Gmuer ENGINEERING

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

March 1, 2018

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

Re: Vemo Auto Auctions

This package is submitted in preparation of the P&Z Board Meeting scheduled for this project.
Attachments (13 copies, collated into individual packages, double sided, 3-hole punched, with CD):

- Site Plan Application (Signed and Notarized)
- Authorized Agent Affidavit (Signed and Notarized)
- LDR Administrator Interpretation / Use Determination Letter dated March 21, 2017
- Concurrency Impact Analysis
- Consistency with the City of Alachua Comprehensive Plan
- Neighborhood Meeting Materials (Published Notice, Written Notice, Meeting Summary, Mailing Labels)
- Legal Description and TP# on Letter
- Proof of Ownership (Deed)
- Proof of Payment of Taxes
- Fire Demand Calculations and Fire Hydrant Flow Test
- Copy of SRWMD Application
- Stormwater Management Report (Signed and Sealed)
- Geotechnical Reports (Signed and Sealed)
- Site Lighting Cut Sheets
- Site Plans (24x36) Signed and Sealed

Sincerely,
Gmuer Engineering, LLC

Christopher A Gmuer, PE
President

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: Vemo Auto Auctions
2. Address of Subject Property: 10100 Cellon Creek Blvd., Alachua, FL
3. Parcel ID Number(s): 05949-013-000 and 05949-018-000
4. Existing Use of Property: Wholesale automotive auctions facility
5. Future Land Use Map Designation : Industrial
6. Zoning Designation: ILW - Light and Warehouse Industrial
7. Acreage: ± 23.4 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): Bruce Neal
   Mailing Address: 3728 NE 4th ST
   City: Gainesville State: FL ZIP: 32609

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

2. Stormwater management plan - including the following:

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

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

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

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

For commercial project Applications:

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

For industrial project Applications:

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

Policy 1.5.d

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

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

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

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

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

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

10. Proof of payment of taxes.

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

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

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

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

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

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

10/24/2017

Signature of Applicant

Signature of Co-applicant

Christopher A. Gmuer, PE, President

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 24 day of October, 2017, by Christopher Gmuer, who is/~~are personally known to me~~, or who has/have produced Florida drivers license as identification.

NOTARY SEAL

CHRISTOPHER SHEPHERD
Notary Public - State of Florida
Commission # GG 141777
My Comm. Expires Sep 6, 2021
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 10100 Cellon Creek Blvd. Alachua, FL

Parcel ID Number(s): 05949-013-000 and 05949-018-000

Acreage: ± 23.4 Acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Bruce Neal Title: President

Company (if applicable): Dealers Auto Auction, Inc.

Mailing Address: 3728 NE 4th ST

City: Gainesville State: FL ZIP: 32609

Telephone: (478) 449-3232 FAX: (386) 365-3865 e-mail: bruce.neal@vemoauctions.com

C. AUTHORIZED AGENT

Name: 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: N/A e-mail: chrisg@gmuereng.com

D. REQUESTED ACTION:

Site Plan Application to add additional impervious area behind the existing building as outdoor storage and additional parking with associated modifications to the 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

Signature of Co-applicant

Bruce Neal, President

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 26th day of Sept, 2017, by _____, who is/are personally known to me, or who has/have produced Drivers License as identification.

NOTARY SEAL

MARK A PERRY NOTARY PUBLIC HOUSTON COUNTY GEORGIA MY COMMISSION EXPIRES 8/31/2021

Mark Perry

Signature of Notary Public, State of Georgia

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 21, 2017

Bruce Neal
Dealers Auto Auction, Inc.
554 SW Windsor Drive
Lake City, FL 32024

RE: LDR Administrator Interpretation/Use Determination Request
Wholesale Automobile Auctions at 10100 Cellon Creek Boulevard

Dear Mr. Neal,

On March 6, 2017, the City of Alachua Planning & Community Development Department received your application for an interpretation of the Land Development Regulations (LDR) Administrator pursuant to Section 2.4.19 of the City's LDRs. Your application requests an interpretation of whether the proposed use of "wholesale automobile auctions" would be permitted as an unlisted use at 10100 Cellon Creek Boulevard (Tax Parcel Number 05949-013-000) pursuant to Section 4.2.1(D) of the City's LDRs.

Section 2.4.19(C)(3) states, "...the LDR Administrator shall review and evaluate the request in light of the Comprehensive Plan, these LDRs, the Official Zoning Atlas, and other relevant codes and statutes... and then render an interpretation." This letter shall serve as the interpretation by the LDR Administrator for your request.

The zoning of the subject property is Light & Warehouse Industrial (ILW). The general purpose of the ILW zoning district is described in Section 3.5.2(G) of the City's LDRs as follows:

> ILW, Light and Warehouse Industrial District. The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings.

Table 4.1-1 of the City's LDRs sets forth the uses allowed within each zoning district. If a use is not specifically listed in Table 4.1-1, .Section 4.2.1(D) of the City's LDRs establishes the procedure for considering the approval of the use. Section 4.2.1(D)(2) states, "In order to determine the proposed use has an impact that is similar in nature, function, and duration to the other use types allowed in a specific zone district, the LDR Administrator shall assess all relevant characteristics of the proposed use..." The preceding section defines the minimum characteristics upon which the LDR Administrator's determination shall be based.

This interpretation considers and is based upon the narrative provided on page 2 of the application submitted for this interpretation. Based upon this narrative, it has been determined that the most comparable uses established in Table 4.1-1 and as defined in Article 10 of the City's LDRs are as follows: Auction House; Automobile Rental and Sales; and Wholesale sales.

An "auction house" is defined in Article 10 of the City's LDRs as follows: "a place where the property of others, such as objects of art, furniture and other goods (except livestock), are offered by a broker or auctioneer for sale to persons who bid on the items in competition with each other at scheduled sales periods or events."

"Automobile rental and sales" is defined in Article 10 of the City's LDRs as follows: "premises on which new or used passenger automobiles, trailers, or light trucks in operating condition are displayed for sale, lease or rental."

"Wholesale sales" is defined in Article 10 of the City's LDRs as follows: "establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users; or to other wholesalers. The term "wholesale establishment" does not include office or retail sales of business supplies/office equipment."

Table 4.1-1 identifies that an "auction house" and "automobile rental and sales" are not permitted uses in the ILW zoning district; "wholesale sales" is a permitted use in the ILW zoning district.

The Future Land Use Map (FLUM) Designation of the subject property is Industrial. Objective 1.5 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Industrial FLUM Designation. Policy 1.5.a of the FLUE states, "Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties." Further, Policy 1.5.b states, "The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions."

The narrative provided in the application for this interpretation states the expected attendance at each weekly auction is approximately 80 – 100 persons, the number of vehicles expected to be sold at weekly auctions at the subject property is 120 – 180 vehicles per auction, and that vehicles are stored on site pending sale. The narrative also indicates that approximately 10 – 15 employees would operate from the subject property. The narrative states most employees would inventory vehicles, track titles and post pictures, videos, and reports of vehicles online, as well as wash and detail some vehicles prior to auctions. It is the City's understanding that these employees would generally work from the subject property daily during standard business hours.

Based upon the general purpose of the ILW zoning district, as stated in Section 3.5.2(G) of the City's LDRs, the applicable policies of the City's Comprehensive Plan, including Policies 1.5.a and 1.5.a of the FLUE, and the description of the proposed use as provided in the application, the proposed use of "wholesale automobile auctions" is found to be a use that generally has an impact similar in nature, function, and duration to other use types allowed in the ILW zoning district. The use of "wholesale automobile sales" is hereby found to be a use permitted at 10100 Cellon Creek Boulevard.

While the City finds this use to be consistent with those generally permitted in the ILW zoning district, improvements to the subject property will be required in order to provide adequate parking, screening, and other applicable standards as established in the City's LDRs. Section 6.1.4(B)(3) of the City's LDRs states, " In the event a use is not listed in Table 6.1-1, Minimum Off-Street Parking Standards, the minimum required off-street parking requirement shall be that of the use with parking requirements or characteristics that are most similar to the unlisted use, as determined by the LDR Administrator."

The use, as described within the application for this interpretation, would include continuous storage of vehicles while sales are pending. The nature of such storage is comparable to that which may occur at an "auction house" or as part of "automobile rental and sales" uses. The parking standard for an "auction house" is 1 space per 350 square feet of floor area, plus 1 space for each 1,000 square feet of outdoor auction area; and for "automobile rental and sales", the parking standard is 1 space per 350 square feet of floor area, plus 1 space per 1,000 square feet of outdoor display area. In accordance with Section 6.1.4(B)(3), it is hereby determined the use with the most similar characteristics to "wholesale automobile auctions" is an "auction house".

According to data available from the Alachua County Property Appraiser's office, the existing building is approximately 10,368 square feet. Using the parking standard determined to be applicable to "wholesale automobile auctions" (1 space per 350 square feet of floor area, plus 1 space for each 1,000 square feet of outdoor auction area), as well as an estimation of the outdoor area required to support outdoor storage of vehicles (180 vehicles, parking spaces for each automobile equal to 9 feet by 20 feet, minimum 22 foot drive aisles with parking on either side of the drive aisles), it is estimated that a minimum of 80 parking spaces would be required to serve the proposed use. Please note that, in accordance with Section 6.1.3(E)(1), required off-street parking areas shall, at a minimum, be surfaced with structurally adequate asphaltic concrete or concrete surface course, and maintained in a smooth, well-graded condition. Further, Section 6.1.3(B), states that required off-street parking facilities shall not be used for storage of any type or kind, nor shall areas devoted to such uses be used to comply with the off-street parking standards of this section. Therefore, any areas used for storage of vehicles pending sale/display at auction cannot be used to comply with the minimum off-street parking required for the use.

The storage of automobiles pending sale/display at auction would be considered outdoor storage, which is defined in Article 10 of the City's LDRs as follows: "*Outdoor storage* means the keeping, in an unroofed area of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours. This shall not include the display of vehicles for sale in a new or used car sales lot. Such activities may be the principal use of the land where located or as an accessory use to another principal use."

Outdoor storage as an accessory use must comply with the requirements of Section 4.4.4(E):

(E) *Outdoor storage as an accessory use.* Outdoor storage may be allowed as an accessory use in the districts identified in Table 4.4-1, Table of Permitted Accessory Uses. The storage area shall meet all of the following standards:

(1) *Incorporated into design.* Each outdoor storage area shall be incorporated into the overall design of the primary structure on the site and shall be located at the rear of the primary structure.

(2) *Goods stored must be sold on the premises.* Goods stored in an outdoor storage area shall be limited to those sold on the premises as part of an associated, additional primary use.

(3) *Screening.* Each outdoor storage area shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six and eight feet in height that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure. Materials may not be stored higher than the height of the primary structure. The perimeter of the fence or wall shall be landscaped with a seven-foot-wide strip containing a minimum of one tree every 20 feet on center of screened area.

(4) *Landscaped berm.* A landscaped earth berm may be used instead of or in combination with a fence or wall.

(5) *Storage area covering.* If the outdoor storage area is covered, then the covering shall include at least one of the predominant exposed roofing colors on the primary structure.

(6) *Storage.* No materials may be stored in areas intended for vehicular or pedestrian circulation.

(7) *Exterior lighting.* If installed, exterior lighting shall meet the functional needs of the establishment without adversely affecting adjacent properties or the neighborhood.

Compliance with the preceding off-street parking and outdoor storage requirements would be evaluated and demonstrated through an application for a Site Plan. Further information concerning the Site Plan review process is provided in Sections 2.2 and 2.4.9 of the City's LDRs. Additional information concerning the development review process is also available on the City's web site at: http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/509-development-review-process. It should be noted that there may be additional requirements within the City's LDRs that apply to address required site improvements, such as landscaping, open space, and stormwater management standards, which would also require a demonstration of compliance through a Site Plan application.

If you have any questions related to this interpretation, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Adam Boukari
Assistant City Manager
Acting on Behalf of LDR Administrator

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Planner
Marvin Bingham, Esq., Bingham & Mikolaitis, PA
File

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

February 14, 2018

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

Re: Vemo Auto Auctions
Concurrency Impact Analysis

This proposed development for the Vemo Auto Auctions site located at 10100 Cellon Creek Blvd / TP#05949-013-000 and 05949-018-000 proposes to change the use of an existing building and parking area to a wholesale automobile auctions facility. The building and attached metal building will function as the office and auction facility. A use interpretation was provided by the LDR administrator dated March 21, 2017 and outlines the code provisions that allow this facility within the Industrial Future Land Use classification and the Light and Warehouse Industrial (ILW) 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 incudes 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 southern 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 industrial 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	KSF	AADT		AM Peak		PM Peak	
(ITE)		Rate	Trips	Rate	Trips	Rate	Trips
General Light Industrial (110)	11,520 SF	6.97	80	0.92	11	0.97	11

Public facility capacities are based on the August 2017 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	Existing Traffic	Reserved Trips	Available Capacity	New Trips	Residual Cap.
State Roads		Min LOS Std: D					
U.S. Hwy 441 (FDOT 106, CoA 3 From NW 126th Ave to CR 2054)	AADT	35,500	17,295	1,768	15,527	80	15,447
	PM	2,790	1,643	253	1,390	11	1,379

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% (46 AADT, 6 PM) of the trips will head west on US 441 toward I-75 and 42.2% (34 AADT / 5 PM) of the trips will head east on US 441.

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

Current Permitted Capacity	2,300,000 GPD
Less Actual Potable Water Flow	1,301,000 GPD
Reserved Capacity	60,524 GPD
Residual Capacity	938,476 GPD
Proposed Demand	**(10,400 SF + 1,120 SF) X 15 GPD/100SF GFA = 1,728 GPD**
Residual Capacity after Proposed	936,748 GPD

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

Sanitary Sewer

Current Permitted Capacity	1,500,000 GPD
Less Actual Potable Water Flow	654,000 GPD
Reserved Capacity	57,964 GPD
Residual Capacity	788,036 GPD
Proposed Demand	**0 GPD (existing septic system to be utilized)**
Residual Capacity after Proposed	788,036 GPD

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

Solid Waste

Existing Demand	39,568.00 lbs/day	7,221.16 tons/yr
Reserved Capacity	5,280.27 lbs/day	963.65 tons/yr
Proposed Demand	**69.12 lbs/day**	**8.98 tons/yr**

(6 lbs per day per 1,000 SF) * 11,520 SF Bldg * 52 weeks per year * 5 days per week / 2,000 lbs per ton

Revised Reserved Capacity after Proposed	5,349.39 lbs/day	972.63 tons/yr

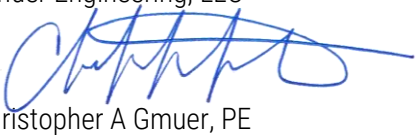
Conclusion: The demand of the development will not exceed the adopted LOS standards.

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

Gmuer ENGINEERING

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

February 14, 2018

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

Re: Vemo Auto Auctions
Consistency with the City of Alachua Comprehensive Plan

This proposed development for the Vemo Auto Auctions site located at 10100 Cellon Creek Blvd / TP#05949-013-000 and 05949-018-000 proposes to change the use of an existing building and parking area to a wholesale automobile auctions facility. The building and attached metal building will function as the office and auction facility. A use interpretation was provided by the LDR administrator dated March 21, 2017 and outlines the code provisions that allow this facility within the Industrial Future Land Use classification and the Light and Warehouse Industrial (ILW) zoning district. The following is a Comprehensive Plan Consistency Analysis for this development in accordance with the City of Alachua Site Plan requirements and is submitted as a supplement to the LDR administrator letter also included the application package.

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 City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.
The proposed development proposes to repurpose an existing building and facility that is currently unoccupied. It also proposes to utilize a greater portion of the site This will offer economic growth consistent with the City of Alachua's goal to encourage the diversification and expansion of commercial businesses.

Vision 2020
Future Land Use Element
Objective 1.5: Industrial:

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

The proposed use as a wholesale automobile auction facility encourages the reuse of vehicles through distribution to a network of vehicle brokers.

Policy 1.5.a: Industrial:

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

The proposed development requires a large temporary staging area for the vehicles being auctioned. The auctions are pre-scheduled events at times convenient to regional brokers typically at off-peak traffic periods.

Policy 1.5.b:

The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

The proposed use has a majority of use elements in common with outdoor storage lots with some commonalities with industrial service uses.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   The site utilizes two driveways from Cellon Creek Blvd into the site. The proposed use does not any anticipated non-vehicular access needs for the site. Also, the site is remote from any adjacent neighbor.
2. Buffering from adjacent existing/potential uses;
   The required buffers have been provided.
3. Open space provisions and balance of proportion between gross floor area and site size;
   The majority of the proposed use is outdoor storage area followed by outdoor auction area and standard off-street parking. Building GFA is not a major component and as such open area is a major proportion.
4. Adequacy of pervious surface area in terms of drainage requirements;
   The drainage design incorporates a combination of grassed swales, pipes, inlets, flumes, and grading to control runoff from the pervious surfaces and discourage erosion.
5. Placement of signage;
   The existing signage is proposed to be maintained and any revisions will be permitted by a separate permit from the site plan application.
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 plan includes lighting calculations showing compliance with these requirements.

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
All of the proposed outdoor areas (outdoor storage, outdoor auction, and off-street parking) are very clearly defined on the site and provides separation and clear routes for each type of circulation pattern.
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
The site plan includes landscaping and irrigation plans showing compliance with these requirements.
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
The drainage design takes into consideration the two significant site constraints, slope and soils. Existing vegetation was not significant as the property has been maintained as an open field and no historic significant has been identified.
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
We have worked with city staff to define the applicable standards appropriate for this use and its performance.
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.
The required FAR has been met with calculations provided in the site plans.

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 the site has been landscaped, which includes both perimeter and interior landscaping. Of the ±11.3 acre project area, approximately ±4.30 acre or 38% is landscaped. TO be clear, this does not include the outdoor storage area north of the pavement proposed to be grass.s

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 including the applicable buffers and parking screening.

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 86% of the site will be pervious area / open space. This far exceeds the 10% open space requirement.

Goal 4: Infill and Redevelopment: Objective 4.3: Redevelopment:
The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.
The proposed development is not located in these areas but does propose redevelopment of an existing site.

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. 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.
The existing building is currently serviced by the City of Alachua.

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.

No new buildings or utility services are proposed. The development will continue the existing utility services.

Community Facilities And Natural Groundwater Aquifer Recharge Element

Policy 5.2.c: Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:

1. Construction and maintenance of shallow, landscaped retention basins; 2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space; 3. Development of a stormwater pollution prevention plan; 4. Development of a sinkhole remediation plan; 5. Development of a groundwater monitoring plan

A stormwater pollution prevention plan will be developed in coordination with the selected contractor. As the operator of the eorion control systems, they are responsible for preparing and filing the notice of intent with FDEP per 62-621.300(4)(a). This cannot be done ahead of time or by anyone other than the construction site operator.

Transportation Element

Objective 1.1: Level of Service

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

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.
No new buildings or utility services are proposed. The development will continue the existing utility services.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:
FACILITY TYPE LEVEL OF SERVICE STANDARD Solid Waste Landfill .73 tons per capita per year
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, silvicultural, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not

degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or -thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

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 facilities. The treated storm water will discharge at a rate below predevelopment flows to the southern 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 included remodeling of existing developments or additions of less than 33% to existing developments.

No new buildings or utility services are proposed. The development will continue the existing utility services.

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.

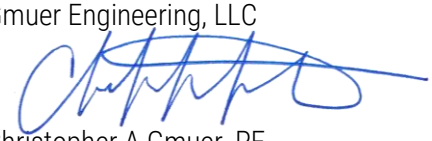
Economic Element

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.

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 new parking lot and associated stormwater facility improvements for the purpose of converting the facility from its previous manufacturing use to an automotive auction use. The site is located on TP#05949-013-000 and 05949-018-000 at approximately 10100 Cellon Creek Blvd, Alachua, FL.

Date: Thursday, July6th, 2017
Time: 5:30pm
Place: 10100 Cellon Creek Blvd, Alachua, FL
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.

Per the City of Alachua Land Development Regulations, the property is zoned ILW, Light and Warehouse Industrial District. The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings.

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.

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE FL 32604-2425

CHARLES PERRY PARTNERS INC
8200 NW 15TH PL
GAINESVILLE FL 32606

CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616-0009

CHAMBERS, RONALD C
1225 NW FRONTIER DR
LAKE CITY FL 32055

QUAY ACQUISITIONS INC
13640 US HWY 441
ALACHUA FL 32615

BOSTON, JOFFRE T & TERESA S
1733 NW 39TH DR
GAINESVILLE FL 32605-3530

SIMON WILLARD LLC
60 THOREAU ST STE 248
CONCORD MA 01742

CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616-0009

HICKS HOLDING LLC
59 FAIRVIEW BLVD
FORT MYERS BEACH FL 33931

CHRIST CENTRAL ALACHUA INC
PO BOX 219
ALACHUA FL 32616

STATE OF FLORIDA IIF
3900 COMMON WEALTH BLVD
TALLAHASSEE FL 32399

UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
ALACHUA FL 32615

UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
ALACHUA FL 32615

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA FL 32615

TOM GORMAN
9210 NW 59TH STREET
ALACHUA FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA FL 32653

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA FL 32615

PRESIDENT, TCMOA
1000 TURKEY CREEK
ALACHUA FL 32615

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ALACHUA FL 32615

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DR. LEE A. NIBLOCK
ALACHUA COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE FL 32601

CITY MANAGER, CITY OF ALACHUA
P.O. BOX 9
ALACHUA FL 32616

Force is strong in this Star Wars auction

By Mark Pratt
The Associated Press

BOSTON — Die-hard Star Wars fans will need to rely on more than the force if they want to bid on an R2-D2 droid that appeared in several of the franchise's movies.

A couple million dollars might also help.

Luke Skywalker's lightsaber, Darth Vader's helmet and shoulder armor, as well as imperial and rebel weapons are on the block, but the centerpiece is no doubt the squat blue, white and silver droid famous for communicating in a series of electronic beeps and squeaks.

This photo provided by Profiles in History shows an R2-D2 droid pieced together over several years from different props used in the first five Star Wars movies, which will be among several Star Wars-related items up for auction on June 26-28 by the auction house in Calabasas, Calif. [PROFILES IN HISTORY VIA THE ASSOCIATED PRESS]

Representing "the pinnacle of the Star Wars collecting universe," it could fetch up to $2 million in the June 26-28 auction, according to Calabasas, California-based auction house Profiles in History.

The bidding is being handled by Boston-based online auction marketplace Invaluable.

Nothing like a complete R2 unit has ever been sold at auction before, said Stephanie Connell, a London-based movie memorabilia consultant not involved in the sale.

"This is not just a normal movie prop," she said. "This is instantly recognizable, the creme de la creme of movie props."

Connell wracked her mind, but said she could not recall any single piece of Star Wars memorabilia ever selling for anywhere close to $2 million.

The 43-inch tall R2 unit for sale is sort of a Frankenstein's monster of droids, pieced together over several years from different original components used in the first five Star Wars movies.

There is no other known complete original R2 unit in the public domain, according to the auction house.

For the sequels after the original "Star Wars: A New Hope" in 1977, production designers took the aluminum, steel and fiberglass R2 units, retired old and worn out parts and added new features to save time and meet production deadlines.

Fans outbid for the droid may want to take a shot at landing the lightsaber.

Carried by actor Mark Hamill as Luke Skywalker in the first two Star Wars movies, it is expected to sell for anywhere from $150,000 to $250,000.

Unfortunately, the prop does not emit a blade of blue light.

The 10.5-inch lightsaber comes directly from the archive of Gary Kurtz, producer of "Star Wars: A New Hope" and "The Empire Strikes Back," and is accompanied with a letter of authenticity signed by Kurtz.

Not a Star Wars fan? Props from some of Hollywood's most famous movies are also for sale, including the illuminated disco dancing floor from "Saturday Night Fever," which is expected to get as much as $1.5 million; and the clothes worn by Leonardo DiCaprio as Jack Dawson in "Titanic."

In terms of movie memorabilia, Star Wars rates as one of the most popular with collectors, right up there with "The Wizard of Oz," "Casablanca" and the Harry Potter films, Connell said.

For that reason, a collector of fine artwork or classic cars could end up buying the R2-D2.

"This is something you could put right next to a Picasso," she said.

"This is not just a normal movie prop. This is instantly recognizable, the creme de la creme of movie props."

Stephanie Connell, a London-based movie memorabilia consultant, about the auction of a complete R2-D2 from the Star Wars franchise

Cosby jury studies 2005 deposition

By Maryclaire Dale and Michael R. Sisak
The Associated Press

NORRISTOWN, Pa. — The jury in the Bill Cosby sexual assault case, weighing charges that could send him to prison for the rest of his life, drilled down Tuesday on what the TV star said happened inside his suburban Philadelphia home and how he characterized his relationship with the accuser.

With deliberations stretching into the evening of a second day, jurors reviewed more than a dozen passages from a deposition Cosby gave more than a decade ago. They heard excerpts on a wide range of topics, from Cosby's first meeting with Andrea Constand to the night in 2004 she says he drugged and violated her.

As he described reaching into Constand's pants, Cosby testified, "I go into the area that is somewhere between permission and rejection. I am not stopped."

Cosby is charged with drugging and molesting Constand, 44. His lawyer has said they were lovers sharing a consensual sexual encounter.

The 79-year-old entertainer did not take the stand at his trial, but prosecutors used his deposition testimony — given in 2005 and 2006 as part of Constand's civil suit against him — as evidence.

As they pored over Cosby's words, the jurors appeared to struggle with some language in one of the charges against him: "without her knowledge." The jury asked about the phrasing Tuesday morning, but Judge Steven O'Neill said he could not define it for them.

The jury is considering three counts of felony aggravated indecent assault. The third count covers Cosby's alleged use of pills to impair Constand before groping her breast and genitals.

Outside the courthouse, Constand's lawyers blasted the Cosby team Tuesday for releasing a statement from a woman who had been blocked from testifying at the trial.

Cosby's spokesman, Andrew Wyatt, read the statement from longtime Temple University official Marguerite Jackson, who said Constand told her of a plan to falsely accuse a "high-profile person" of sexual assault so she could sue and get money.

A judge blocked Jackson from taking the stand, ruling it would be hearsay. Constand said on the witness stand she did not know Jackson.

Constand's lawyer, Dolores Troiani, told reporters that Jackson is "not telling the truth" and faulted Wyatt for circulating Jackson's statement while jurors were deliberating.

Jackson stood by her account, telling The Associated Press in a phone interview that Cosby's lawyers are "going to say whatever they need to say."

The jury, sequestered for the duration of the trial and unaware of the back-and-forth outside, reviewed the testimony of the police officer who took Constand's initial report.

Jurors were also keenly focused on what Cosby said about the pills he gave to Constand before their encounter, asking for the second time in deliberations to revisit a portion of the deposition in which the comedian talked about giving Constand "three friends."

TODAY IN HISTORY

In **1940**, German troops entered Paris during World War II; the same day, the Nazis began transporting prisoners to the Auschwitz concentration camp in German-occupied Poland.

In **1943**, the U.S. Supreme Court, in West Virginia State Board of Education v. Barnette, ruled 6-3 that children in public schools could not be forced to salute the flag of the United States.

In **1954**, President Dwight D. Eisenhower signed a measure adding the phrase "under God" to the Pledge of Allegiance.

In **1972**, the Environmental Protection Agency ordered a ban on domestic use of the pesticide DDT, to take effect at year's end.

TODAY'S BIRTHDAYS

Actress **Marla Gibbs** is 86. President **Donald Trump** is 71. Actor Will Patton is 63. Singer Boy George is 56. Rock musician Chris DeGarmo is 54. Actress Yasmine Bleeth is 49. International Tennis Hall of Famer Steffi Graf is 48. Actress Lucy Hale is 28.

LOTTERY

Tuesday, June 13
Pick 2
Early drawing: 2-0
Night drawing: 6-3
Pick 3
Early drawing: 2-6-6
Night drawing: 7-2-6
Pick 4
Early drawing: 5-6-1-5
Night drawing: 5-1-4-2
Pick 5
Early drawing: 4-7-8-2-9
Night drawing: 9-1-4-3-2
Fantasy 5
4-8-23-25-27
Lucky Money
11-14-28-44 LB: 2
MEGA MILLIONS
27-51-62-68-75 PB: 8

PREVIOUS RESULTS

Fantasy 5 — MONDAY
9-13-24-32-34
Match...Payoff...Winners
5-of-5...$36,717.82...5
4-of-5...$131.50....225
3-of-5...$11.50...7,094

Monument recommendation spurs action

By Brady McCombs
The Associated Press

SALT LAKE CITY — Interior Secretary Ryan Zinke's recommendation to downsize a vast new national monument in Utah created optimism among opponents of 26 other monuments under review around the country and fear among conservation groups that worry he will propose shrinking or rescinding other sites in his final report due in late August.

Along the New England coast, commercial fishermen were ecstatic to hear Monday about Zinke's proposed reduction of the Bears Ears National Monument in Utah and hopeful it foreshadows a similar fate for a marine monument they oppose.

They're preparing to make a pitch for a full undoing of the designation when Zinke visits the area later this week.

Interior Secretary Ryan Zinke rides a horse May 9 in the new Bears Ears National Monument near Blanding, Utah. [SCOTT G WINTERTON/THE DESERET NEWS VIA ASSOCIATED PRESS FILE PHOTO]

Opponents of other sites are making similar plans after the Bears Ears decision, saying the designations often close areas to oil, gas and mineral development along with other uses.

"It sets a precedent for the review of all the monuments," said Beth Casoni, executive director of the Massachusetts Lobstermen's Association Inc. "Under the former administration, we questioned whether this is about conservation or just control."

Conservation groups that were stung by the recommendation are trying to rally public support to fully preserve the monuments but expect they will have to resort to a protracted legal fight if President Donald Trump eventually downsizes or eliminates monument designations.

They assert the 1908 Antiquities Act allows presidents to create monuments but only gives Congress the power to modify or rescind them.

"It's obvious the goal is to serve private interests over the public good," said Kristen Boyles, a staff attorney with the environmental group Earthjustice.

As Zinke gets ready to visit the Katahdin Wood and Waters Monument in Maine, people on both sides of the issue are dissecting his Bears Ears proposal.

Demar Dahl, an Elko County commissioner in Nevada, said he expects Zinke will take the same shrink-but-not-rescind approach with two Nevada monuments under review.

"I don't have the problem with things being protected that need to be protected, but when you set aside maybe 10 times more area than you need that's when you get to the point when you need common sense to kick in," Dahl said.

The Gainesville Sun

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Meeting Sign-in Sheet
Re: Vemo Auto Auctions – Neighborhood Workshop
Date Time: July 6, 2017 at 5:30pm

NAME	Email	Phone
Christopher Gmuer	chrisg@gmuereng.com	352-2814928

Vemo Auto Auctions

LEGAL DESCRIPTION:

PARCEL 1 (PER O.R. 4513, PAGE 1687) TP# 5949-13-0

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND THE FERNANDEZ GRANT, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING ON THE WEST LINE OF THE AFOREMENTIONED FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN SOUTH 89 DEGREES 46 MINUTES 15 SECONDS EAST, ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALONG THE NORTH LINE OF PARCEL "E," AS DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 ET SEQ., A DISTANCE OF 1659.70 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID NORTH LINE OF PARCEL "E" WITH THE EAST RIGHT OF WAY LINE OF A I 00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 46 MINUTES 15 SECONDS EAST, ALONG SAID NORTH LINE OF PARCEL "E" A DISTANCE OF 577.17 FEET TO A STEEL ROD AND CAP; THENCE RUN NORTH 00 DEGREES 13 MINUTES 45 SECONDS EAST. A DISTANCE OF 575.17 FEET TO A STEEL ROD AND CAP; THENCE RUN NORTH 61 DEGREES 57 MINUTES 19 SECONDS WEST, A DISTANCE OF 473.21 FEET TO A STEEL ROD AND CAP; THENCE RUN SOUTH 08 DEGREES 51 MINUTES 09 SECONDS WEST, A DISTANCE OF 565.59 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 81 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF 73.00 FEET TO A STEEL ROD AND CAP ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF THE FLORIDA POWER CORPORATION EASEMENT; THENCE RUN SOUTH 00 DEGREES 36 MINUTES 26 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 247.55 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2 (PER O.R. 4513, PAGE 1649) TP# 5949-18-0

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, WITHIN THE FERNANDEZ GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 114 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE; THENCE SOUTH 89°46'01" EAST ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALONG THE NORTH LINE OF PARCELS "D AND E'", AS PER OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1699.81 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2896, PAGE 161 OF SAID PUBLIC RECORDS; THENCE SOUTH 89"46'37" EAST, CONTINUING ALONG SAID NORTH LINE OF PARCEL "E", A DISTANCE OF 577.14 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, NORTH 00°12'53" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 575.16 FEET. TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 61°57'54" WEST ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 473.25 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2783, PAGE 557 OF SAID PUBLIC RECORDS; THENCE NORTH 08°51'10" EAST ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2910, PAGE 700 OF SAID PUBLIC RECORDS, A DISTANCE OF 423.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2947, PAGE 998 OF SAID PUBLIC RECORDS; THENCE SOUTH 61'57'52" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 122L.19 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE NORTHWESTERLY LINE OF THE AFOREMENTIONED PARCEL "E'', AS DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF SAID PUBIC RECORDS (SAID PARCEL "'E" BEING THE 100 FOOT WIDE RIGHT OF WAY CELLON DRIVE); THENCE SOUTH 28°02'57" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 729.12 FEET TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID PARCEL "E" AND THE NORTH LINE OF SAID PARCEL "E"; THENCE NORTH 89°46'37" WEST ALONG SAID NORTH LINE OF PARCEL "E'', A DISTANCE OF 384.64 FEET TO THE POINT OF BEGINNING.

Prepared by:
C. L. Hall
Classic Title Services, Inc.
10998 Bonita Beach Road
Bonita Springs, Florida 34135

File Number: 8853

consideration: $575,000.00

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Doc Stamp-Deed: $4,025.00
Intang. Tax: $0.00

General Warranty Deed

Made this 3rd day of May, 2017 A.D. By **Hicks Holdings, LLC, a Florida limited liability company,** whose address is: 59 Fairview Boulevard, Fort Myers Beach, Florida 33931, hereinafter called the grantor, to **BRUCE D. NEAL and LANETTE T. NEAL, husband and wife,** whose post office address is: 554 SW Windsor Drive, Lake City, FL 32024-0000 hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Alachua County, Florida, viz:

A Tract of land situated in Fractional Section 19, Township 8 South, Range 19 East, and the Fernandez Grant, Alachua County, Florida, said Tract of land being more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 24, Township 8 South, Range 18 East, being on the West line of the aforementioned Fractional Section 19, Township 8 South, Range 19 East for the point of reference and run South 89 degrees 46 minutes 15 seconds East, along an Easterly projection of the North line of said Southeast 1/4 of the Southeast 1/4 and along the North line of Parcel "E," as described in Official Records Book 1659, Page 2265 et seq., a distance of 1659.70 feet to a concrete monument at the intersection of said North line of Parcel "E" with the East right of way line of a 100 foot wide Florida Power Corporation Easement and the true point of beginning; thence continue South 89 degrees 46 minutes 15 seconds East, along said North line of Parcel "E" a distance of 577.17 feet to a steel rod and cap; thence run North 00 degrees 13 minutes 45 seconds East, a distance of 575.17 feet to a steel rod and cap; thence run North 61 degrees 57 minutes 19 seconds West, a distance of 473.21 feet to a steel rod and cap; thence run South 08 degrees 51 minutes 09 seconds West, a distance of 565.59 feet to a concrete monument; thence run North 81 degrees 17 minutes 39 seconds West, a distance of 73.00 feet to a steel rod and cap on the aforementioned East right of way line of the Florida Power Corporation Easement; thence run South 00 degrees 36 minutes 26 seconds West, along said East right of way line a distance of 247.55 feet to the true point of beginning.

Parcel ID Number: **05949-013-000**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

Prepared by:
C. L. Hall
Classic Title Services, Inc.
10998 Bonita Beach Road
Bonita Springs, Florida 34135

File Number: 8853

consideration: $575,000.00

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name DENNIS L. KNOPF

Witness Printed Name MATT CURRIE

HICKS HOLDINGS, LLC

(Seal)
By: Daniel J. Hicks, Manager Member

State of Michigan
County of Macomb

The foregoing instrument was acknowledged before me this 3 day of May, 2017, by Daniel J. Hicks, Manager Member of Hicks Holdings, LLC, a Florida limited liability company, who is/are personally known to me or who has produced _____ as identification.

DEBORAH A. KNOPF
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires: Sept 23, 2018
Acting in the County of Macomb

Notary Public
Print Name: Deborah A Knopf
My Commission Expires: September 23, 2018

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Doc Stamp-Deed: $3,640.00
Intang. Tax: $0.00

Prepared by and return to:
Brent E. Baris
For the Firm
Brent E. Baris, P.A.
P.O. Box 223
High Springs, FL 32655
386-454-0688
File Number: **17-042**

Parcel Identification No. **05949-018-000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **4th** day of **May, 2017** between **Canvas Church FL, Inc. f/k/a Christ Central Alachua, Inc., a Florida non-profit corporation** whose post office address is **15551 NW US HWY 441, Unit 1, Alachua, FL 32615** of the County of **Alachua**, State of **Florida**, grantor*, and **Bruce D. Neal and LaNette T. Neal, husband and wife** whose post office address is **554 SW Windsor Drive, Lake City, FL 32024** of the County of **Columbia**, State of **Florida**, grantee*,

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

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness Name: Brent Baris

Witness Name: Ellen M Kadel

Canvas Church FL, Inc.

By: _____
J. Mark Johns, President

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 4th day of May, 2017 by J. Mark Johns of Canvas Church FL, Inc., on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

BRENT E. BARIS
MY COMMISSION # FF 042127
EXPIRES: August 3, 2017
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Brent Baris

My Commission Expires: 8/3/17

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Exhibit A

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, WITHIN THE FERNANDEZ GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE; THENCE SOUTH 89°46'01" EAST ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALONG THE NORTH LINE OF PARCELS "D AND E'", AS PER OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1699.81 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2896, PAGE 161 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°46'37" EAST, CONTINUING ALONG SAID NORTH LINE OF PARCEL "E", A DISTANCE OF 577.14 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, NORTH 00°12'53" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 575.16 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 61°57'54" WEST ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 473.25 FEET TO THE NORTHWEST CORNER Of SAID LANDS AND THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2783, PAGE 557 OF SAID PUBLIC RECORDS; THENCE NORTH 08°51'10" EAST ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2910, PAGE 700 OF SAID PUBLIC RECORDS, A DISTANCE OF 423.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2947, PAGE 998 OF SAID PUBLIC RECORDS; THENCE SOUTH 61°57'52" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 1221.19 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE NORTHWESTERLY LINE OF THE AFOREMENTIONED PARCEL "E", AS DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF SAID PUBIC RECORDS (SAID PARCEL "'E" BEING THE 100 FOOT WIDE RIGHT OF WAY CELLON DRIVE); THENCE SOUTH 28°02'57" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 729.12 FEET TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID PARCEL "E" AND THE NORTH LINE OF SAID PARCEL "E"; THENCE NORTH 89°46'37" WEST ALONG SAID NORTH LINE OF PARCEL "E", A DISTANCE OF 384.64 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993, PAGE 361, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO TOGETHER WITH THAT CERTAIN MONITOR WELL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1993, PAGE 374, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Parcel Identification Number: 05949-018-000

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2016 PAID REAL ESTATE

1028530

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05949 013 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

HICKS HOLDING LLC
59 FAIRVIEW BLVD
FORT MYERS BEACH, FL 33931

10100 CELLON CREEK BLVD

COM NE COR OF THE SE1/4 OF SE1/4 OF SEC 24-8-18 ON W
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	441,800	0	441,800	3,944.83
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	441,800	0	441,800	33.14
LIBRARY GENERAL	1.3371	441,800	0	441,800	590.73
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	441,800	0	441,800	662.70
SCHL DISCRNRY & CN (S01)	0.7480	441,800	0	441,800	330.47
SCHL GENERAL	4.6880	441,800	0	441,800	2,071.16
SCHOOL VOTED (S01)	1.0000	441,800	0	441,800	441.80
SUWANNEE RIVER WATER MGT DIST	0.4093	441,800	0	441,800	180.83
17 CITY OF ALACHUA	5.9900	441,800	0	441,800	2,646.38

TOTAL MILLAGE	24.6764	AD VALOREM TAXES	$10,902.04

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NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
R802	802 BOCC SOLID WASTE MGMT	1.000 @ 39.4900	39.49

NON-AD VALOREM ASSESSMENTS	$39.49

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$10,941.53

If Paid By	Nov 30, 2016				
Please Pay	$0.00				

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JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE

1028530

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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ACCOUNT NUMBER	SITUS	MESSAGE
05949 013 000	10100 CELLON CREEK BLVD	

HICKS HOLDING LLC
59 FAIRVIEW BLVD
FORT MYERS BEACH, FL 33931

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

Receipt # 16-0046298 $10,503.87 Paid 12/02/2016
11/30/2016 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2016 PAID REAL ESTATE 1028535

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05949 018 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

NEAL BRUCE D & LANETTE T
554 SW WINDSOR DR
LAKE CITY, FL 32024

Unassigned Location RE

COM NE COR OF SE1/4 OF SE1/4 SEC
24-8-18 S 89 DEG 46
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	277,600	0	277,600	2,478.69
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	277,600	0	277,600	20.82
LIBRARY GENERAL	1.3371	277,600	0	277,600	371.18
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	277,600	0	277,600	416.40
SCHL DISCRNRY & CN (S01)	0.7480	277,600	0	277,600	207.64
SCHL GENERAL	4.6880	277,600	0	277,600	1,301.39
SCHOOL VOTED (S01)	1.0000	277,600	0	277,600	277.60
SUWANNEE RIVER WATER MGT DIST	0.4093	277,600	0	277,600	113.62
17 CITY OF ALACHUA	5.9900	277,600	0	277,600	1,662.82

TOTAL MILLAGE 24.6764 **AD VALOREM TAXES** $6,850.16

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PAY ONLINE WITH E-CHECK

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 $6,850.16

If Paid By	Mar 31, 2017				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE 1028535

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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
05949 018 000	Unassigned Location RE	

NEAL BRUCE D & LANETTE T
554 SW WINDSOR DR
LAKE CITY, FL 32024

IF PAID BY	PLEASE PAY
☐ Mar 31, 2017	$0.00
☐	
☐	
☐	
☐	

Receipt # 16-0134128 $6,850.16 Paid 03/28/2017

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

Re: Vemo Auto Auctions

Needed Fire Flow per ISO Edition 05-2008

Calculated: October 24, 2017

The project proposes to reuse an existing 10,400 SF GFA office building.

$Ci=18F(Ai)^{0.5}$

F = 1.0 (Class 2)

Ai = 10,400 SF

Ci = 1,750

NFF = (Ci)(Oi)[(1.0+(X+P)i]

Oi = 0.85 (C-2)

X = 0 (greater than 100')

P = 0 (greater than 100')

NFFi = 1,500 GPM

Christopher A Gmuer, PE
FL PE 71599

Wiginton FIRE SYSTEMS

January 29th, 2018

Mr. Christopher Gmuer
Gmuer Engineering
1934 NW 21st
Gainesville, FL 32605

RE: Cellon Creek Blvd
South of Hwy 441

Dear Christopher,

At your request, Wiginton Fire Systems has performed a fire flow test at the referenced location along with Mr. Scott Roane of the City of Alachua Utility Department.

A flow test was conducted on January 29, 2018, at 11:00 AM.

The static and residual pressures were recorded from a city hydrant located on NW 101 DR, approximately 500' south of Hwy 441 indicated on map as hydrant SFH 1876; while the flow hydrant used was located on City Lot on Cellon Creek Blvd and indicated on map as hydrant SFH-1875. This flow test was performed in the worst case scenario with all fill pimps turned off.

Number of Ports	2
Diameter of Ports	2.5 (smooth and round inlets) Coef. 1.0
Pitot Pressure (psi):	9
Static Pressure (psi):	84
Residual Pressure (psi):	66
Flow at Test (gpm):	1,000

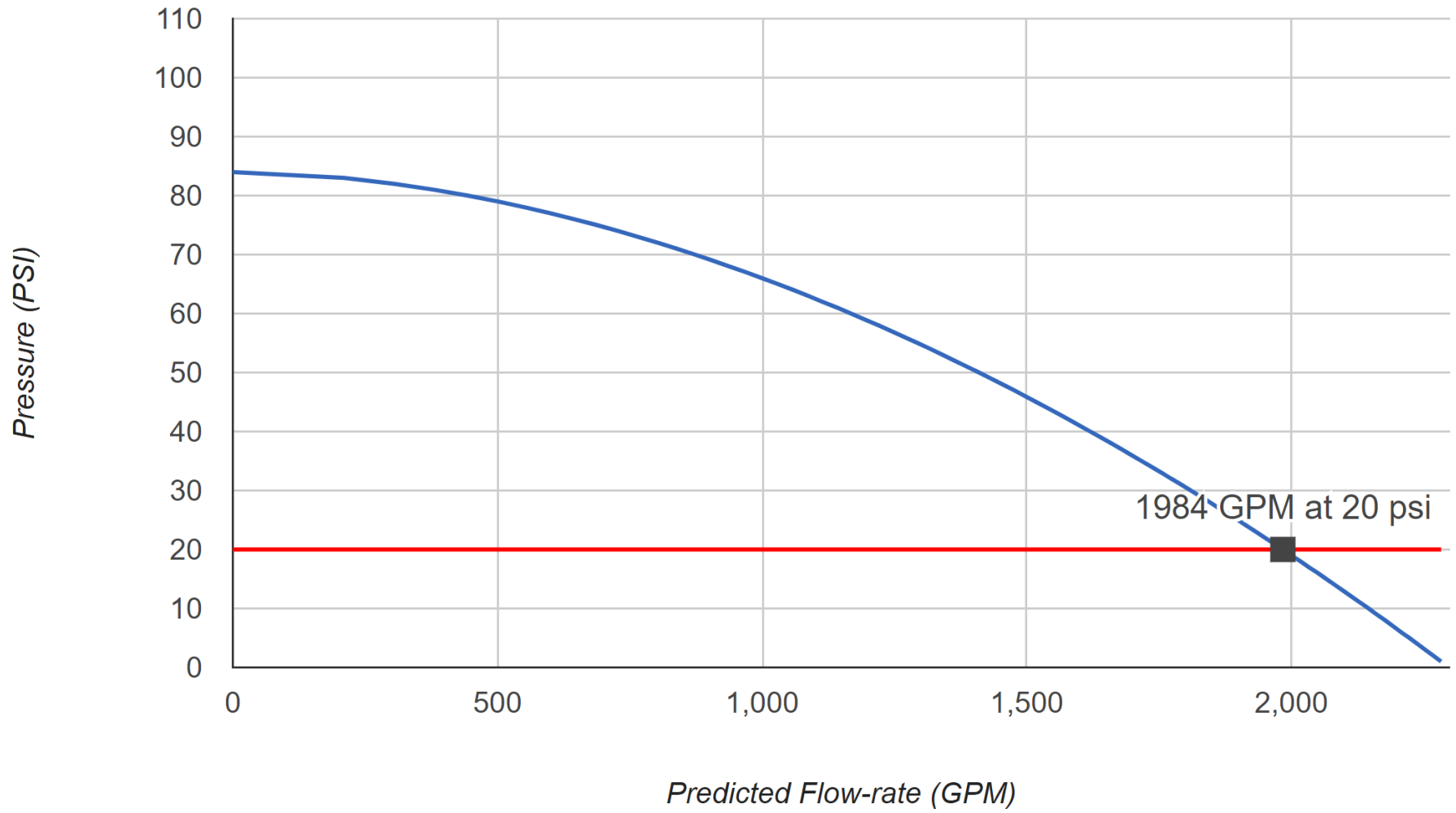
The above results are as accurate as possible based on common industry practices. Should you need anything further, please do not hesitate to call.

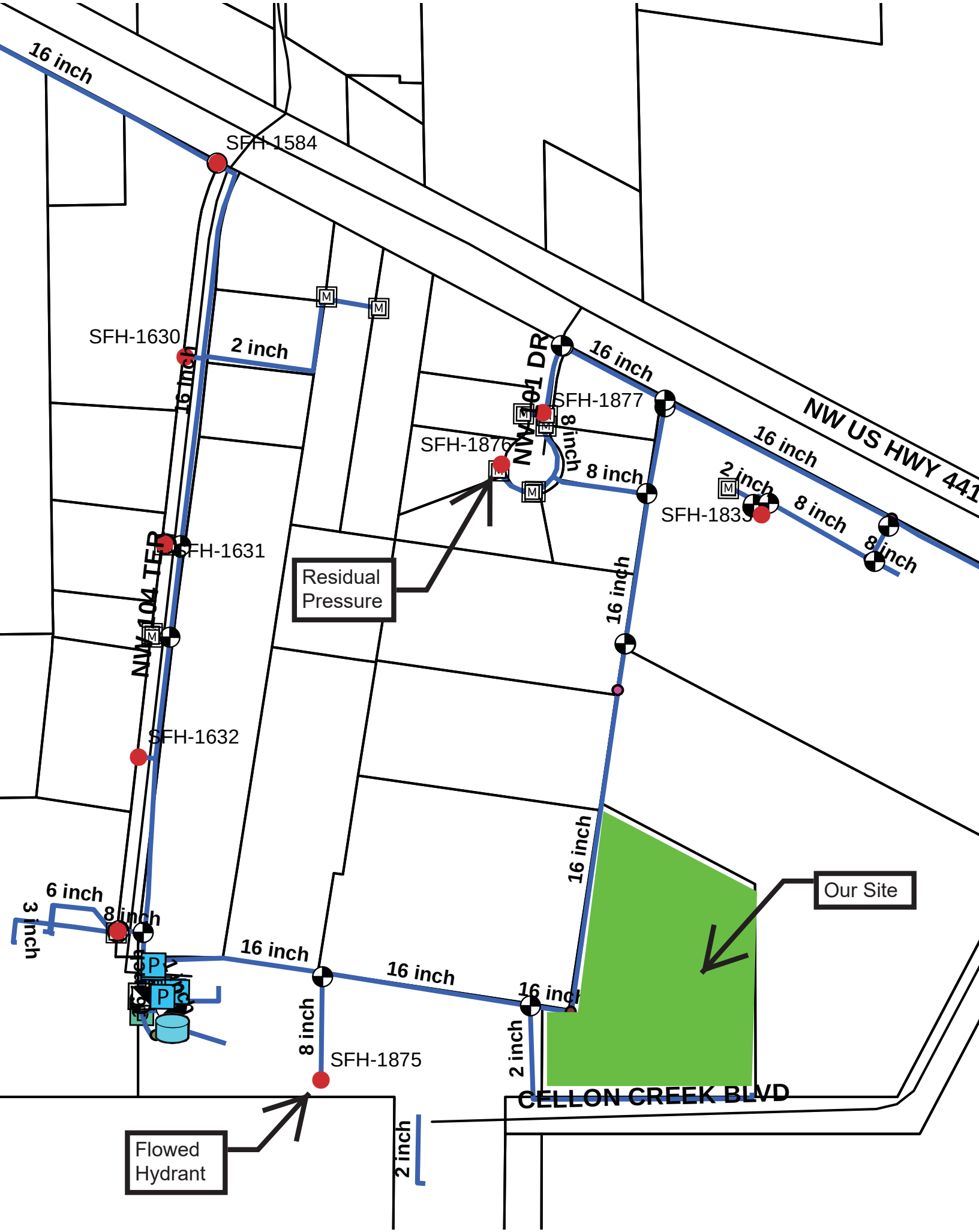
Sincerely,

Wiginton Fire Systems

Mike Ivey
Sales Representative

Cc: Scott Roane, COA Utility Dept.


110
100
90
80
70
60
50
40
30
20
10
0
Pressure (PSI)
0
500
1,000
1,500
2,000
Predicted Flow-rate (GPM)
1984 GPM at 20 psi


16 inch
SFH-1584
NW US HWY 441
SFH-1630
2 inch
16 inch
NW 101 DR
16 inch
SFH-1877
8 inch
SFH-1876
8 inch
16 inch
2 inch
8 inch
8 inch
SFH-1833
NW 104 TER
SFH-1631
Residual Pressure
16 inch
SFH-1632
16 inch
Our Site
6 inch
3 inch
8 inch
16 inch
16 inch
16 inch
8 inch
SFH-1875
2 inch
CELLON CREEK BLVD
Flowed Hydrant
2 inch

JOINT APPLICATION FOR INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT/ AUTHORIZATION TO USE STATE-OWNED SUBMERGED LANDS/ FEDERAL DREDGE AND FILL PERMIT

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION/
WATER MANAGEMENT DISTRICTS/
U.S. ARMY CORPS OF ENGINEERS

Effective October 1, 2013

Section A: General Information for All Activities

PART 1: NAME, APPLICATION TYPE, LOCATION, AND DESCRIPTION OF ACTIVITY

A. Name of project, including phase if applicable: **Vemo Auto Auctions**

B. This is for (check all that apply):

☐ Construction or operation of ***new*** works, activities and/ or a stormwater management system

☐ ***Conceptual Approval*** of proposed works, activities and/ or a stormwater management system

☒ Modification or Alteration of ***existing*** works activities and / or a stormwater management system. Provide the existing DEP or WMD permit #, if known: **204655-1** Note: Minor modifications do not require completion of this form, and may instead be requested by letter.

☐ ***Maintenance or repair*** of works, activities and/ or stormwater management system previously permitted by the DEP or WMD Provide existing permit #, if known: _____

☐ Abandonment or removal of works, activities and/ or stormwater management system Provide existing DEP or WMD permit #, if known: _____

☐ Operation of an ***existing unpermitted*** stormwater management system.

☐ Construction of additional phases of a permitted work, activity and/ or stormwater management system.

Provide the existing DEP or WMD permit #, if known: _____

C. ***List the type of activities proposed. Check all that apply, and provide the supplemental information requested in each of the referenced application sections.*** *Please also reference Applicant's Handbooks I and II for the type of information that may be needed.*

☐ Activities associated with one single-family residence, duplex, triplex, or quadruplex that do not qualify for an exemption or a Noticed General Permit: ***Provide the information requested in Section B. Do not complete Section C.***

☐ Activities within wetlands or surface waters, or within 25 feet of a wetland or surface water, (not including the activities associated with an individual residence). *Examples include dredging, filling, outfall structures, docks, piers, over-water structures, shoreline stabilization, mitigation, reclamation, restoration/ enhancement.* ***Provide the information requested in Section C.***

☐ Activities within navigable or flowing surface waters such as a multi-slip dock or marina, dry storage facility, dredging, bridge, breakwaters, reefs, or other offshore structures: ***In addition to Section C, also provide the information requested in Section D.***

☐ Activities that are (or may be) located within, on or over state-owned submerged lands (*See Chapter 18-21, F.A.C. https://www.flrules.org/gateway/ChapterHome.asp?Chapter=18-21*): ***In addition to Section B or C, also provide the information requested in Section F***

☒ Construction or alteration of a stormwater management system serving residential, commercial, transportation, industrial, agricultural, or other land uses, or a solid waste facility (excluding mines that are regulated by DEP). ***Provide the information requested in Section E.***

☐ Creation or modification of Mitigation Bank (refer to Chapter 62-342, F.A.C. https://www.flrules.org/gateway/ChapterHome.asp?Chapter=62-342): ***Provide the information requested in Section G.***

☐ Mines (as defined by in Section 2.0 of Applicant's Handbook Volume I) that are regulated by the DEP: ***Provide the information requested in Section H.***

☐ Other, describe: _____ Please contact the Agency to determine which additional sections of the application are needed. See Attachment 1 for Agency contacts.

D. Describe in general terms the proposed project, system, works, or other activities. For permit modifications, please briefly describe the changes requested to the permit: **Expand an existing site to add parking, outdoor vehicle staging, check-in building, and expanded stormwater management facilities.**

E. For activities in, on, or over wetlands or other surface waters, check the type of federal dredge and fill permit requested (if known): ☐Individual ☐Programmatic General permit #: SAJ

☐General ☐Nationwide permit #:NWP ☒Not Applicable ☐ Not sure

F. Project/Activity Street/Road Address or other location (if applicable): **10100 Celon Creek Blvd.**
City: **Alachua** County(ies)**Alachua** Zip: **32615**

Note: For utility, road, or ditch/canal activities, provide a starting and ending point using street names and nearest house numbers or provide length of project in miles along named streets or highways.

G. Project location map and Section, Township, and Range information (use additional sheets if needed):
Please attach a location map showing the location and boundaries of the proposed activity in relation to major intersections or other landmarks. The map should also contain a north arrow and a graphic scale; show Section(s), Township(s), and Range(s); and must be of sufficient detail to allow a person unfamiliar with the site to find it.
Land Grant name, if applicable:

Section(s):	0,19	Township:	8S	Range:	19E
Section(s):	0,19	Township:	8S	Range:	19E

H. Latitude (DMS) **29.774633** Longitude (DMS) **-82.453655** (Taken from central location of the activity). Explain source for obtaining latitude and longitude (i.e. U.S.G.S. Quadrangle Map, GPS, online resource): **Google Maps**

I. Tax Parcel Identification Number(s): **05949-013-000,05949-018-000**

[Number may be obtained from property tax bill or from the county property appraiser's office; if on multiple parcels, provide multiple Tax Parcel Identification Numbers]

J. Directions to Site (from major roads; include distances and landmarks as applicable): **US441 southeast of the City of Alachua, turn south on Celon Creek**

K. Project area or phase area: **9.95** acres

L. Name of waterbody(ies) (if known) in which activities will occur or into which the system will discharge:

Receiving Waterbody	Class Type	Outstanding Florida Water	Aquatic Preserve
Alachua	III Fresh	no	no

The following questions (M-O) are not applicable to activities related to a single-family residence, including private single-family residential docks, piers, seawalls or boat ramps.

M. Is it part of a larger plan of development or sale? ☐ yes ☒ no

N. Impervious or semi-impervious area excluding wetlands and other surface waters (if applicable): **3.2390** acres or square feet

O. Volume of water the system is capable of impounding (if applicable): **3.6034** acre- feet.

PART 2: SUPPLEMENTAL INFORMATION, AND PERMIT HISTORY

A. Is this an application to modify an existing Environmental Resource Permit, or to construct or implement part of a multi-phase project, such as a project with a Conceptual Approval permit? ☒ Yes ☐ No *If you answered "yes", please provide permit numbers below:*

AGENCY	DATE	PERMIT/ APPLICATION NO.	PROJECT NAME
SR	24-FEB-99	204655-1	CARLTON FUNERAL SERVICES

B. Indicate if there have been any ***pre-application meeting(s)*** or other discussions about the proposed project, system or activity. If so, please provide the date(s), location(s) of the meeting, and the name(s) of Agency staff that attended the meeting(s):

AGENCY	DATE	LOCATION	MEETING ATTENDEES

C. ***Attach a depiction (plan and section views), which clearly shows the works or other activities proposed to be constructed.*** Use multiple sheets, if necessary, a scale sufficient to show the location and type of works, and include a north arrow and a key to any symbols used. ***Specific information to be included in the plans is based on the activities proposed and is further described in Sections B-H.*** However, supplemental information may be required based on the specific circumstances or location of the proposed works or other activities.

D. Processing Fee: ***Please submit the application processing fee along with this application form and supplemental information*****.** Processing fees vary based on the size of the activity, the type of permit applied for, and the reviewing Agency. Please reference Attachment 3 to determine the appropriate fee.

PART 3: APPLICANT AND ASSOCIATED PARTIES INFORMATION

Instructions: Permits are only issued to entities having sufficient real property interest as described in Section 4.2.3 (d) of Applicant's Handbook Volume I. Please attach evidence of sufficient real property interest over the land upon which the activities subject to the application will be conducted, including mitigation (if applicable). Refer to Section 4.2.3 (d)for acceptable ownership or real property interest documentation. For corporations, list a person who is a registered agent or officer of the corporation who has the legal authority to bind the corporation.

A. APPLICANT (ENTITY MUST HAVE SUFFICIENT REAL PROPERTY INTEREST) ☐ **THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION**		
Name: Last: **Neal**	First: **Bruce**	Middle: **D**
Title:	Company: **Owner**	
Address: **554 Windsor Drive**		
City: **Lake City**	State: **FL**	Zip: **32024**
Home Telephone:	Work Telephone: **(478) 449-3232**	
Cell Phone: **(386) 365-3865**	Fax:	
E-mail Address: **brucedneal@gmail.com**		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

B. LAND OWNER(S) (IF DIFFERENT OR IN ADDITION TO APPLICANT) ☐ **CHECK HERE IF LAND OWNER IS ALSO A CO-APPLICANT**		
Name: Last: **Neal**	First: **Bruce**	Middle: **D**
Title:	Company: **Owner**	
Address: **554 Windsor Drive**		
City: **Lake City**	State: **FL**	Zip: **32024**
Home Telephone:	Work Telephone: **(478) 449-3232**	
Cell Phone: **(386) 365-3865**	Fax:	
E-mail Address: **brucedneal@gmail.com**		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

C. OPERATION AND MAINTENANCE ENTITY (see Applicant's Handbook I, Section 12.3)			
Entity Name:	Contact: Last: **Neal**	First: **Bruce**	Middle: **D**
Title:	Company: **Owner**		
Address: **554 Windsor Drive**			
City: **Lake City**	State: **FL**		Zip: **32024**
Home Telephone:	Work Telephone: **(478) 449-3232**		
Cell Phone: **(386) 365-3865**	Fax:		
E-mail Address: **brucedneal@gmail.com**			
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐			

D. CO-APPLICANT (IF DIFFERENT OR IN ADDITION TO APPLICANT AND OWNER)		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

E. ENGINEERING CONSULTANT ☒THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last: **Gmuer**	First: **Christopher**	Middle: **A**
Title: **President**	Company: **Gmuer Engineering, LLC**	
Address: **2603 NW 13th ST Box 314**		
City: **Gainesville**	State: **FL**	Zip: **32609**
Home Telephone:	Work Telephone: **(352) 281-4928**	
Cell Phone: **(352) 281-4928**	Fax:	
E-mail Address: **chrisg@gmuereng.com**		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

F. ENVIRONMENTAL CONSULTANT ☐ THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

G. AGENT AUTHORIZED TO SECURE PERMIT (IF DIFFERENT FROM CONSULTANT) ☐ THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

If necessary, please add additional pages for other contacts and property owners related to this project.

PART 4: SIGNATURES AND AUTHORIZATION TO ACCESS PROPERTY

Instructions: For multiple applicants or owners, please provide a separate Part 4 for each applicant/ owner. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3 (d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

A. By signing this application form, I am applying for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relieve of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of construction. I agree to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a different responsible operation and maintenance entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Bruce D Neal		
Typed/Printed Name of Applicant	Signature of Applicant	Date

N/A

(Corporate Title if applicable)

PART 4: SIGNATURES AND AUTHORIZATION TO ACCESS PROPERTY

Instructions: For multiple applicants or owners, please provide a separate Part 4 for each applicant/ owner. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3 (d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

B. AUTHORIZATION FOR STAFF TO ACCESS TO THE PROPERTY:

I certify that:

☒ ***I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume I,*** over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, I agree to provide entry to the project site for such agents or personnel to monitor and inspect permitted work if a permit is granted.

OR

☐ I represent an entity having ***the power of eminent domain and condemnation authority***, and I/we shall make appropriate arrangements to enable staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the property as described above.

Bruce D Neal		
Typed/Printed Name	Signature	Date

N/A

(Corporate Title if applicable)

PART 4: SIGNATURES AND AUTHORIZATION TO ACCESS PROPERTY

Instructions: For multiple applicants or owners, please provide a separate Part 4 for each applicant/ owner. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3 (d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

C. DESIGNATION OF AUTHORIZED AGENT (IF APPLICABLE): Gmuer Engineering, LLC

I hereby designate and authorize to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Bruce D Neal		
Typed/Printed Name of Applicant	Signature of Applicant	Date

N/A

(Corporate Title if applicable)

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

Stormwater Management Report

for

Vemo Auto Auctions

10100 Cellon Creek Blvd
Alachua, FL 32615

Prepared for
Dealers Auto Auction, Inc.

Date: October 5, 2017

Christopher A. Gmuer, PE
FL PE # 71599
cagmuer@gmuereng.com
Gmuer Engineering, LLC
FL CA # 31533
2603 NW 13th ST Box 314
Gainesville, FL 32609
www.gmuereng.com
(352) 281-4928

Project Description

The project is located on TP# 05949-013-000 and TP# 05949-018-000 generally located at 10100 Cellon Creek Blvd. in Alachua, FL. The project proposes to expand an existing site to add parking, outdoor storage, check-in building, expanded stormwater management facilities, and associated utilities.

Pre-Development Drainage Narrative

The existing consists of an existing light manufacturing building with stormwater management facilities permitted with the SRWMD under ERP# 204655-1. Due to the reconstruction / expansion of the treatment facilities, the site will be modeled as a pre-development site. Site runoff generally flows toward the south / southeast and is located within a stream to sink watershed. As such, Pre-vs-Post Runoff Rate and Volume Attenuation must be completed on-site.

Post-Development Drainage Narrative

The proposed drainage plan collects runoff from the building, parking, and pervious areas within Drainage Area 1 (DA1) and conveys it by overland flow to Stormwater Management Facility 1 (SMF1) and 2 (SMF2). The two facilities are equalized by pipe at the south end of the property. Discharge is attenuated by the control structure located in SMF2 that discharges to the southeast directed to an existing culvert that crosses under Cellon Creek Blvd. A filter is used to supplement recovery of the design storm events and WQTV. Pre-vs-Post Runoff Rates and Volumes are attenuated by the proposed system. Berms and swales are proposed along the west, north, and east edges of the project area and are intended to convey overland flow around the proposed project area while maintaining the existing drainage patterns.

Drainage Area Runoff Calculations

Pre-Development (Total)	**Hyd Soil**	**CN**	**C**	**Sq Ft**	**Acres**
Building	A	98.0	0.95	0	0.0000
Impervious (Parking, etc)	A	98.0	0.95	0	0.0000
Pasture	A	39.0	0.20	358,549	8.2312
Stormwater Pond	A	100.0	1.00	0	0.0000
TOTAL (weighted ave)		**39.0**	**0.20**	**358,549**	**8.2312**

DA Post-Development	**Hyd Soil**	**CN**	**C**	**Sq Ft**	**Acres**
Ex Building	A	98.0	0.95	10,400	0.2388
Ex Imperv. (Parking, etc)	A	98.0	0.95	16,750	0.3845
New Building	A	98.0	0.95	1,120	0.0257
New Imp. (Parking, etc)	A	98.0	0.95	112,820	2.5900
Open Grass / Landscape	A	39.0	0.20	179,052	4.1105
Stormwater Ponds	A	100.0	1.00	38,407	0.8817
TOTAL (weighted ave)		**68.8**	**0.58**	**358,549**	**8.2312**

WQTV (Water Quality Treatment Volume)

	C	Sq Ft	Acres		Recovery
Impervious (Parking, etc)	0.95	141,090	3.2390	SRWMD	72 Hours
Open / Landscape	0.20	217,459	4.9922		
TOTAL (weighted ave)	**0.50**	**358,549**	**8.2312**		

On-Line Dry Retention	C	Inch	Sq Ft	Acres	Cu Ft	Ac-Ft
Total WQTV	0.50	2.00	358,549	8.2312	29,588	0.6792

Tailwater Conditions

The stormwater discharges to the adjacent swale of the roadway culvert which is much lower than the discharge pipe elevation.

Soils Data

	SMF1 Pond			SMF2 Pond		
	Rel Depth	Elevation		Rel Depth	Elevation	
Ave Ex Ground Elevation	0	112		0	108.5	
Ave SHWT	-4.5	107.5		-4.5	104	
Ave Confining Layer	-6.5	105.5		-6.5	102	
Layer Thickness	1.50	N/A		3.00	N/A	
	Ft / Day	Safety	Ft / Day	Ft / Day	Safety	Ft / Day
Unsat Vert Conductivity	4.00	2	2.00	4.00	2	2.00
Horz Hyd Conductivity	6.00	2	3.00	6.00	2	3.00
Fillable Porosity	15 %			15 %		

ICPR Computational Perimeter Rings

The perimeter rings used in the ICPR percolation calculations have been adjusted following the methodology issued by ICPR due the proximity of the two ponds.

Stage-Storage

SMF1	Stage	Area		Cumulative Volume	
Dry Retention	Feet	Sq Ft	Acre	Cu Ft	Ac-Ft
	109.00	12,227	0.2807	0	0.0000
	110.00	14,133	0.3244	13,180	0.3026
	111.00	16,145	0.3706	28,319	0.6501
	112.00	18,281	0.4197	45,532	1.0453
	113.00	20,524	0.4712	64,935	1.4907

SMF2		Stage	Area		Cumulative Volume		
Dry Retention		Feet	Sq Ft	Acre	Cu Ft	Ac-Ft	
		107.00	16,960	0.3893	0	0.0000	
		108.00	19,337	0.4439	18,149	0.4166	
	WQTV	**108.58**	**20,790**	**0.4773**	29,785	**0.6838**	**70 Hours Recovery**
		109.00	21,842	0.5014	38,738	0.8893	
		110.00	24,475	0.5619	61,897	1.4209	
		111.00	27,236	0.6253	87,752	2.0145	
		112.00	20,126	0.4620	111,433	2.5581	
		113.00	33,143	0.7609	138,068	3.1696	

Control Structure Design

Type	Invert	Width	Height
SMF2: Rectangular	110.65	27"	3"

Filter Design

Type	Pipe Size	Length	Invert	Filter Depth and Width	
SMF2: Bottom Filter	12"	42 ft	103.66	24"	10 ft

Stormwater Discharge Pre vs Post

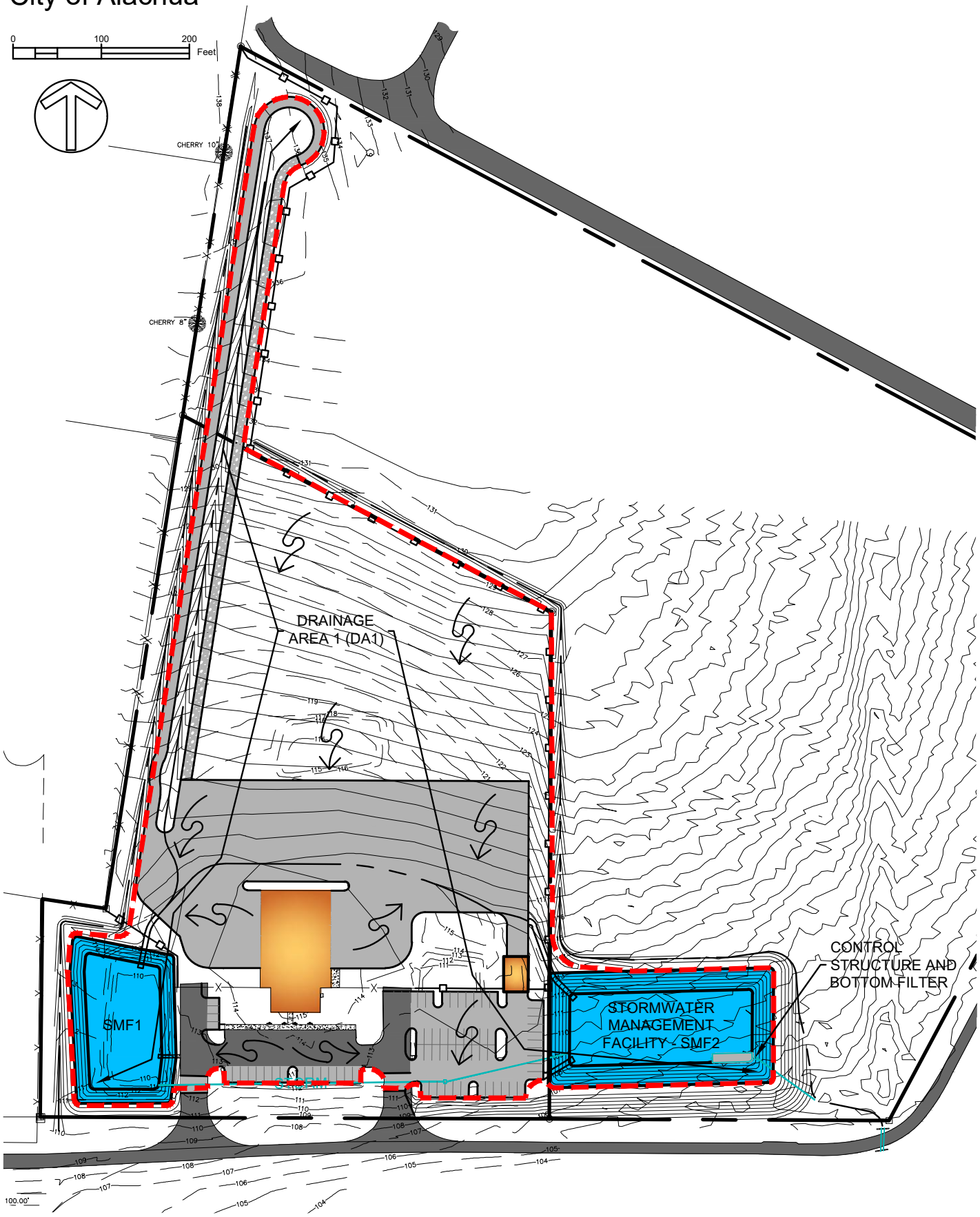
	Pre-Development		Post-Development			
Storm Event	CFS	Cu Ft	SMF1	SMF2	CFS	Cu Ft
WQTV	N/A	N/A	N/A	108.58	None	None
100 Yr - 1 Hr	1.455	2,783	109.51	108.87	0.000	0
100 Yr - 2 Hr	1.872	8,555	109.58	109.59	0.000	0
100 Yr - 4 Hr	4.025	20,011	110.28	110.28	0.000	0
100 Yr - 8 Hr	4.269	34,578	110.80	110.80	0.413	2,670
100 Yr - 24 Hr	2.277	79,327	111.33	111.32	1.991	67,379
100 Yr - 72 Hr	3.197	128,681	111.74	111.73	2.638	125,261
100 Yr - 168 Hr	2.649	173,495	111.72	111.71	2.618	147,224
100 Yr - 240 Hr	3.390	216,611	111.98	111.97	2.962	175,647

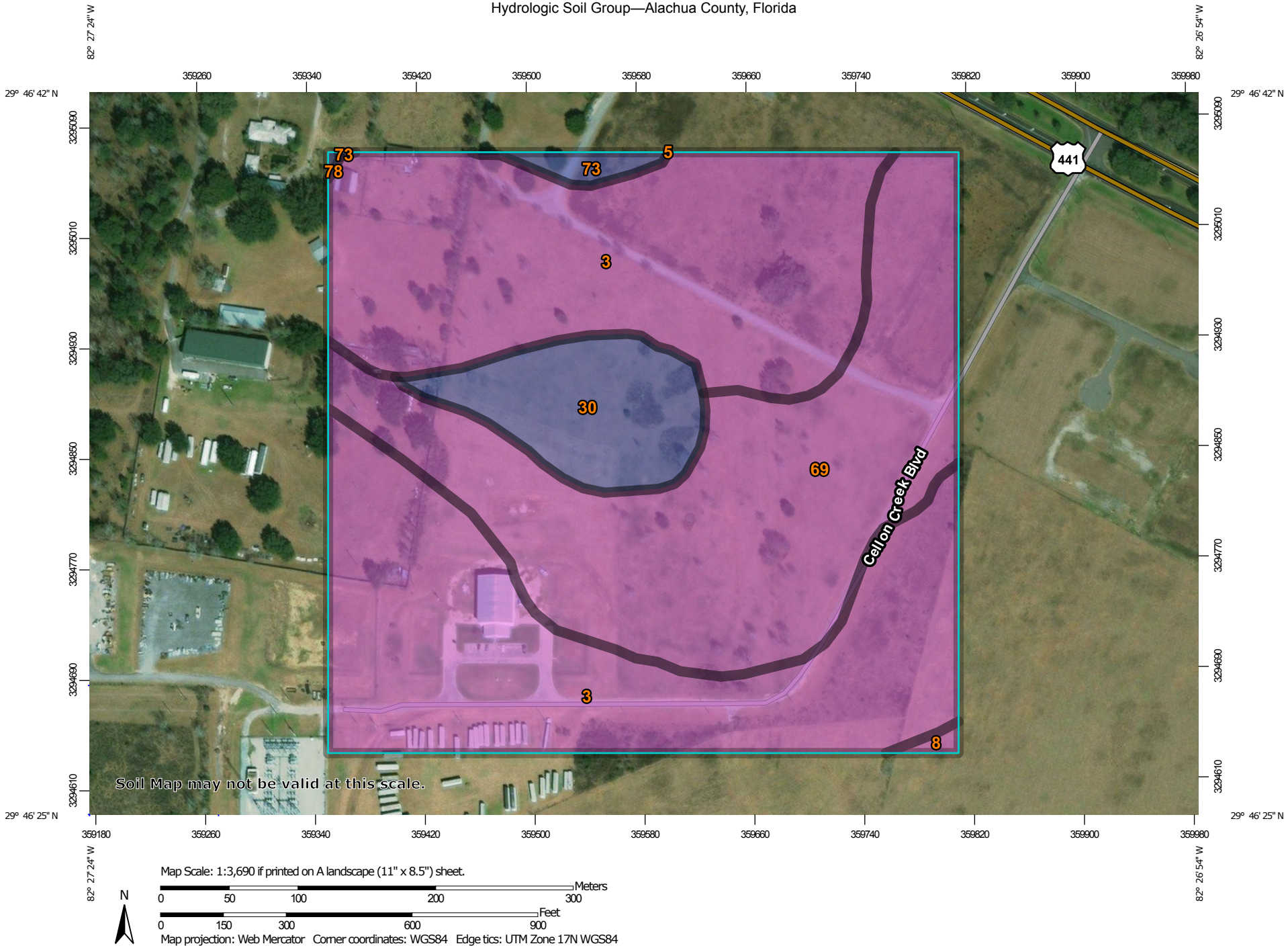
Freeboard

Pond Top Elevation	113.00	12" SRWMD
Design High Water Elev	111.98	
Provided Freeboard	**12.2 "**	

Vemo Auto Auctions

City of Alachua




82° 27' 24" W
82° 26' 54" W
29° 46' 42" N
29° 46' 25" N
359180
359260
359340
359420
359500
359580
359660
359740
359820
359900
359980
3295090
3295010
3294930
3294850
3294770
3294690
3294610
73
78
5
73
3
30
69
3
8
441
Cellon Creek Blvd
Soil Map may not be valid at this scale.
Map Scale: 1:3,690 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 50 100 200 300
Feet
0 150 300 600 900
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 17, Sep 20, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 2, 2014—Mar 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3	Arredondo fine sand, 0 to 5 percent slopes	A	28.9	58.3%
5	Fort Meade fine sand, 0 to 5 percent slopes	A	0.0	0.0%
8	Millhopper sand, 0 to 5 percent slopes	A	0.1	0.3%
30	Kendrick sand, 2 to 5 percent slopes	B	4.0	8.0%
69	Arredondo fine sand, 5 to 8 percent slopes	A	16.1	32.4%
73	Kendrick sand, 5 to 8 percent slopes	B	0.5	1.0%
78	Norfolk loamy fine sand, 5 to 8 percent slopes	B	0.0	0.1%
Totals for Area of Interest			**49.6**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

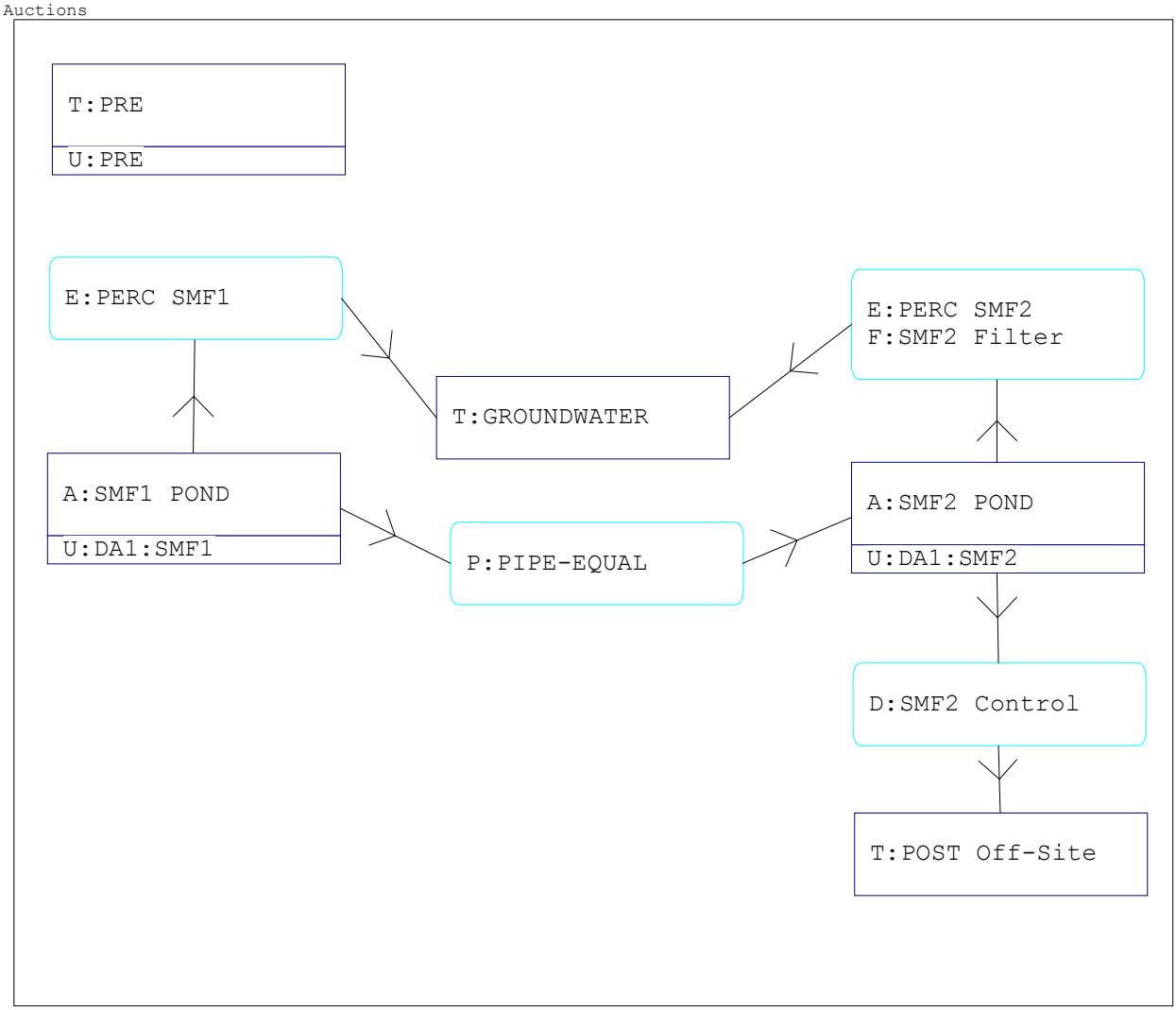
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Nodes
A Stage/Area
V Stage/Volume
T Time/Stage
M Manhole

Basins
O Overland Flow
U SCS Unit CN
S SBUH CN
Y SCS Unit GA
Z SBUH GA

Links
P Pipe
W Weir
C Channel
D Drop Structure
B Bridge
R Rating Curve
H Breach
E Percolation
F Filter
X Exfil Trench



```
================================================================================
==== Basins ====================================================================
================================================================================

         Name: DA1:SMF1                Node: SMF1 POND             Status: Onsite
        Group: BASE                    Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh484                  Peaking Factor: 484.0
          Rainfall File:                  Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000              Time of Conc(min): 20.00
             Area(ac): 1.646                  Time Shift(hrs): 0.00
         Curve Number: 68.80             Max Allowable Q(cfs): 999999.000
              DCIA(%): 0.00


--------------------------------------------------------------------------------------------------
         Name: DA1:SMF2                Node: SMF2 POND             Status: Onsite
        Group: BASE                    Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh484                  Peaking Factor: 484.0
          Rainfall File:                  Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000              Time of Conc(min): 20.00
             Area(ac): 6.585                  Time Shift(hrs): 0.00
         Curve Number: 68.80             Max Allowable Q(cfs): 999999.000
              DCIA(%): 0.00


--------------------------------------------------------------------------------------------------
         Name: PRE                     Node: PRE                   Status: Onsite
        Group: BASE                    Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh323                  Peaking Factor: 323.0
          Rainfall File:                  Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000              Time of Conc(min): 20.00
             Area(ac): 8.231                  Time Shift(hrs): 0.00
         Curve Number: 39.00             Max Allowable Q(cfs): 999999.000
              DCIA(%): 0.00


================================================================================
==== Nodes =====================================================================
================================================================================

       Name: GROUNDWATER          Base Flow(cfs): 0.000          Init Stage(ft): 0.000
      Group: BASE                                                Warn Stage(ft): 0.000
       Type: Time/Stage


       Time(hrs)       Stage(ft)
--------------- ---------------
            0.00           0.000
          999.00           0.000

----------------------------------------------------------------------------------------------
       Name: POST Off-Site        Base Flow(cfs): 0.000          Init Stage(ft): 0.000
      Group: BASE                                                Warn Stage(ft): 0.000
       Type: Time/Stage


       Time(hrs)       Stage(ft)
--------------- ---------------
            0.00           0.000
          999.00           0.000

----------------------------------------------------------------------------------------------
       Name: PRE                  Base Flow(cfs): 0.000          Init Stage(ft): 0.000
      Group: BASE                                                Warn Stage(ft): 0.000
       Type: Time/Stage


       Time(hrs)       Stage(ft)
--------------- ---------------
            0.00           0.000
          999.00           0.000

----------------------------------------------------------------------------------------------
       Name: SMF1 POND            Base Flow(cfs): 0.000          Init Stage(ft): 109.000
      Group: BASE                                                Warn Stage(ft): 112.000
       Type: Stage/Area
```

Stage(ft)	Area(ac)
109.000	0.2807
110.000	0.3244
111.000	0.3706
112.000	0.4197
113.000	0.4712

Name: SMF2 POND Base Flow(cfs): 0.000 Init Stage(ft): 107.000
Group: BASE Warn Stage(ft): 112.000
Type: Stage/Area

Stage(ft)	Area(ac)
107.000	0.3893
108.000	0.4439
109.000	0.5014
110.000	0.5619
111.000	0.6253
112.000	0.6916
113.000	0.7609

Pipes

Name: PIPE-EQUAL From Node: SMF1 POND Length(ft): 500.00
Group: BASE To Node: SMF2 POND Count: 1
Friction Equation: Automatic
Solution Algorithm: Most Restrictive
Flow: Both
Entrance Loss Coef: 0.00
Exit Loss Coef: 1.00
Bend Loss Coef: 0.00
Outlet Ctrl Spec: Use dc or tw
Inlet Ctrl Spec: Use dc
Stabilizer Option: None

	UPSTREAM	DOWNSTREAM
Geometry:	Circular	Circular
Span(in):	18.00	18.00
Rise(in):	18.00	18.00
Invert(ft):	109.000	107.000
Manning's N:	0.014000	0.014000
Top Clip(in):	0.000	0.000
Bot Clip(in):	0.000	0.000

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Drop Structures

Name: SMF2 Control From Node: SMF2 POND Length(ft): 120.00
Group: BASE To Node: Post Off-Site Count: 1
Friction Equation: Automatic
Solution Algorithm: Most Restrictive
Flow: Both
Entrance Loss Coef: 0.000
Exit Loss Coef: 1.000
Outlet Ctrl Spec: Use dc or tw
Inlet Ctrl Spec: Use dc
Solution Incs: 10

	UPSTREAM	DOWNSTREAM
Geometry:	Circular	Circular
Span(in):	15.00	15.00
Rise(in):	15.00	15.00
Invert(ft):	105.500	105.000
Manning's N:	0.014000	0.014000
Top Clip(in):	0.000	0.000
Bot Clip(in):	0.000	0.000

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 1 for Drop Structure SMF2 Control ***

TABLE

Count: 1 Bottom Clip(in): 0.000
Type: Vertical: Mavis Top Clip(in): 0.000
Flow: Both Weir Disc Coef: 3.200
Geometry: Rectangular Orifice Disc Coef: 0.600

Span(in): 27.00 Invert(ft): 110.650
Rise(in): 3.00 Control Elev(ft): 110.650

Percolation Links

```
        Name: PERC SMF1           From Node: SMF1 POND               Flow: Both
       Group: BASE                  To Node: GROUNDWATER            Count: 1

        Surface Area Option: Vary based on Stage/Area Table
   Vertical Flow Termination: Horizontal Flow Algorithm
       Aquifer Base Elev(ft): 105.500                      Perimeter 1(ft): 573.000
        Water Table Elev(ft): 107.500                      Perimeter 2(ft): 698.000
  Ann Recharge Rate(in/year): 0.000                        Perimeter 3(ft): 1706.000
  Horiz Conductivity(ft/day): 3.000                   Distance 1 to 2(ft): 20.000
   Vert Conductivity(ft/day): 2.000                   Distance 2 to 3(ft): 200.000
     Effective Porosity(dec): 0.150                      Num Cells 1 to 2: 5
            Suction Head(in): 5.000                      Num Cells 2 to 3: 20
         Layer Thickness(ft): 1.500



--------------------------------------------------------------------------------------------------
        Name: PERC SMF2           From Node: SMF2 POND               Flow: Both
       Group: BASE                  To Node: GROUNDWATER            Count: 1

        Surface Area Option: Vary based on Stage/Area Table
   Vertical Flow Termination: Horizontal Flow Algorithm
       Aquifer Base Elev(ft): 102.000                      Perimeter 1(ft): 761.000
        Water Table Elev(ft): 104.000                      Perimeter 2(ft): 887.000
  Ann Recharge Rate(in/year): 0.000                        Perimeter 3(ft): 1894.000
  Horiz Conductivity(ft/day): 3.000                   Distance 1 to 2(ft): 20.000
   Vert Conductivity(ft/day): 2.000                   Distance 2 to 3(ft): 200.000
     Effective Porosity(dec): 0.150                      Num Cells 1 to 2: 5
            Suction Head(in): 5.000                      Num Cells 2 to 3: 20
         Layer Thickness(ft): 3.000



==================================================================================================
==== Filters =====================================================================================
==================================================================================================

        Name: SMF2 Filter         From Node: SMF2 POND               Flow: Both
       Group: BASE                  To Node: GROUNDWATER            Count: 1

                     Sloped: No
            Filter Elev(ft): 107.000                    Pipe Inv Elev(ft): 103.660
           Filter Width(ft): 10.000                     Pipe Diameter(in): 12.000
          Filter Length(ft): 42.000                   X Grav Thkness(in): 48.000
 Filter Permeability(ft/day): 10.000                  Y Grav Thkness(in): 4.000



==================================================================================================
==== Hydrology Simulations =======================================================================
==================================================================================================

        Name: 100Y001H
    Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y001H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 1.00
          Rainfall File: FDOT-1
    Rainfall Amount(in): 4.40

Time(hrs)       Print Inc(min)
--------------- ---------------
2.000           2.50

--------------------------------------------------------------------------------------------------
        Name: 100Y002H
    Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y002H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 2.00
          Rainfall File: FDOT-2
    Rainfall Amount(in): 5.40

Time(hrs)       Print Inc(min)
--------------- ---------------
3.000           2.50

--------------------------------------------------------------------------------------------------
        Name: 100Y004H
    Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y004H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 4.00
          Rainfall File: FDOT-4
    Rainfall Amount(in): 6.72
```

```
Time(hrs)       Print Inc(min)
--------------- ---------------
5.000           2.50

-------------------------------------------------------------------------------------------------
         Name: 100Y008H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y008H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 8.00
          Rainfall File: FDOT-8
    Rainfall Amount(in): 8.00

Time(hrs)       Print Inc(min)
--------------- ---------------
9.000           2.50

-------------------------------------------------------------------------------------------------
         Name: 100Y024H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y024H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: FDOT-24
    Rainfall Amount(in): 11.04

Time(hrs)       Print Inc(min)
--------------- ---------------
25.000          5.00

-------------------------------------------------------------------------------------------------
         Name: 100Y072H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y072H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: FDOT-72
    Rainfall Amount(in): 13.80

Time(hrs)       Print Inc(min)
--------------- ---------------
72.000          5.00

-------------------------------------------------------------------------------------------------
         Name: 100Y168H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y168H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 168.00
          Rainfall File: FDOT-168
    Rainfall Amount(in): 16.00

Time(hrs)       Print Inc(min)
--------------- ---------------
169.000         5.00

-------------------------------------------------------------------------------------------------
         Name: 100Y240H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y240H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 240.00
          Rainfall File: FDOT-240
    Rainfall Amount(in): 18.00

Time(hrs)       Print Inc(min)
--------------- ---------------
241.000         5.00

-------------------------------------------------------------------------------------------------
         Name: SLUG
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\SLUG.R32

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: Fdot-72
    Rainfall Amount(in): 0.00

Time(hrs)       Print Inc(min)
--------------- ---------------
73.000          5.00

=================================================================================================
==== Routing Simulations ========================================================================
=================================================================================================

         Name: 100Y001H            Hydrology Sim: 100Y001H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y001H.I32
```

```
      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 125.00
     Min Calc Time(sec): 0.2500              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:

100 yr / 001 hr

Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         5.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------
         Name: 100Y002H           Hydrology Sim: 100Y002H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y002H.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 175.00
     Min Calc Time(sec): 0.2500              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:

100 yr / 002 hr

Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         5.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------
         Name: 100Y004H           Hydrology Sim: 100Y004H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y004H.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 250.00
     Min Calc Time(sec): 0.2500              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:

100 yr / 004 hr

Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         5.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------
         Name: 100Y008H           Hydrology Sim: 100Y008H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y008H.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 300.00
     Min Calc Time(sec): 0.2500              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:

100 yr / 008 hr

Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         5.000

Group           Run
```

BASE	Yes

Name: 100Y024H Hydrology Sim: 100Y024H
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y024H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 350.00
Min Calc Time(sec): 0.2500 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

100 yr / 024 hr

Time(hrs)	Print Inc(min)
999.000	5.000

Group	Run
BASE	Yes

Name: 100Y072H Hydrology Sim: 100Y072H
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y072H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 400.00
Min Calc Time(sec): 0.2500 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

100 yr / 072 hr

Time(hrs)	Print Inc(min)
999.000	5.000

Group	Run
BASE	Yes

Name: 100Y168H Hydrology Sim: 100Y168H
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y168H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 500.00
Min Calc Time(sec): 0.2500 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

100 yr / 168 hr

Time(hrs)	Print Inc(min)
999.000	5.000

Group	Run
BASE	Yes

Name: 100Y240H Hydrology Sim: 100Y240H
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y240H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 575.00
Min Calc Time(sec): 0.2500 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

100 yr / 240 hr

Time(hrs)	Print Inc(min)
999.000	5.000

Group	Run
BASE	Yes

Name: SLUG Hydrology Sim: SLUG
Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\SLUG.I32

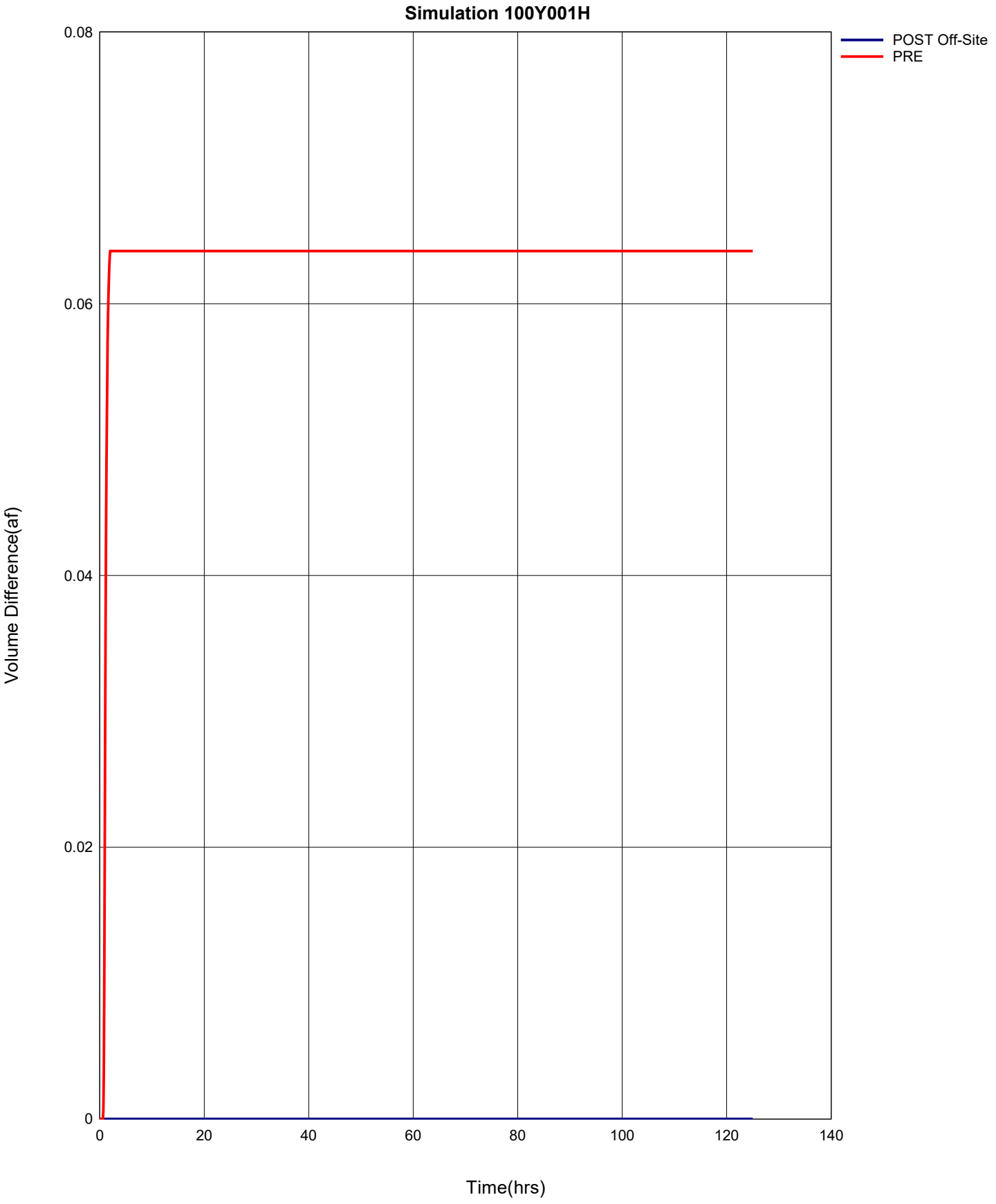
Execute: No Restart: No Patch: No
Alternative: No

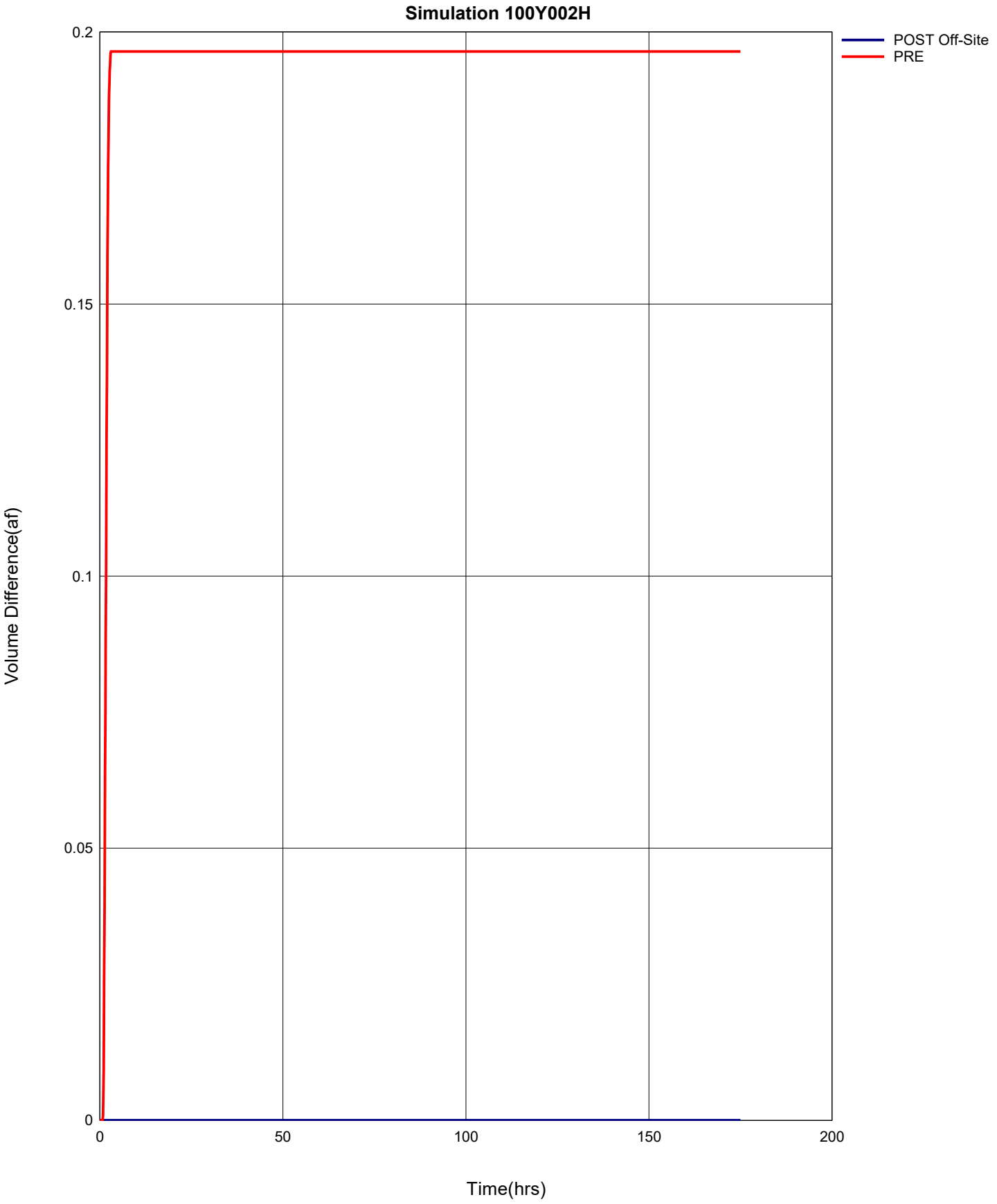
Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 72.00
Min Calc Time(sec): 0.2500 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	5.000

Group	Run
BASE	Yes

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs
GROUNDWATER	BASE	100Y001H	0.00	0.000	0.000	0.0000	0	1.42	0.887	0.00
GROUNDWATER	BASE	100Y002H	0.00	0.000	0.000	0.0000	0	2.34	0.953	0.00
GROUNDWATER	BASE	100Y004H	0.00	0.000	0.000	0.0000	0	4.22	1.043	0.00
GROUNDWATER	BASE	100Y008H	0.00	0.000	0.000	0.0000	0	5.58	1.067	0.00
GROUNDWATER	BASE	100Y024H	0.00	0.000	0.000	0.0000	0	8.26	0.748	0.00
GROUNDWATER	BASE	100Y072H	0.00	0.000	0.000	0.0000	0	12.01	0.670	0.00
GROUNDWATER	BASE	100Y168H	0.00	0.000	0.000	0.0000	0	34.96	0.665	0.00
GROUNDWATER	BASE	100Y240H	0.00	0.000	0.000	0.0000	0	35.73	0.716	0.00
POST Off-Site	BASE	100Y001H	0.00	0.000	0.000	0.0000	0	0.00	0.000	0.00
POST Off-Site	BASE	100Y002H	0.00	0.000	0.000	0.0000	0	0.00	0.000	0.00
POST Off-Site	BASE	100Y004H	0.00	0.000	0.000	0.0000	0	0.00	0.000	0.00
POST Off-Site	BASE	100Y008H	0.00	0.000	0.000	0.0000	0	8.17	0.413	0.00
POST Off-Site	BASE	100Y024H	0.00	0.000	0.000	0.0000	0	21.12	1.991	0.00
POST Off-Site	BASE	100Y072H	0.00	0.000	0.000	0.0000	0	64.06	2.638	0.00
POST Off-Site	BASE	100Y168H	0.00	0.000	0.000	0.0000	0	160.15	2.618	0.00
POST Off-Site	BASE	100Y240H	0.00	0.000	0.000	0.0000	0	184.20	2.962	0.00
PRE	BASE	100Y001H	0.00	0.000	0.000	0.0000	0	0.92	1.455	0.00
PRE	BASE	100Y002H	0.00	0.000	0.000	0.0000	0	1.58	1.872	0.00
PRE	BASE	100Y004H	0.00	0.000	0.000	0.0000	0	3.04	4.025	0.00
PRE	BASE	100Y008H	0.00	0.000	0.000	0.0000	0	4.13	4.270	0.00
PRE	BASE	100Y024H	0.00	0.000	0.000	0.0000	0	12.08	2.278	0.00
PRE	BASE	100Y072H	0.00	0.000	0.000	0.0000	0	59.99	3.196	0.00
PRE	BASE	100Y168H	0.00	0.000	0.000	0.0000	0	160.00	2.649	0.00
PRE	BASE	100Y240H	0.00	0.000	0.000	0.0000	0	183.99	3.389	0.00
SMF1 POND	BASE	100Y001H	1.13	109.508	112.000	-0.0029	13545	0.79	5.275	1.13
SMF1 POND	BASE	100Y002H	2.37	109.584	112.000	0.0017	13619	0.92	4.666	1.56
SMF1 POND	BASE	100Y004H	4.26	110.276	112.000	0.0029	14891	2.54	3.284	2.59
SMF1 POND	BASE	100Y008H	8.18	110.800	112.000	0.0029	15760	4.04	3.923	4.05
SMF1 POND	BASE	100Y024H	21.17	111.325	112.000	0.0031	16858	12.00	1.393	11.49
SMF1 POND	BASE	100Y072H	64.09	111.741	112.000	0.0045	17747	59.99	1.028	65.04
SMF1 POND	BASE	100Y168H	160.21	111.722	112.000	0.0031	17706	159.91	0.734	161.10
SMF1 POND	BASE	100Y240H	184.27	111.984	112.000	0.0044	18267	183.92	0.962	185.24
SMF2 POND	BASE	100Y001H	1.74	108.870	112.000	0.0050	21824	0.79	21.447	1.74
SMF2 POND	BASE	100Y002H	2.33	109.590	112.000	0.0050	23500	0.92	18.934	2.33
SMF2 POND	BASE	100Y004H	4.19	110.279	112.000	0.0050	25327	2.57	14.362	4.19
SMF2 POND	BASE	100Y008H	8.17	110.799	112.000	0.0050	26701	4.04	17.016	8.17
SMF2 POND	BASE	100Y024H	21.12	111.316	112.000	0.0050	28169	11.75	6.122	21.09
SMF2 POND	BASE	100Y072H	64.06	111.725	112.000	0.0050	29349	59.99	4.230	64.04
SMF2 POND	BASE	100Y168H	160.15	111.711	112.000	0.0037	29309	160.00	3.326	160.15
SMF2 POND	BASE	100Y240H	184.20	111.973	112.000	0.0050	30066	183.99	4.160	184.19


Simulation 100Y001H
POST Off-Site
PRE
Volume Difference(af)
0.08
0.06
0.04
0.02
0
0
20
40
60
80
100
120
140
Time(hrs)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POST Off-Site
PRE
Volume Difference(af)
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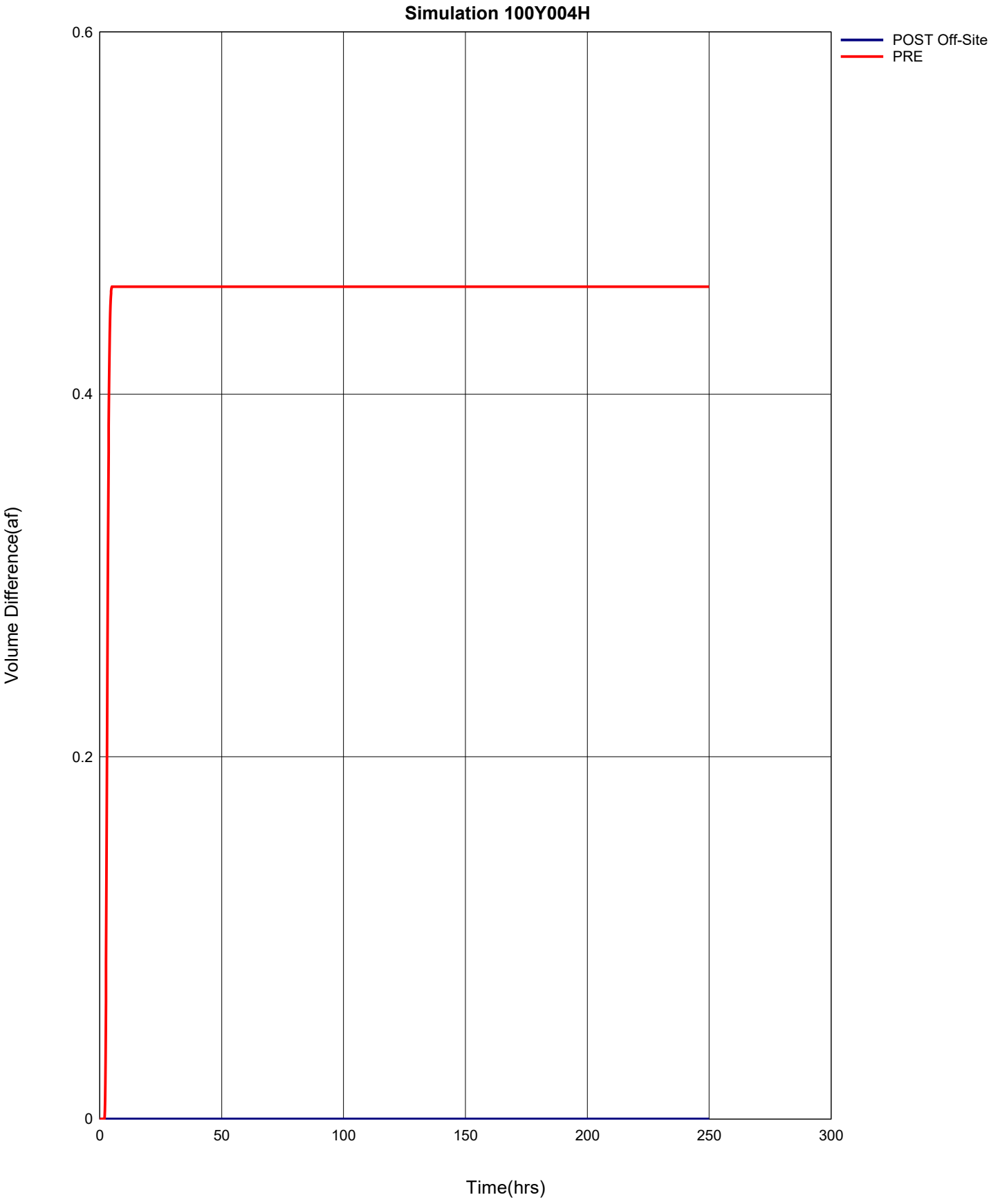
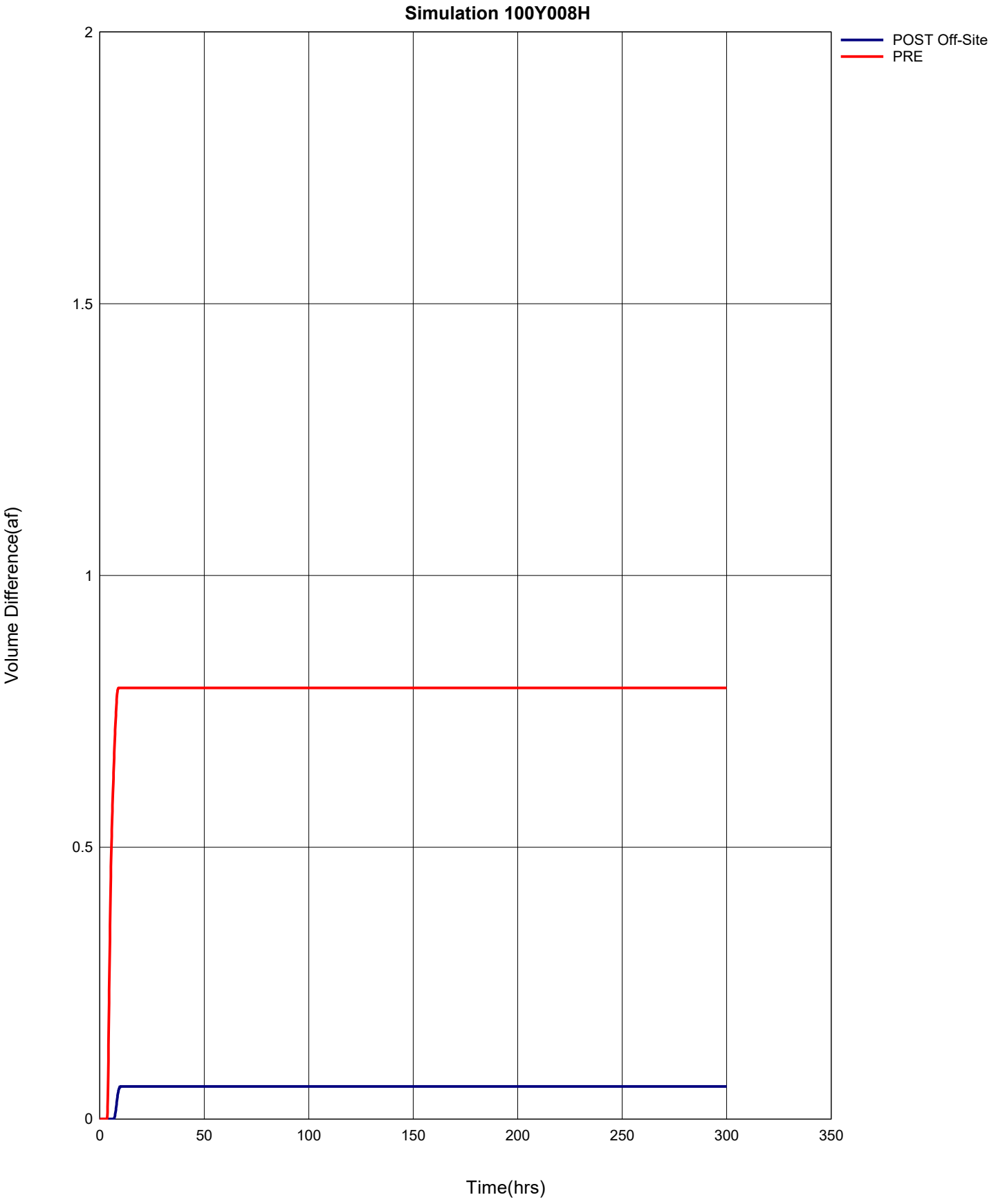
0.15
0.1
0.05
0
0
50
100
150
200
Time(hrs)


Simulation 100Y004H
POST Off-Site
PRE
Volume Difference(af)
0.6
0.4
0.2
0
0
50
100
150
200
250
300
Time(hrs)


Simulation 100Y008H
POST Off-Site
PRE
Volume Difference(af)
Time(hrs)
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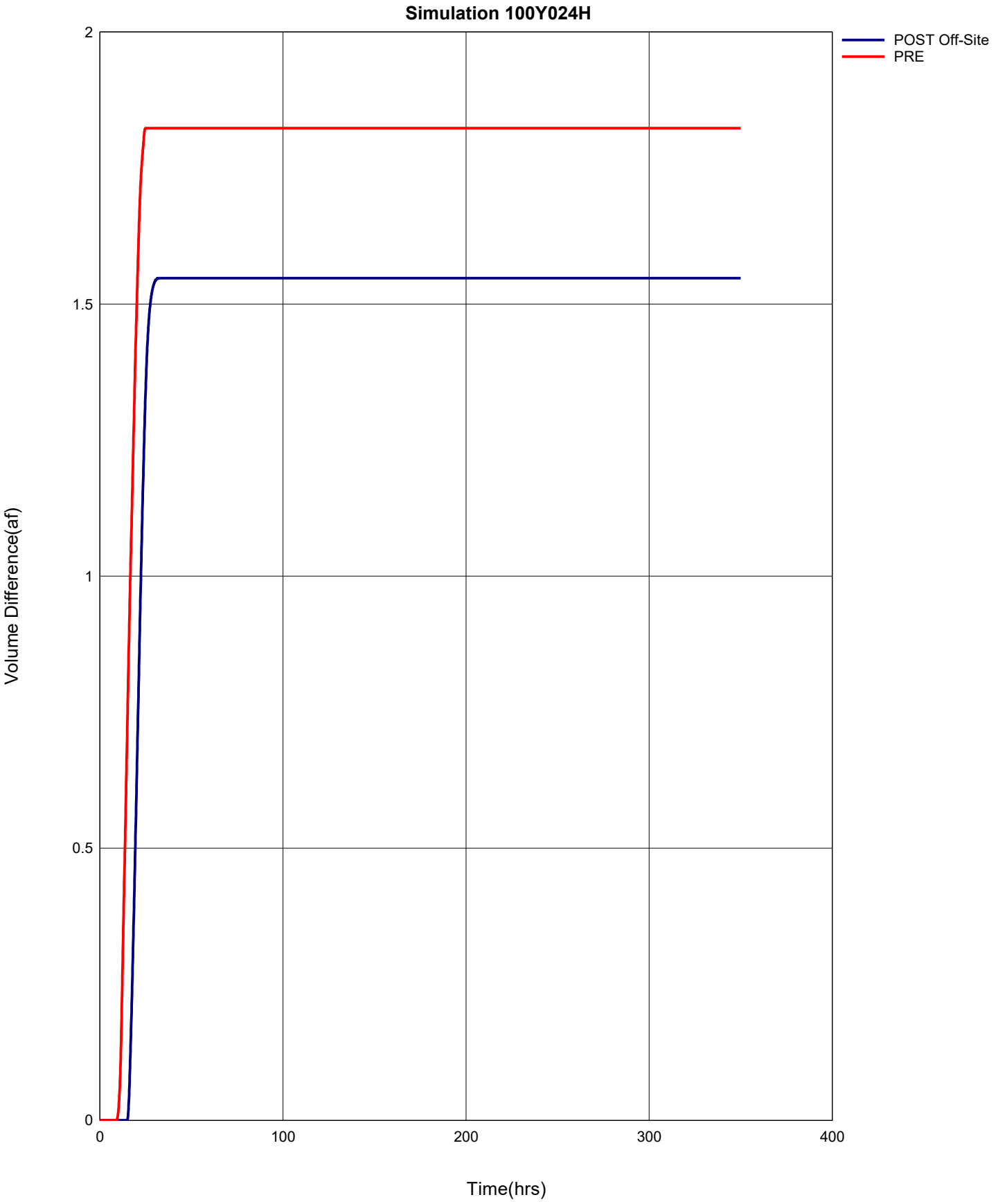
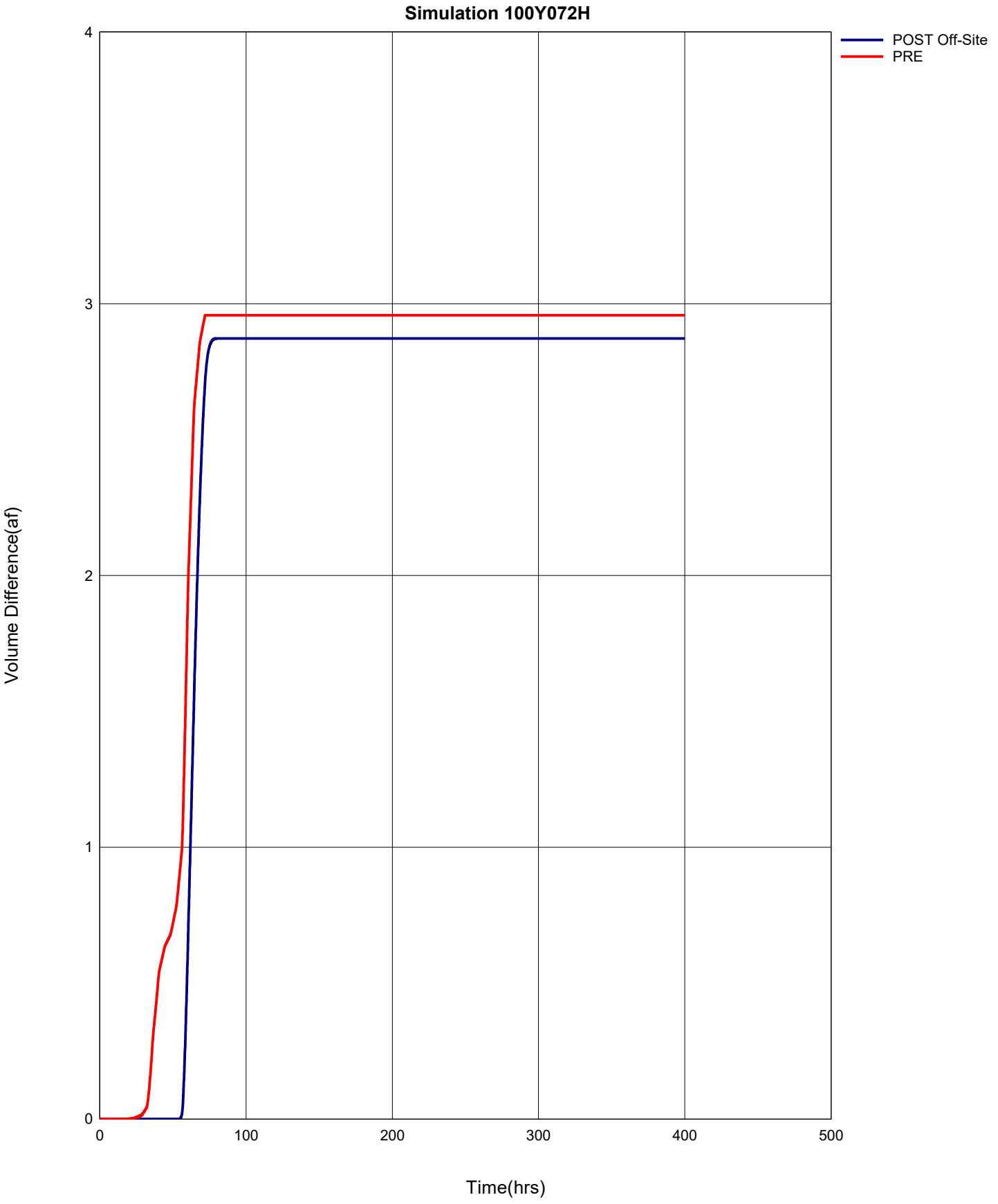
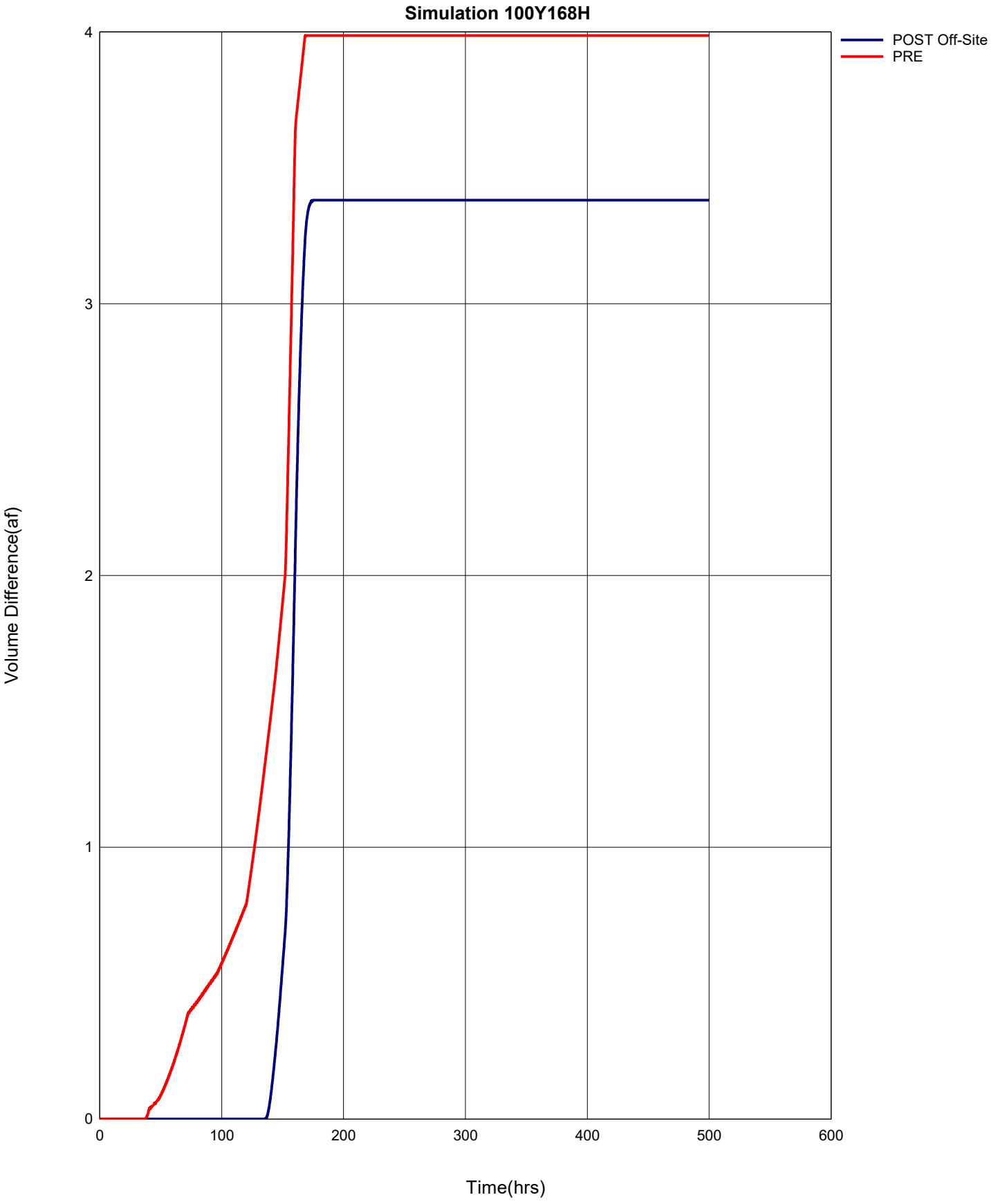
0.5
1
1.5
2
0
50
100
150
200
250
300
350


Simulation 100Y024H
POST Off-Site
PRE
Volume Difference(af)
2
1.5
1
0.5
0
0
100
200
300
400
Time(hrs)


Simulation 100Y072H
POST Off-Site
PRE
Volume Difference(af)
Time(hrs)
0
1
2
3
4
0
100
200
300
400
500


Simulation 100Y168H
POST Off-Site
PRE
Volume Difference(af)
Time(hrs)
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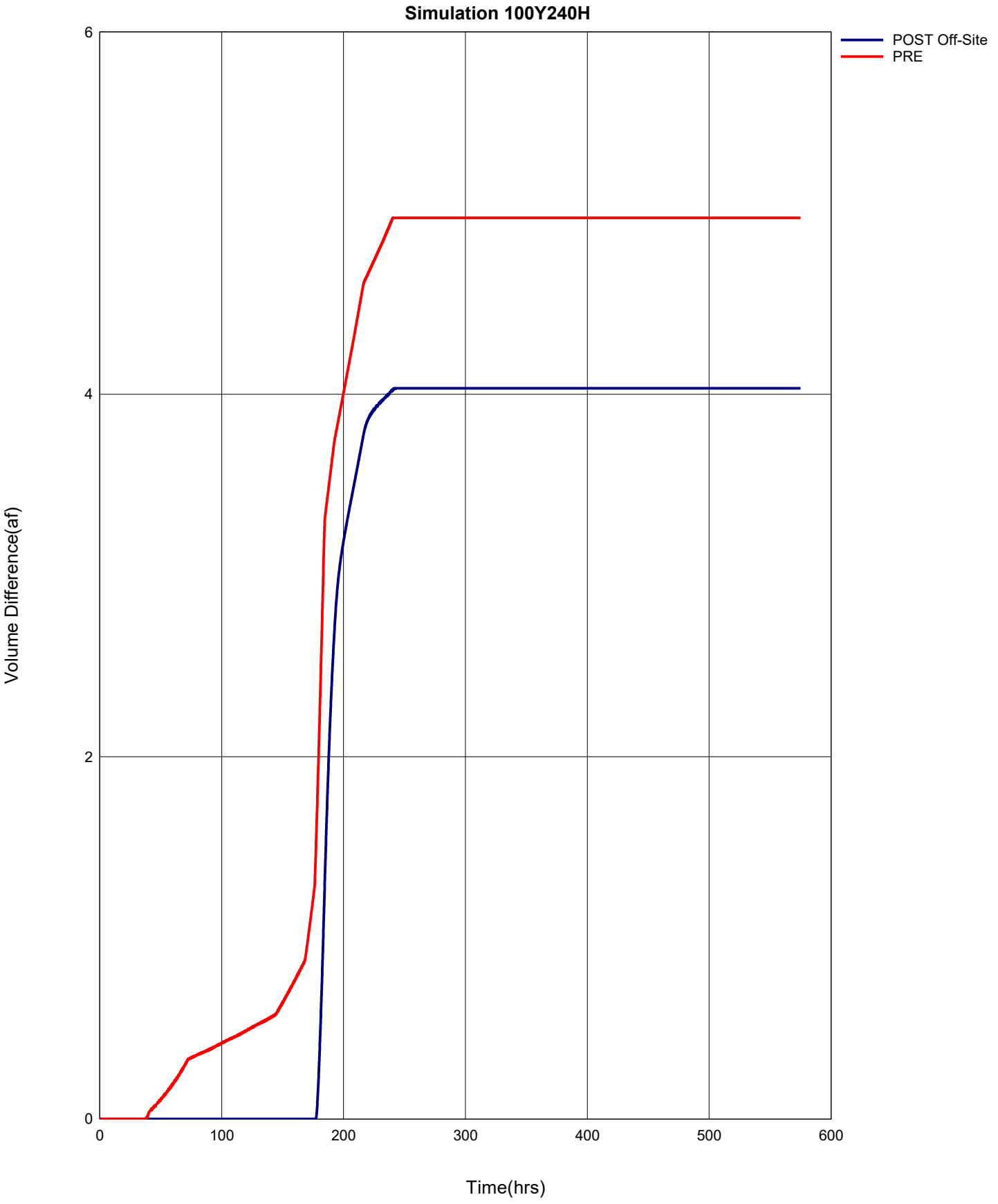
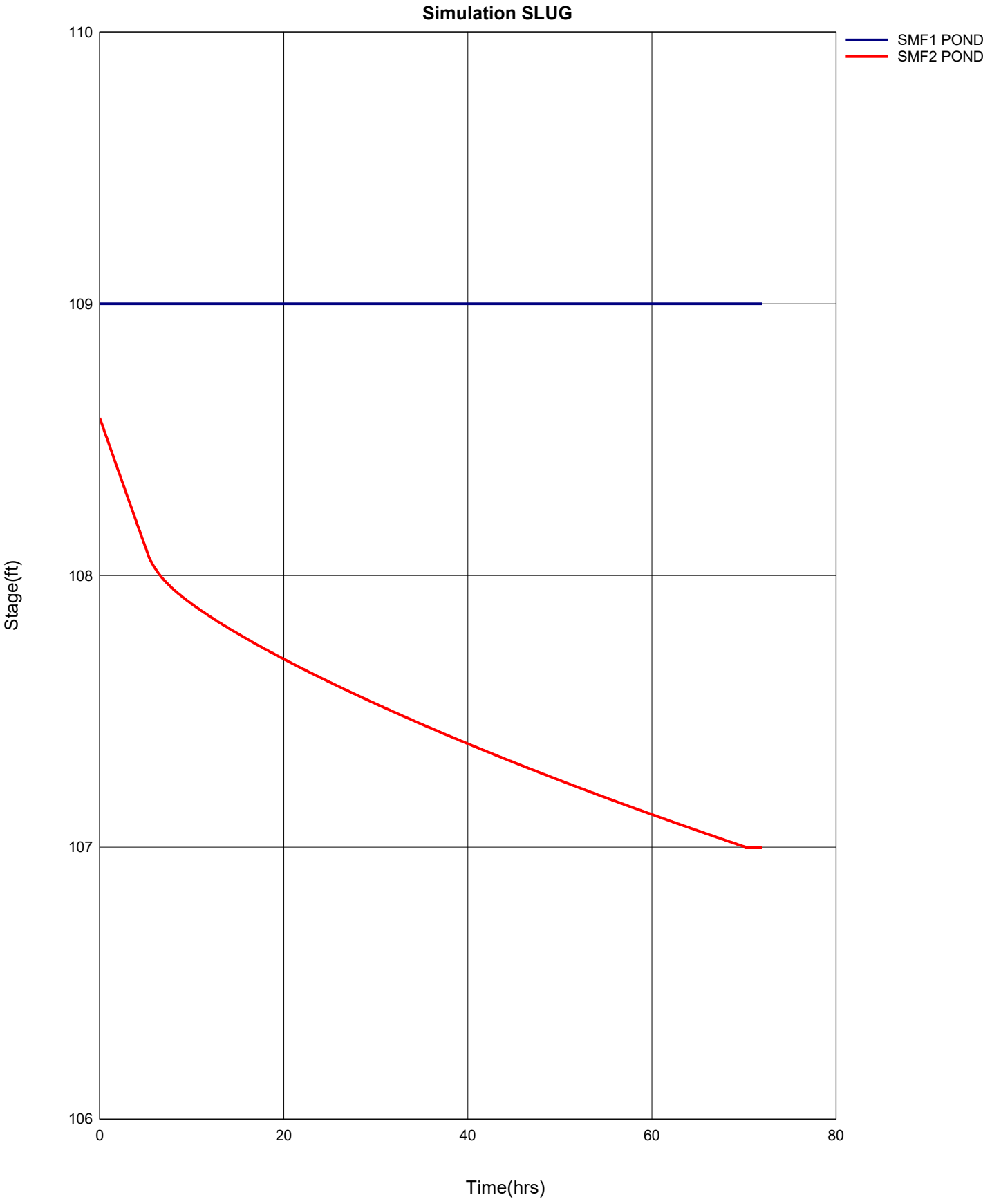
1
2
3
4
0
100
200
300
400
500
600


Simulation 100Y240H
POST Off-Site
PRE
Volume Difference(af)
Time(hrs)
0
2
4
6
0
100
200
300
400
500
600


Simulation SLUG
SMF1 POND
SMF2 POND
110
109
108
107
106
Stage(ft)
0
20
40
60
80
Time(hrs)

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January 18, 1999

Carlton Funeral Services
A Division of Hicks Industries, Inc.
P.O. Box 141016
Gainesville, Florida 32614

Attention: Tim Walker

Reference: Cellon Creek Industrial Park
Alachua County, Florida
Order No: 24521-001-99 Report No: 20058

Dear Mr. Walker:

Universal Engineering Sciences, Inc. has completed the subsurface investigation for the proposed stormwater retention basin at Cellon Creek Industrial Park in Alachua County, Florida.

Introduction

The basin site is an existing cow pasture with rolling terrain. We understand that the basin will be approximately 1 to 4.5 feet deep.

The purposes of our work were to investigate the soil and groundwater conditions at the basin's location, and present soil parameters to be used in the basin's design.

Field Investigation

We investigated the subsurface conditions with two auger borings advanced to depths of 15 feet. The soil borings were performed at the approximate locations indicated on the attached Boring Location Plan. You should consider the locations to be approximate.

Auger borings are performed by advancing a solid stem auger into the soil in a manner which reduces soil disturbance. At the desired depth, the auger is stopped and retracted. The soil profile is determined by inspecting the cuttings recovered on the auger flights.

Laboratory Testing

We performed two falling head permeability tests and wash 200 determinations on representative samples of the site soils. The samples were compacted to a loose condition, similar to the in-situ conditions of the soils.

Findings

The soil borings generally encountered two strata. The first layer consists of about 6.5 feet of brownish orange silty sand or silty sand with clay.

The second layer consists of an unknown thickness of gray, orange, and tan, clayey sand or heavy sandy clay.

Groundwater was not encountered at any depth at the time of our investigation.

For a more detailed description of the soil conditions encountered, please refer to the soil boring logs attached.

Recommended Soil Parameters

The laboratory tests indicate that the soils at this site have vertical coefficients of permeability which range from 3.7 to 5.8 feet per day. We estimate that the seasonal high groundwater table will be range from 4 to 5 feet below the ground surface. Our borings indicate that the depth of the confining layer ranges from 6 to 7 feet below the ground surface.

Based upon the above findings, we recommend that you consider the following soil parameters in your basin design:

1. Average depth of confining layer = 6.5 feet

2. Average Vertical Unsaturated infiltration rate = 4 feet per day

3. Average Horizontal Hydraulic Conductivity = 6 feet per day

4. Fillable porosity = 15%

5. Average depth of seasonal high groundwater table = 4.5 feet

We appreciate this opportunity to provide service to you on this project. If you should have any questions, or if we can be of further assistance, please contact us.

Sincerely,

UNIVERSAL ENGINEERING SCIENCES, INC.

Walter U. Viele, E.I.
Project Engineer

1/18/99
Kenneth L. Hill, P.E.
Regional Engineer
Florida P.E. No. 40146

Jack W. Ray
Regional Manager

WUV/KLH/JWR:wv (1)
cc: Kelley Engineering, Inc. (1)

SUMMARY OF LABORATORY TEST RESULTS

PROJECT: Cellon Creek Industrial Park
Aalchua County, Florida
CLIENT: Carlton Funeral Services

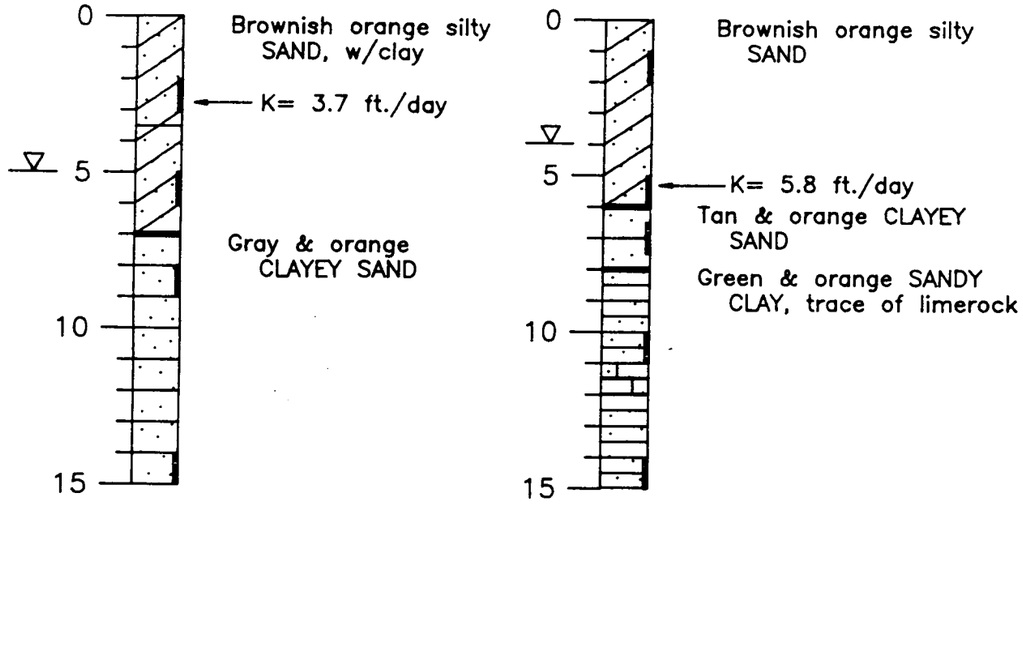
ORDER NO: 24521-001-99
REPORT NO: 20058
DATE: 01-18-99

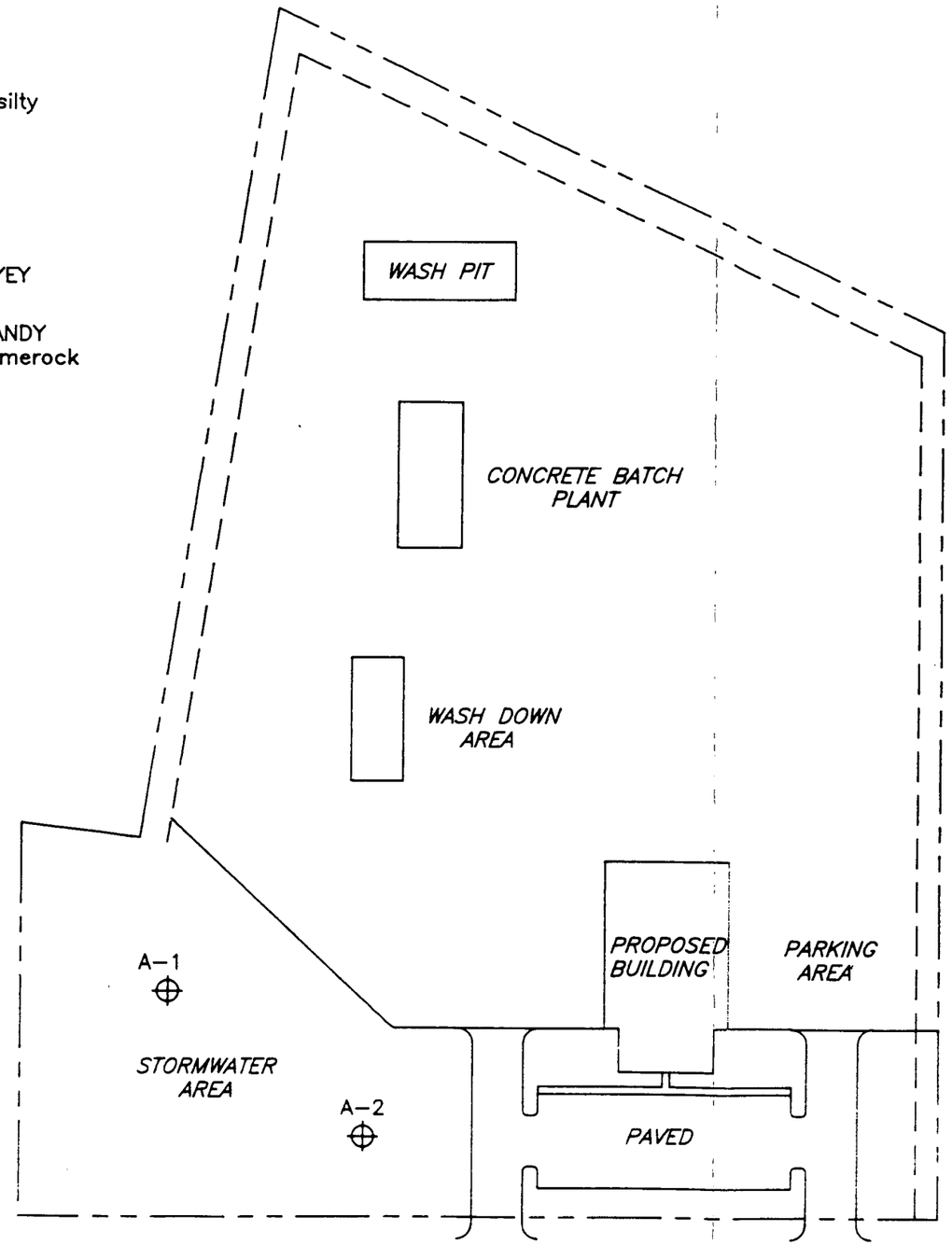
BORING NO.	SAMPLE DEPTH (ft.)	SOIL DESCRIPTION	SAMPLE TYPE *	NATURAL MOISTURE (%)	ATTERBERG LIMITS		COEFFICIENT OF PERMEABILITY (feet/day)	SIEVE ANALYSIS (% passing)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)		No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
A-1	1	Brownish Orange Silty Sand wih Clay					3.7						19		SM
A-2	5	Brownish Orange Silty Sand					5.8						13		SM

* SS - Split Spoon
ST - Shelby Tube
A - Auger

REVIEWED BY: Kenneth L. Hill, P.E.

UNIVERSAL
ENGINEERING SCIENCES
4475 S.W. 35th Terrace, Gainesville, FL.
(904)372-3392





LEGEND

⊕ AUGER BORING

▽ ESTIMATED WET SEASON WATER TABLE

BASED ON SITE PLAN PROVIDED BY CLIENT. BORINGS PERFORMED 1/11/99.

NOTE: K= 3.7 ft./day DENOTES COEFFICIENT OF PERMEABILITY (DARCY'S K).

608752

FOR: CARLTON FUNERAL SERVICES

DRAWN BY: KD | DATE: 1/12/99

CHECKED BY: KLH | DATE:

SCALE: NA / NTS | ACADFILE: 24521-A

ORDER NO: 24521-001 | REPORT NO:

CELLON CREEK INDUSTRIAL PARK

ALACHUA COUNTY, FLORIDA

LOG OF BORINGS / LOCATION PLAN

UNIVERSAL ENGINEERING SCIENCES

PAGE NO: 1 of 1

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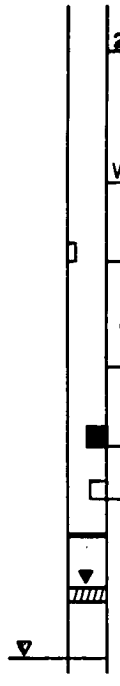
KEY TO BORING LOGS

SYMBOLS



22	Number of Blows of a 140-lb Weight Falling 30 in. Required to Drive Standard Spoon One Foot
WOR	Weight of Drill Rods
S	Thin-Wall Shelby Tube Undisturbed Sampler Used
90% Rec.	Percent Core Recovery from Rock Core-Drilling Operations
	Sample Taken at this Level
	Sample Not Taken at this Level
	Change in Soil Strata
	Free Ground Water Level
	Seasonal High Ground Water Level

RELATIVE DENSITY (sand-silt)

Very Loose - Less Than 4 Blows/Ft.
Loose - 4 - 10 Blows/Ft.
Medium - 10 to 30 Blows/Ft.
Dense - 30 to 50 Blows/Ft.
Very Dense - More Than 50 Blows/Ft.

CONSISTENCY (clay)

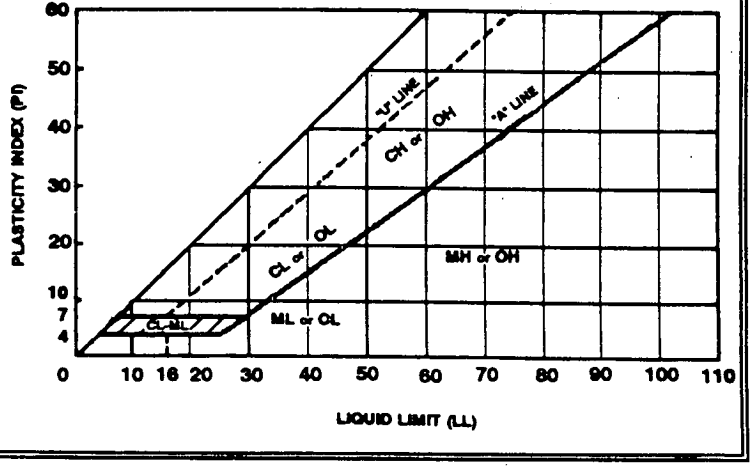
Very Soft - Less Than 2 Blows/Ft.
Soft - 2 to 4 Blows/Ft.
Medium - 4 to 8 Blows/Ft.
Stiff - 8 to 15 Blows/Ft.
Very Stiff - 15 to 30 Blows/Ft.
Hard - More Than 30 Blows/Ft.

UNIFIED CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well-graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
			CH	Inorganic clays or high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly Organic Soils			PT	Peat, muck and other highly organic soils

* Based on the material passing the 3-in. (75-mm) sieve.

PLASTICITY CHART



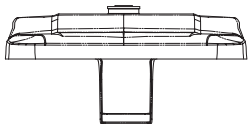
LEOTEK
LITE-ON GROUP

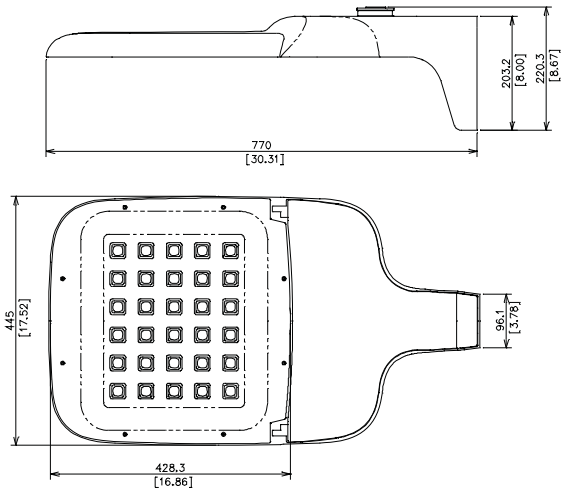
Project Vemo Auto Auctions
Type 10M
Catalog No. AR18-10M-MV-NW-4-XX-350-XX

ARIETA™ 18 LED Area Luminaire
AR18 M-Series Specification Data Sheet

Luminaire Data

Weight 24 lbs [10.9 kg]
EPA 0.55 ft²





Ordering Information

Sample Catalog No. AR18 20M MV NW 3 DB 700 HSS

	10M	MV	NW	4	TBD	350	TBD
Product	**LED No. & Type**	**Voltage**	**Nominal Color Temperature**	**Distribution**	**Finish**[1]	**Drive Current**[2]	**Options**
AR18	**6M** **10M** **15M** **18M** **20M** **24M** **30M**	**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**[3] House Side Shield (Factory Installed) **FDC**[4] Fixed Drive Current **FFA**[5] Full Field Adjustability **PCR** NEMA Photocontrol Receptacle **PCR7** ANSI 7-wire Photocontrol Receptacle **PCR7-CR**[6] Control Ready 7-wire Photocontrol Receptacle **MSL7**[7] Motion Sensor with L7 Lens **MSL3**[7] Motion Sensor with L3 Lens **PPS**[8] Programmable Power Supply **ORR** Optics Rotated Right **ORL** Optics Rotated Left **WL** Utility Wattage Label

Notes:
1 Black, Dark Bronze, White, or Gray standard, consult factory for Natural Aluminum or other finishes.
2 Specified drive current code is the factory set maximum drive current. Field adjustable current selector enables standard dimming to lower wattage drive currents only. Consult factory if wattage limits require a special drive current.
3 Flush mounted shield factory installed, also available for field installion. House Side Shield cuts light off at 1/2 mounting height behind luminaire.
4 Non-field adjustable drive current. Specify 350mA, 530mA or 700mA setting.
5 The FFA option enables full field adjustability from the specified drive current code to all drive currents available. This option is not DLC qualified.
6 Control-ready wired at factory for wireless node dimming. Supplied at maximum drive current. If lower drive current is required, consult factory.
7 Motion Sensor available with MV only. Motion Sensor default setting dims luminaire to 50% when no motion detected for 5 minutes. Field adjustable using FSIR100 for alternate settings. See L7 or L3 Lens coverage details on page 3. Consult factory for MS specified with ANSI 7-wire Photocontrol Receptacle. Luminaire warranty is limited to 5 years with a Motion Sensor. PCR option is required for On/Off control using light detection.
8 Consult factory for programming.
9 Specify Color (GY, DB, BK, WH, NA)
10 Specify MV (120-277V) or HV (347V-480V)

Accessories*	
HSS[3]	House Side Shield
RPA[9]	Round Pole Adapter
PTF1[9]	Square Pole Top Fitter Single
PTF2[9]	Square Pole Top Fitter Twin at 180°
PTF4[9]	Square Pole Top Fitter Quad
WM[9]	Wall Mount
BSK	Bird Deterrent Spider Kit
PC[10]	Twist Lock Photocontrol
LLPC[10]	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

ARIETA™ 18 LED Area Luminaire
AR18 M-Series Specification Data Sheet

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 C136.31-2010 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.

Field Adjustability
LED drive current can be changed in the field to adjust light output for local conditions (not available with PCR7-CR option). The specified drive current code will be the factory set maximum drive current and field adjustments can only be made to available lower wattage drive currents. Select the FFA option if full field adjustability to all available drive currents (700mA max) is desired. The FFA option is not DLC qualified.

Quality Control
Every luminaire is performance tested before and after a 2-hour burn-in period. Assembled in the USA.

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 90^0 (BUG Rating, U=0). Optional house side shield (HSS) cuts light off at 1/2 mounting height behind luminaire.

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. 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 7-wire (PCR7) photocontrol receptacle is 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 3000 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.

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
All data nominal, consult factory for IES files or LM-79 reports.

			Type 5		
No. of LEDs & Type	**Drive Current (mA)**	**System Wattage (W)**	**Delivered Lumens (Lm)**	**Efficacy (Lm/W)**	**BUG Rating**
6M	350	25	2670	107	B2 U0 G0
	530	37	3690	100	B2 U0 G1
	700	49	4610	94	B2 U0 G1
10M	350	41	4460	109	B2 U0 G1
	530	62	6150	99	B3 U0 G1
	700	82	7690	94	B3 U0 G1
15M	350	66	6980	106	B3 U0 G1
	530	97	9680	100	B3 U0 G2
	700	128	12020	94	B4 U0 G2
18M	350	74	8020	108	B3 U0 G1
	530	112	11070	99	B3 U0 G2
	700	148	13830	93	B4 U0 G2
20M	350	82	8910	109	B3 U0 G2
	530	124	12300	99	B4 U0 G2
	700	164	15370	94	B4 U0 G2
24M	350	99	10700	108	B3 U0 G2
	530	149	14760	99	B4 U0 G2
	700	197	18445	94	B4 U0 G2
30M	350	123	13370	109	B4 U0 G2
	530	186	18450	99	B4 U0 G2
	700	246	23060	94	B4 U0 G2

ARIETA™ 18 LED Area Luminaire
AR18 M-Series Specification Data Sheet

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 20ft maximum (standard). Consult factory for higher mounting height requirements.

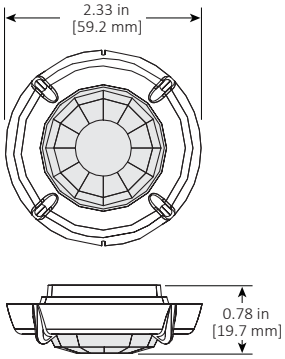
Finish
Sensor exterior ring and lens are white polycarbonate, UV and impact resistant.

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

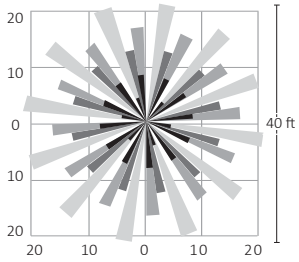
Warranty
5-year limited warranty on luminaires and components with a motion sensor.

Motion Sensor (Optional) Data

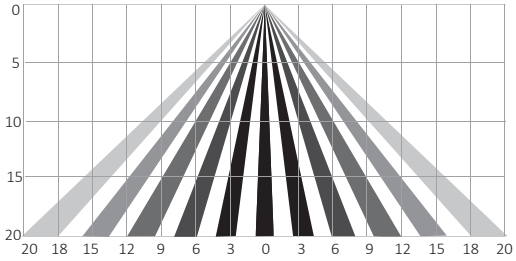
L3 Lens Dimensions



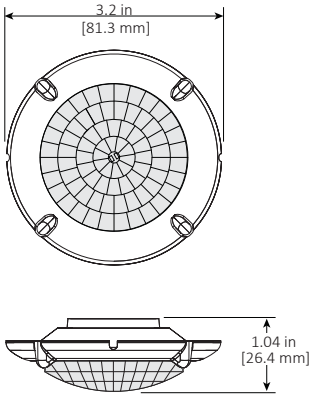
MSL3 Lens Coverage Top View



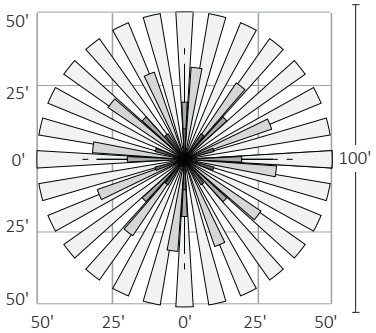
MSL3 Lens Coverage Side View



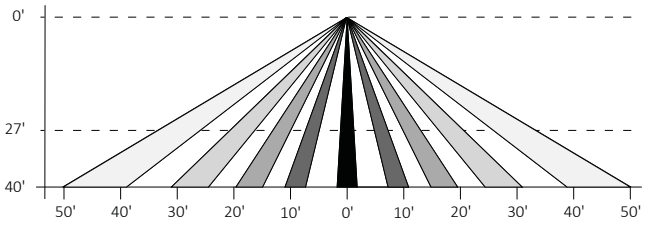
L7 Lens Dimensions



L7 Lens Coverage Top View



L7 Lens Coverage Side View



Pole Mount Drilling Specifications