B1 U0 G2	B2 U0 G2	B3 U0 G1
	530	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	700	B2 U0 G2	B2 U0 G2	B3 U0 G2	B4 U0 G2
18M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B2 U0 G2	B2 U0 G2	B3 U0 G2	B4 U0 G2
	700	B2 U0 G2	B2 U0 G2	B3 U0 G2	B4 U0 G2
20M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B3 U0 G3	B2 U0 G2	B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G3	B3 U0 G2	B4 U0 G2

BUG Ratings: 4000K (NW) & 5000K (CW)

All data nominal. IES files for all CCTs are available at leotek.com.

No. of LEDs & Type	Drive Current (mA)	Type 2	Type 3	Type 4	Type 5
4M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G0	B1 U0 G0
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
6M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
10M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
	530	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1
	700	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
15M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1
	530	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	700	B2 U0 G2*	B2 U0 G2	B3 U0 G2	B4 U0 G2
18M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B2 U0 G2	B2 U0 G2	B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G2*	B3 U0 G2	B4 U0 G2
20M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B2 U0 G2*	B2 U0 G2	B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G3	B3 U0 G3	B4 U0 G2

* These BUG ratings are slightly different for 5000K (CW). Refer to IES files for actual CW rating.

Motion Sensor (Optional) Specifications

Description

Digital passive infrared luminaire integrated outdoor occupancy sensor provides high/low/off control based on motion detection. Initial setup and subsequent sensor adjustments are made using a handheld configuration tool. PCR option is required for On/Off control using light detection.

Operation

Standard factory setting will dim the luminaire to 50% until motion is sensed and then it will power to 100%. When motion is not detected for five minutes, the luminaire will dim back to 50%. Ramp up and fade down times are adjustable, but initially set to NONE. The percent dimming and time durations may be field adjusted as required using FSIR-100 configuration tool. FSIR-100 user guide available at: www.wattstopper.com.

Optical System

Multi-cell, multi-tier Fresnel lens with a 360 degree view detects unobstructed motion within one mounting height, up to 20 ft. maximum (MSL3) or 40 ft. maximum (MSL7). Consult factory for higher mounting height requirements.

Finish

Sensor exterior ring and lens are white polycarbonate, UV and impact resistant.

Listings/Ratings

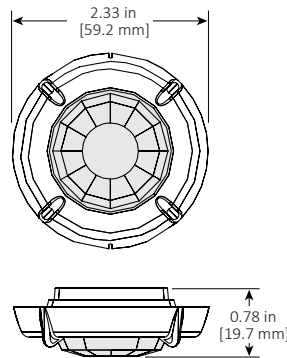
Sensor is TUV, UL and cUL listed, IP66 rated and CE compliant.

Warranty

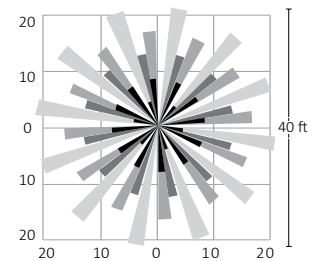
5-year limited warranty on luminaires and components with a motion sensor.

Motion Sensor (Optional) Data

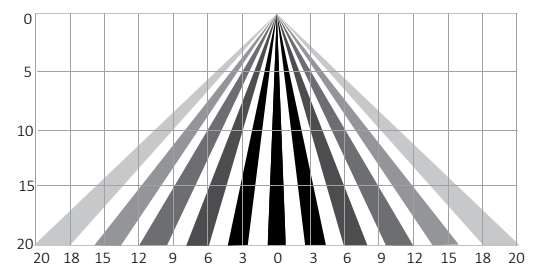
MSL3 Lens Dimensions



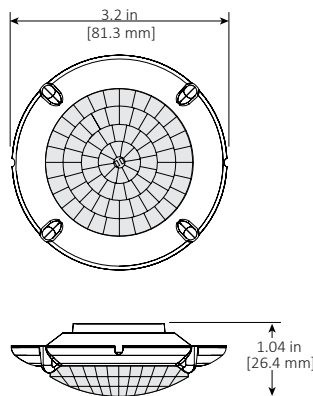
MSL3 Lens Coverage Top View



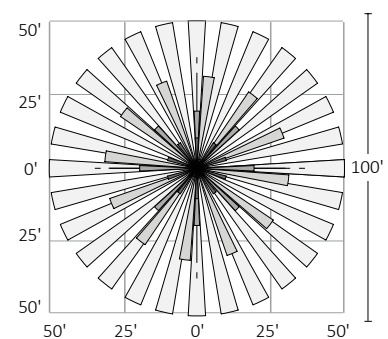
MSL3 Lens Coverage Side View



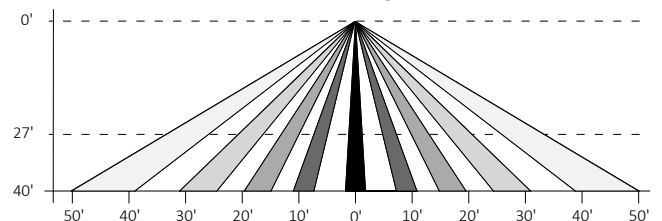
MSL7 Lens Dimensions



MSL7 Lens Coverage Top View



MSL7 Lens Coverage Side View



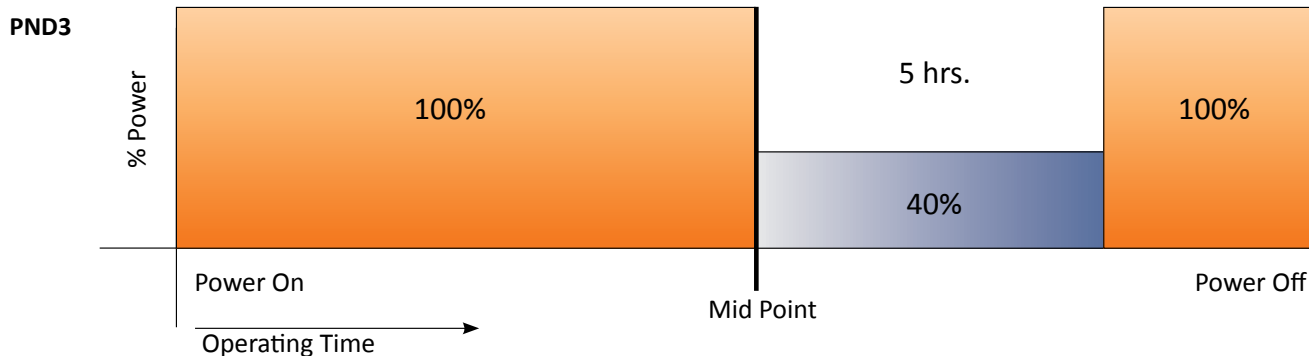
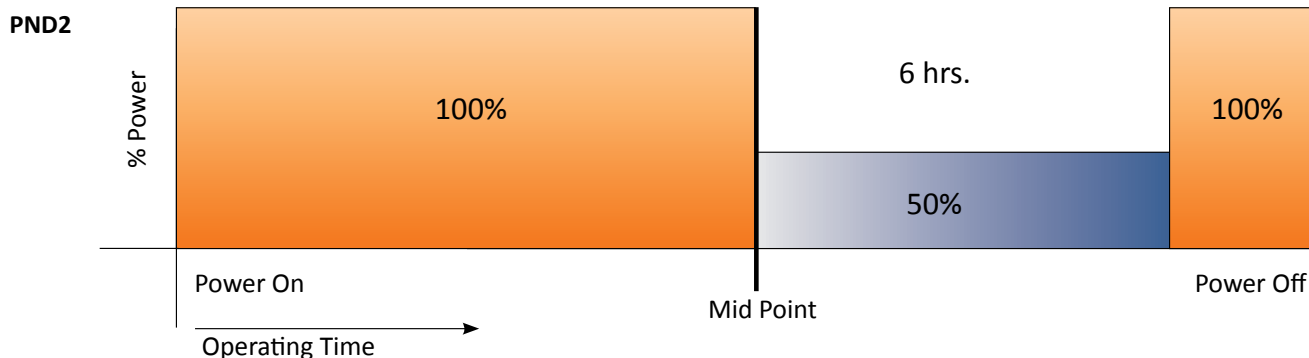
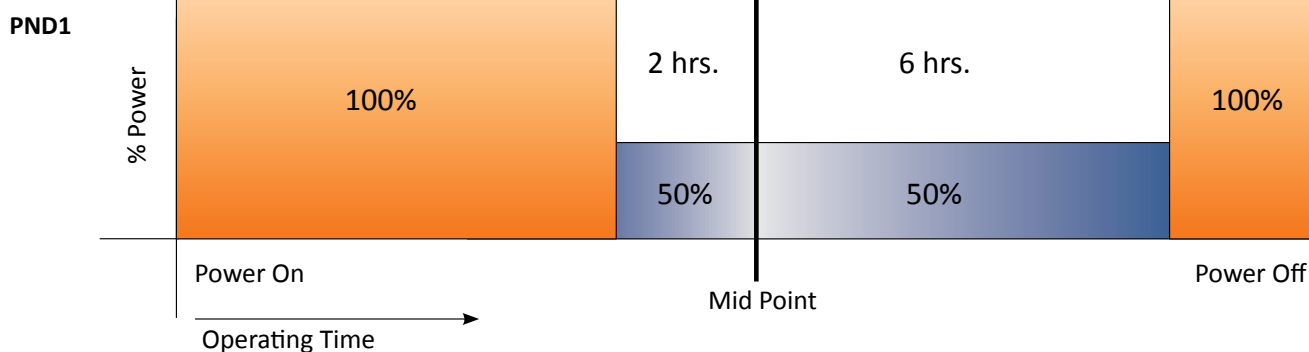
Part-Night Dimming Specifications

Description

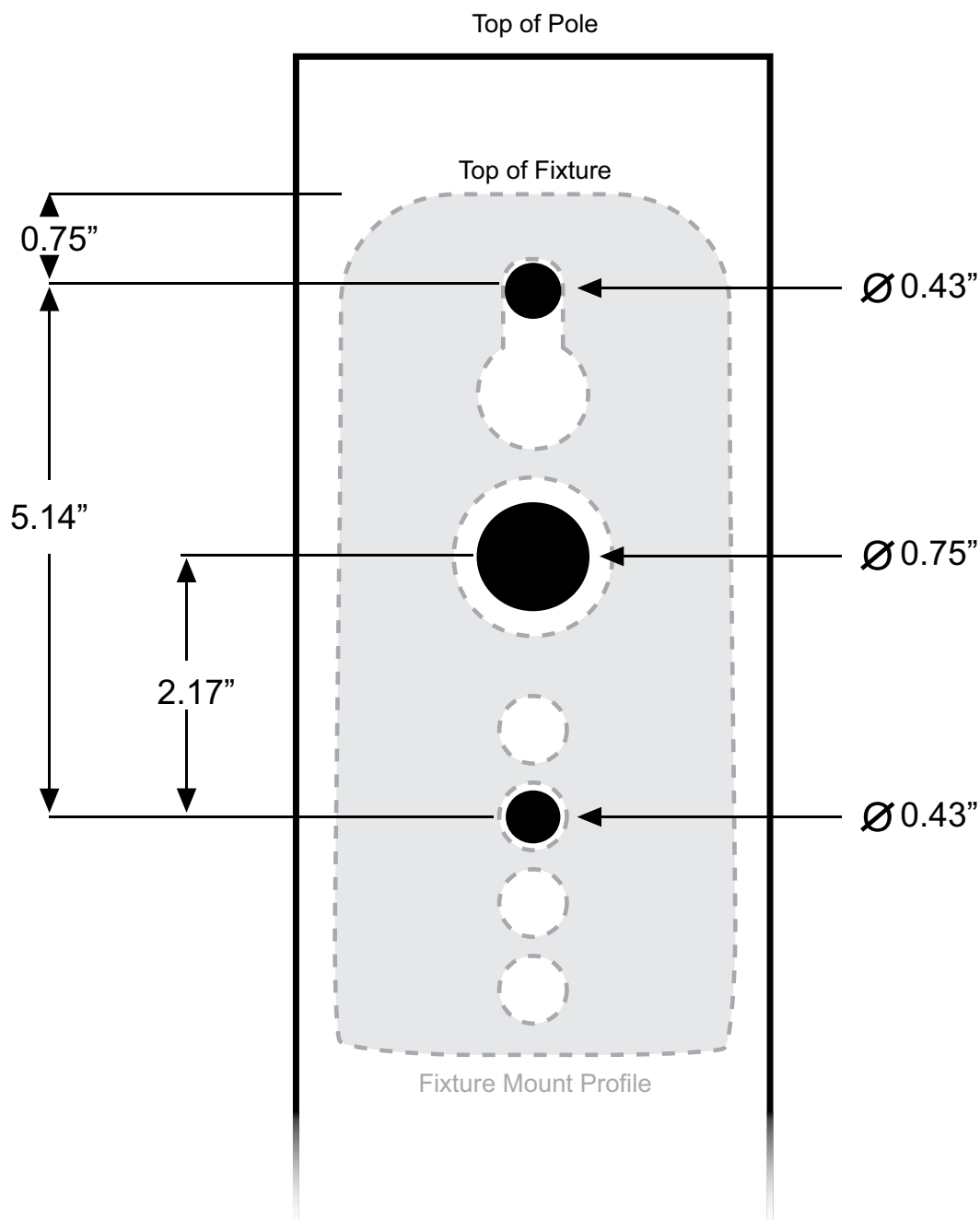
Arieta's Part-Night Dimming (PND) option enables significant energy savings by automatically dimming the luminaire during early morning hours when infrequent use is expected. Factory programmed dimming profiles automatically take into account seasonal changes based on geographical location by continuously monitoring the nighttime midpoint. This option is fully compatible with photocells and time clock devices, but is not field adjustable.

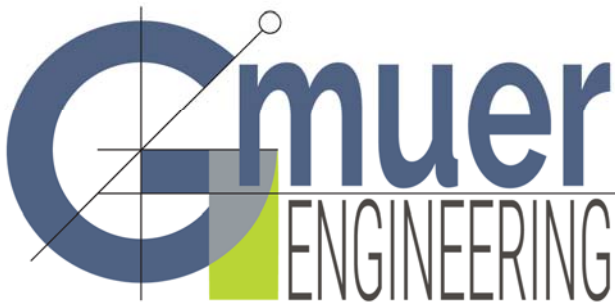
Operation

Based on the PND profile that is selected, the luminaire dims to the corresponding % power for the corresponding length of time (based on the night-time mid-point) as shown below. Mid-point is continuously recalculated in the luminaire by monitoring the average length of time between when the light turns on (power on) and turns off (power off) over the previous two days. In effect, this functionality will take two days to initialize after installation before any dimming will occur. Power interruptions are ignored and do not affect the determination of mid-point. Three factory programmed PND profiles are available for selection:



Pole Mount Drilling Specifications





2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

February 28, 2017

Adam Hall, Planner
City of Alachua Planning & Zoning
15100 NW 142nd Terr
Alachua, FL 32615

Re: Farm Bureau Insurance at NW 167th Blvd

This package is submitted in response to a Development Review Team Summary dated February 21, 2017 for the above referenced project. Please see the list below of items included with this application along with responses to each comment included with the letter.

Attachments (13 copies of all materials, double sided and hole punched, with a CD):

Site Plan

- Site Plan Application
- Authorized Agent Affidavit
- Color Rendering of the Building with Façade Massing Note per 6.8.2(A)(2)(b)
- Fire Demand Calculations and Email from City
- Concurrency Impact Analysis
- Consistency with the City of Alachua Comprehensive Plan
- Consistency with the Residential Protection Standards
- Neighborhood Meeting Materials (Published Notice, Written Notice, Meeting Summary)
- One Set of Labels for all persons/organizations registered to receive notice of development applications
- One Set of Labels for Property Owners within 400ft
- Legal Description and TP# on Letter
- Proof of Payment of Taxes
- Proof of Ownership (Deed)
- Stormwater Management Report
- Geotechnical Reports
- Site Lighting Cut Sheets
- Site Plans – 24x36
- CD of All Materials

Previous DRT Comments and Responses:

B. Land Rights Issues

2. If wastewater line is relocated to eastern property boundary, a 30 foot public utility easement along his boundary will be required.

The proposed easement has been added to C-200.

D. Development Standards

1. Section 3.7.2 (C) – US Highway 441/ Interstate 75 Gateway Overlay District

d. To demonstrate compliance with 3.7.2 (C) (5) (vi), please identify, on the architectural elevations, the accent materials referenced in application materials. Articulated cornice lines must be along entire top of building in order to be considered for a contributing architectural element. Please provide breakdown of cladding materials with per-cent totals on architectural elevation plans showing façade is at least 30% brick in order to claim for a contributing architectural element.

See sheet A2.0 for a narrative of the compliance with the LDC Requirements. Articulated cornice lines have been added to the top of the building.

6. Section 6.8- Design Standards for Business Uses

d. Location and screening method (with detail or narrative) for mechanical equipment must be shown on site plan.

See sheet C-100 for the callout of the mechanical equipment and a general narrative of how the equipment is being screened.

New Comments and Responses:

1. Sheet C-000 Legal Description does not match legal description shown on attached Survey.

See the revised legal description on C-000.

2. The eastern boundary of the proposed paved parking area is required to have a shrub buffer or other acceptable buffer per Section 6.2.2 (D) (2) (b).

See sheet L01 for the additional screening.

3. Current Site Plan Sheet does not reflect any changes from previous submission.

The inclusion of this sheet was in error and has been removed from the final sets. Please reference sheet C-100.

4. Floor to Area ratio and impervious/ lot coverage ratios must be recalculated based on new lot size.

The FAR has been recalculated on C-000 and C-100.

5. Apply new property boundary to all sheets.

The boundary lines have been updated on all sheets.

6. Generally, some sheets have issues with overlapping labels and lines with similar style and weight in close proximity to each other.

Labels have been revised on several of the sheets.

7. Site Plan application sheet should be updated to reflect new property line.

The inclusion of this sheet was in error and has been removed from the final sets. Please reference sheet C-100.

8. An easement will be required along the property's western boundary (along NW 167th Boulevard), if this easement is not granted by the current property owner before transfer of property. The sketch and legal description of this easement has been attached to this letter.

This easement has been added to the plans.

9. Please see electric connection design comments from Public Services attached to this letter.

The electric design has been added to the plans.

Please let us know if you need any additional information for your review.

Sincerely,

Gmuer Engineering, LLC

A handwritten signature in blue ink, appearing to read 'Christopher A Gmuer', with a stylized flourish extending to the right.

Christopher A Gmuer, PE

President