

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: Upland Industrial Park
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 05964-002-002, 05964-002-003, 05964-002-004, 05964-002-005
4. Existing Use of Property: Vacant Industrial
5. Future Land Use Map Designation: Industrial
6. Zoning Designation: Industrial Light Warehouse (ILW)
7. Acreage: 4.82

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): John Maxfield Title: _____
 Company (if applicable): CHW
 Mailing address: 132 NW 76th Drive
 City: Gainesville State: Florida ZIP: 32607
 Telephone: (352) 331-1976 FAX: _____ e-mail: johnm@chw-inc.com
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): Upland Properties of NCF, LLC
 Mailing Address: 6318 NW 18th Drive
 City: Gainesville State: Florida ZIP: 32653

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

- 2. Stormwater management plan - including the following:
 - a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
 - b. Proposed finished floor elevation of each building site.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water Management District surfacewater management Statement of proposed uses on the site plan
- 3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.
- 4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

For commercial project Applications:

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

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

Policy 1.5.d

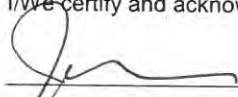
The City shall develop performance standards for industrial uses in order to address the following:

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

6. For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.
9. Proof of ownership (i.e., copy of deed.)
10. Proof of payment of taxes.
11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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


 Signature of Applicant

 Signature of Co-applicant

JOHN MAXFIELD
 Typed or printed name and title of applicant

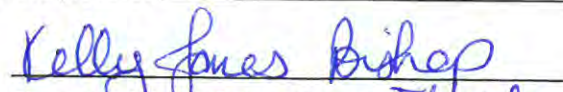
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20th day of Dec, 2017, by John

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




 Signature of Notary Public, State of Florida

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



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD

Parcel ID Number(s): 05964-002-002, 05964-002-003, 05964-002-004, 05964-002-005

Acreage: 4.82

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Bryan Nazworth

Title: _____

Company (if applicable): Upland Properties of NCF, LLC

Mailing Address: 6318 NW 18th Drive

City: Gainesville

State: Florida

ZIP: 32653

Telephone: (352) 377-1009

FAX: _____

e-mail: bryan@quality-plumbing.net

C. AUTHORIZED AGENT

Name: John Maxfield

Title: Senior Engineer

Company (if applicable): CHW

Mailing address: 132 NW 76th Drive

City: Gainesville

State: Florida

ZIP: 32601

Telephone: (352) 331-1976

FAX: _____

e-mail: johnm@chw-inc.com

D. REQUESTED ACTION:

To apply for and obtain approval from the City of Alachua.

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.

Bryan Nazworth
Signature of Applicant

Signature of Co-applicant

Bryan Nazworth

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 11th day of December, 2017, by Bryan

Nazworth

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



Kelly Jones Bishop
Signature of Notary Public, State of Florida

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
UPLAND PROPERTIES OF NCF, LLC

Filing Information

Document Number	L07000006126
FEI/EIN Number	20-8279522
Date Filed	01/17/2007
State	FL
Status	ACTIVE

Principal Address

13570 nw 101st drive
100
Alachua, FL 32615

Changed: 02/09/2015

Mailing Address

13570 nw 101st drive
100
Alachua, FL 32615

Changed: 02/09/2015

Registered Agent Name & Address

nazworth, bryan k
13570 nw 101st drive
100
Alachua, FL 32615

Name Changed: 02/09/2015

Address Changed: 02/09/2015

Authorized Person(s) Detail

Name & Address

Title MGRM

NAZWORTH, BRYAN
6318 NW 18TH DRIVE
GAINESVILLE, FL 32653

Title authorized representative

nazworth, angela k
6318 nw 18th drive
gainesville, FL 32653

Title Authorized representative

nazworth, heather k
13570 nw 101st drive
100
Alachua, FL 32615

Annual Reports

Report Year	Filed Date
2015	02/09/2015
2016	03/16/2016
2017	02/13/2017

Document Images

02/13/2017 -- ANNUAL REPORT	View image in PDF format
03/16/2016 -- ANNUAL REPORT	View image in PDF format
02/09/2015 -- ANNUAL REPORT	View image in PDF format
02/10/2014 -- ANNUAL REPORT	View image in PDF format
01/30/2013 -- ANNUAL REPORT	View image in PDF format
01/15/2012 -- ANNUAL REPORT	View image in PDF format
02/03/2011 -- ANNUAL REPORT	View image in PDF format
02/04/2010 -- ANNUAL REPORT	View image in PDF format
02/10/2009 -- ANNUAL REPORT	View image in PDF format
01/14/2008 -- ANNUAL REPORT	View image in PDF format
01/17/2007 -- Florida Limited Liability	View image in PDF format

Fire Flow Test and Calculations

Upland Industrial Park Lots 2/3 and 4/5

17-0357



To: City of Alachua Planning and Zoning
From: Daniel Young, P.E.
Date: December 21, 2018
RE: Fire Flow Test and Calculations

Attached please find copies of the fire flow test on the hydrants at the Upland Industrial Park conducted by Gator Fire Equipment on March 5, 2018. The fire flow test was coordinated with Scott Roane with the City of Alachua. The available flow is 2,519 gpm at 20 psi.

Also attached are ISO Needed Fire Flow calculations for the building located on lots 2-3 and for the building on lots 4-5. The required flow for each building is 2,500 gpm.

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on information available at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria. It is understood the buildings will not have an automatic fire sprinkler system and will have 3-hour fire walls the isolate the buildings into portions no larger than 15,400 square feet.

NFPA Calculations:

Buildings: Light Manufacturing (F-2 low hazard factory industrial)
Construction Type: IBC Type II B; NFPA Type II(000)
Fire Flow Area: 15,400 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 2,500 gpm

Conclusion

Minimum fire flow required is 2,500 gpm

Minimum fire flow provided is **2,519 gpm**

This project satisfies both ISO and NFPA fire flow requirements.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	11/15/2018
Project:	17-0357 Upland Park	Engineer:	John Maxfield
	Building on lots 2/3	Checked By:	
Location:	NW 101st Drive		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 23000 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 sq. ft.

Effective Area (A_i) (p. 9) : 23,000 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 2183.868128

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

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: **Length of exposure wall:**
Number of stories of exposure wall: 1 **Length x number of stories:** 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Back: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: **Length of exposure wall:**
Number of stories of exposure wall: 1 **Length x number of stories:** 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Left: construction of facing wall of exposure building (p. 4): Noncombustible Construction
Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 180.2
Number of stories of exposure wall: 1 **Length x number of stories:** 180.2
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0.08

Right: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: **Length of exposure wall:**
Number of stories of exposure wall: 1 **Length x number of stories:** 0
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :



Is communication open or enclosed?



Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19):

0

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$NFF = 2250 \times 1 \times [1 + (0.08 + 0)]$

$NFF = 2430$ gpm

$NFF = 2500$ gpm (rounded to nearest 500 gpm per ISO requirements)

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

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

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

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

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	7/5/2018
Project:	17-0357 Upland Park	Engineer:	John Maxfield
	Building on lots 4/5	Checked By:	
Location:	NW 101st Drive		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 23000 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 sq. ft.

Effective Area (A_i) (p. 9) : 23,000 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 2183.868128

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

Type of Occupancy: Combustible (C-3) **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: **Length of exposure wall:** 0
Number of stories of exposure wall: 1 **Length x number of stories:** 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Back: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: **Length of exposure wall:** 0
Number of stories of exposure wall: 1 **Length x number of stories:** 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Left: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: **Length of exposure wall:**
Number of stories of exposure wall: 1 **Length x number of stories:** 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Right: construction of facing wall of exposure building (p. 4): Noncombustible Construction
Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 180
Number of stories of exposure wall: 1 **Length x number of stories:** 180
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0.08

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

▼

▼

Is communication open or enclosed?

▼

▼

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19):

0

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$NFF = 2250 \times 1 \times [1 + (0.08 + 0)]$

$NFF = 2430$ gpm

$NFF = 2500$ gpm (rounded to nearest 500 gpm per ISO requirements)

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

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

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

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

NFPA FIRE FLOW

Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft ² (× 0.0929 for m ²)					Fire Flow gpm [*] (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0-22,700	0-12,700	0-8200	0-5900	0-3600	1500	2
22,701-30,200	12,701-17,000	8201-10,900	5901-7900	3601-4800	1750	
30,201-38,700	17,001-21,800	10,901-12,900	7901-9800	4801-6200	2000	
38,701-48,300	21,801-24,200	12,901-17,400	9801-12,600	6201-7700	2250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7701-9400	2500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9401-11,300	2750	3
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5750	
Greater than 295,900	Greater than 166,500	106,501-115,800	77,001-83,700	47,401-51,500	6000	
		115,801-125,500	83,701-90,600	51,501-55,700	6250	
		125,501-135,500	90,601-97,900	55,701-60,200	6500	
		135,501-145,800	97,901-106,800	60,201-64,800	6750	
		145,801-156,700	106,801-113,200	64,801-69,600	7000	
		156,701-167,900	113,201-121,300	69,601-74,600	7250	
		167,901-179,400	121,301-129,600	74,601-79,800	7500	
		179,401-191,400	129,601-138,300	79,801-85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

[†]Measured at 20 psi (139.9 kPa).

TYPES OF CONSTRUCTION

Comparisons of Various Classification Sources

IBC/IFC:	UBC/UFC:	NFPA:	NFIRS:	BOCA:	SBC:	COMMON TERMINOLOGY:
----	----	I (443)	1	1-A	I	Fire Resistive, Non-combustible
Type I-A	Type I-FR	I (332)	1	1-B	II	Fire Resistive, Non-combustible
Type I-B	Type II-FR	II (222)	1	2-A	----	Fire Resistive, Non-combustible
Type II-A	Type II-1 Hr.	II (111)	3	2-B	IV-1 Hr.	Protected Non-combustible
Type II-B	Type II-N	II (000)	4	2-C	IV-unp.	Unprotected Non-combustible
Type III-A	Type III-1 Hr	III (211)	5	3-A	V-1 Hr.	Protected Ordinary
Type III-B	Type III-N	III (200)	6	3-B	V-unp.	Unprotected Ordinary
Type IV	Type IV (H.T.)	IV (2HH)	2	4	III	Heavy Timber
Type V-A	Type V-1 Hr	V (111)	7	5-A	VI-1 Hr.	Protected Combustible
Type V-B	Type V-N	V (000)	8	5-B	VI-unp.	Unprotected Combustible

IBC/IFC – International Building Code / International Fire Code

UBC/UFC – Uniform Building Code / Uniform Fire Code

NFPA – National Fire Protection Association

NFIRS – National Fire Incident Reporting System

BOCA – BOCA / National Building Code

SBC – Standard / Southern Building Code

18.4 Fire Flow Requirements for Buildings.

18.4.1* Scope.

18.4.1.1* The procedure determining fire flow requirements for buildings hereafter constructed shall be in accordance with Section 18.4.

18.4.1.2 Section 18.4 does not apply to structures other than buildings.

18.4.2 Definitions. See definitions 3.3.13.6 (Fire Flow Area) and 3.3.108 (Fire Flow).

18.4.3 Modifications.

18.4.3.1 Decreases. Fire flow requirements shall be permitted to be modified downward by the AHJ for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire flow requirements is impractical.

18.4.3.2 Increases. Fire flow shall be permitted to be modified upward by the AHJ where conditions indicate an unusual susceptibility to group fires or conflagrations. An upward modification shall not be more than twice that required for the building under consideration.

18.4.4 Fire Flow Area.

18.4.4.1 General. The fire flow area shall be the total floor area of all floor levels of a building except as modified in 18.4.4.1.1.

18.4.4.1.1 Type I (443), Type I (332), and Type II (222) Construction. The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors.

18.4.5 Fire Flow Requirements for Buildings.

18.4.5.1 One- and Two-Family Dwellings.

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft² (334.5 m²) shall be 1000 gpm (3785 L/min) for 1 hour.

18.4.5.1.1.1 A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

18.4.5.1.1.2 A reduction in the required fire flow of 25 percent shall be permitted when the building is separated from other buildings by a minimum of 30 ft (9.1 m).

18.4.5.1.1.3 The reduction in 18.4.5.1.1.1 and 18.4.5.1.1.2 shall not reduce the required fire flow to less than 500 gpm (1900 L/min).

18.4.5.1.2 Fire flow and flow duration for dwellings having a fire flow area in excess of 5000 ft² (334.5 m²) shall not be less than that specified in Table 18.4.5.1.2.

18.4.5.1.2.1 A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

18.4.5.2 Buildings Other Than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2.

18.4.5.2.1 A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

18.4.5.2.2 A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

Concurrency Impact Analysis

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 17-0357
From: Craig Brashier, AICP, Director of Planning
Date: May 29, 2018
RE: Upland Industrial Park – Site Plan

This application is for a site plan for Lots 2/3 and 4/5 in the master planned Upland Industrial Park within the City of Alachua. The proposed, ±4.8-acre non-residential development will be two (2) multi-tenant buildings totaling ±50,000 ft² for industrial and office uses. The site is located southwest of US-441 at the end of NW 101st Drive. Due to the site's non-residential use, the estimated impacts to local transportation and utility infrastructure are calculated, but not for Alachua's schools and recreation facilities. Since this application is for a non-residential subdivision, concurrency is not reserved as part of the subdivision approval but will be reserved as part of any site plan approval(s) for development of the property.

This analysis will serve as a concurrency report that intends to estimate how approval of the proposed development will impact City of Alachua public facilities. These estimates are provided in the calculations below:

TRANSPORTATION IMPACT ANALYSIS

Table 1: Trip Generation Calculations

Land Use ¹ (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
General Light Industrial (ITE 110)	34.7	6.97	242	1.01	35	1.08	38
General Office Building (ITE 710)	15.3	11.03	169	1.56	24	1.49	23
Total	-	-	411	-	59	-	61

1. Source: *ITE Trip Generation 9th Edition*

Conclusion: The proposed development will create a minimal impact on the area's transportation infrastructure on the currently vacant site. Approval of the proposed development is anticipated to generate an estimated **411 net daily vehicle trips** to local roadways.

Table 1: Potential Impacts on Roadways, Segment 3/4

	AADT	PM
Traffic System Category	Segment 3/4: U.S. Hwy 441 (From NW 126 th Ave to SR 235)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	18,579	1,765
Reserved Trips ¹	1,848	264
Available Capacity	15,073	1,171
Projected Trip Generation ²	411	61
Available Capacity w/ Development Approval	14,662	1,110

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: This roadway segment's projected trip distribution percentage is estimated to be 100% for Segment 3/4.

Conclusion:

Tables 1 identifies the intended facility's specific impact on Roadway Segment 3/4. This segment of US-441 will continue to have sufficient roadway capacity during both AADT and PM Peak. In fact, the affected roadway segment will not experience a failing roadway Level of Service (LOS) as a result of the proposed development's approval.

PUBLIC FACILITIES IMPACT ANALYSIS

Table 2: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,301,000
Reserved Capacity ¹	61,382
Residual Capacity ¹	937,618
Percentage of Permitted Design Capacity Utilized ¹	59.23%
Projected Potable Water Demand from Proposed Project ²	7,500
Residual Capacity after Proposed Project	930,118

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per 100 ft. of floor space x 50,000 ft²

Conclusion

Quality: The proposed development will not negatively impact potable water quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

Quantity: The proposed development is estimated to generate **7,500 GPD** for potable water demand.

System Capacity: As calculated in Table 2, the percentage of the City's potable water system that is being utilized will not exceed 85% as a result of the proposed development's approval.

Table 3: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	654,000
Reserved Capacity ¹	57,094
Residual Capacity ¹	788,906
Percentage of Permitted Design Capacity Utilized ¹	47.41%
Projected Sanitary Sewer Demand from Proposed Project ²	7,500
Residual Capacity After Proposed Project	781,406

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per 100 ft. of floor space x 50,000 ft²

Conclusion

Quality: The approval of the proposed development will not negatively impact sanitary sewer quality standards of the U.S. EPA and the FDEP.

Quantity: The proposed development is estimated to generate **7,500 GPD** for sanitary sewer demand.

System Capacity: As calculated in Table 3, the percentage of the City's sanitary sewer system that is being utilized will not exceed 85% as a result of the proposed development's approval.

Table 4: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ¹	5,287.39	964.95
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated by Proposed Project²		110

1. Source: City of Alachua March 2018 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996.

Formula Used: $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} \times 50,000 \text{ ft}^2) \times 365) / 2,000$

Conclusion

As shown in Table 4, the New River Solid Waste Facility has a 50-year capacity. The proposed development will not negatively impact the adopted solid waste LOS as the site is only expected to generate **110 tons of solid waste per year**—well below the current capacity.

Stormwater

The Grading and Drainage Plan that was submitted during the site's development review process conveyed the site's elevation and resulting drainage to a stormwater management facility (SMF) located to the north of the proposed non-residential development site. The SMF is consistent with LOS standards provided in the City of Alachua Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a as well as the Suwannee River Water Management District standards and requirements.

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Comprehensive Plan Consistency Analysis

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 17-0357
From: Craig Brashier, AICP, Director of Planning
Date: May 29, 2018
RE: Upland Industrial Park – Site Plan

This application is for a site plan for Lots 2/3 and 4/5 in the master planned Upland Industrial Park within the City of Alachua. The proposed non-residential development will be two (2) multi-tenant buildings totaling ±50,000 ft² for office/industrial uses. The site is located southwest of US-441 at the end of NW 101st Drive. This analysis will serve as a consistency report that will document how the proposed site is consistent and complies with specific Comprehensive Plan Goals, Objectives, and Policies. The Comprehensive Plan language is provided in plain text and the consistency statement is provided in **bold** text.

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.

This application is consistent with Objective 1.5 of the City of Alachua Comprehensive Plan to provide industrial services within the City of Alachua, the County, and the greater North Central Florida Region.

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

The proposed ±4.8-acre industrial site will have access onto US-441, a major transportation corridor, from NW 101st Drive. US-411 will provide convenient access for future tenants.

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 ±4.8-acre project site is anticipated to include ±35,000-sq. ft. of industrial space and ±15,000-sq. ft. office space. The site possesses an underlying Industrial FLU designation and is also surrounded by adjacent properties that have Industrial and Commercial FLU and Zoning Districts. Therefore, the proposed industrial development is consistent with the list of permitted uses found within Policy 1.5.b. of the City of Alachua Comprehensive Plan and will not negatively impact adjacent properties.

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 proposed industrial development is located within a platted commercial subdivision of the City that possesses an existing cul-de-sac with direct vehicular and nonvehicular access to US-441 for all lots. In addition, the sidewalk connects to the sidewalk along US 441, further supporting Policy 1.5.d of the City of Alachua Comprehensive Plan.

2. Buffering from adjacent existing/potential uses;

Development plans submitted during Upland Industrial Park's development review process demonstrated that the proposed development meets or exceeds the buffering minimums required by the City of Alachua as per the standards found within the City of Alachua Land Development Regulations Table 6.2-1. The site will have a minimum 5' buffer along the eastern, southern, and western boundaries.

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

Upland Industrial Park's ±1.4-acre drainage easement/common area is significantly greater than 10% of the entire development's total land area. Therefore, the subject lots' open space requirement is already satisfied by the Park's existing drainage facility and is consistent with the policies set forth by the City of Alachua Comprehensive Plan. Perimeter buffers will also increase the site's open space.

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

The Grading and Drainage Plan submitted during the site's development review process illustrates the proposed development's consistency with this performance standard. Onsite water drainage will be successfully mitigated by the ±1.4-acre master drainage basin located along Upland Industrial Park's frontage. This site is already permitted by the SRWMD. The proposed development is consistent with the existing permit.

5. Placement of signage;

The proposed development's signage will be consistent with the City of Alachua Land Development Regulations. The City of Alachua Development Standards §6.5.4 (C)(2)(b) states that the freestanding signs may be located on any lot parcel or outparcel that is part of the development.

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 photometric plan submitted during the site's development review process shows consistency with all applicable development standards required for developments of this size and intent. The plan illustrated that:

- Onsite lamp lumens will not exceed the 8,500-lumen maximum established in 6.4.4(D)(2) of the LDR.
- Lighting for the site will be directed inward in order to limit light pollution on adjacent properties (6.4.4 (B)(1)).
- Impacts from onsite lighting to adjacent properties shall be minimized due the surrounding area's nonresidential character (6.4.3 (A)).

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

Development plans submitted during Upland Industrial Park's development review process demonstrated that the proposed development allows for safe and convenient onsite circulation. As a result, the project site is consistent with the City's required safety standards for onsite circulation patterns. Delivery trucks are routed to the rear of the building while employees, customers, and pedestrians are directed to the front of the building.

8. Landscaping, as it relates the requirements of the Comprehensive Plan and Land Development Regulations;

Landscaping plans submitted during the site's development review process illustrated that the site meets the following required landscaping standards found within the City of Alachua Comprehensive Plan and Land Development Regulations:

- Three canopy trees (per acre) planted on the primary or street-facing side, two canopy trees (per acre) planted on the side or rear of each structure, and four canopy trees for each 100 lineal feet of façade (6.2.2 (D)(c)(i)).
- Six ornamental/understory trees per acre, with 50% planted in the front and 25% planted on each side (6.2.2 (D)(c)(ii)).
- Row of shrubs planted along all facades (6.2.2 (D)(c)(iii)).
- A combination of solid sod to cover 100% of the lot site that is disturbed by construction. The area within 20 feet of the front building will also be sodded (6.2.2 (D)(c)(iv)).

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

There are no topographical or soil issues that will constrain site development. The site's natural topography ranges from 142 to 108 from south to north respectively. A retaining wall will be constructed along the southern boundary to address grade changes. The ±4.8-acre site does not possess any significant features such as existing vegetation, floodplains, wetlands, or items or areas of historical value. Onsite soils (Arredondo Fine Sand, 5 to 8% Slopes and Kendrick Sand, 5 to 8 % Slopes) are conducive to nonresidential developments of this nature and can facilitate the proposed building footprint. In addition, the site did not have any significant trees or vegetation and no known archeological sites were found.

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

No performance based zoning requirements were proposed for this site in order to attain an acceptable 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.

Development plans submitted during Upland Industrial Park's development review process demonstrated that the subject property is consistent with this performance standard. The proposed development has a 0.24 FAR, therefore meeting the required maximum of 0.75 FAR.

Objective 2.4: Landscaping and Tree Protection Standards:

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

The landscaping contained within the project site internally and along the perimeter is equal to ±67,274 sq. ft. (1.54 acres) or 32% of the site. Therefore, the site exceeds the minimum landscaped area amount of 30% and is consistent with this Comprehensive Plan Policy.

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

Development plans submitted during Upland Industrial Park's development review process illustrated that the project area meets or exceeds the buffering minimums required by the City of Alachua as per the requirements found within the City of Alachua Land Development Regulations Tables 6.2-1 and 6.2-2. According to Table 6.2-2, the required buffers include a basic buffer with a 5-ft. width. The site satisfies this requirement by having a 5' buffer along the eastern, southern and western boundary.

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.

As shown on development plans previously submitted during the site's development review process, Upland Industrial Park's ±1.4-acre drainage easement/common area is significantly greater than 10% of the entire master development's total land area. Therefore, the subject lots' open space requirement is already satisfied by the Park's existing drainage facility and is consistent with the policies set forth by the City of Alachua Comprehensive Plan. The buffers will also add to the site's open space.

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.

Upland Industrial Park's natural topography ranges from 142 to 108 from south to north respectively, which can be seen on the CHW Topographic Survey submitted during the site's development review process. A retaining wall will be constructed to address grade changes. As illustrated within the survey, no FEMA floodplains or National Wetland Inventory (NWI)-identified wetlands are found within the ±4.8-acre project site. In addition, the proposed development will respect the Park's existing topography by utilizing natural slopes to ensure that the intended industrial facility will be serviced by the Upland Industrial Park's existing ±1.4-acre master drainage basin.

Objective 5.2: Availability of facilities and services:

The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

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

The proposed non-residential facility will not negatively impact the City's adopted levels of service for transportation, potable water, sanitary sewer, and solid waste. A Concurrency Analysis for the project site has been submitted along with this application. Calculations are provided in the Concurrency Analysis that illustrate the sit's estimated impact to public facilities.

Transportation Element

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

There are three (3) driveways with the site plan that separated a minimum 100-feet, as measured from the tangent at the right-of-way line, consistent with FDOT standard Index No 515.

Vision 2020

GOAL 1: Economic Development

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

The proposed ±4.8-acre industrial site is located within the City of Alachua along US-441. The intended use will provide local employment opportunities and bring forth additional economic activity that will assist the City in growing Alachua's economy.

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.

This industrial project site is a perfect example of generating economic vitality consistent with the City of Alachua's unique business climate. The site represents an expansion of economic vitality via an industrial development within city limits and will become a hub of local employment for the City of Alachua and County constituents. Development of this industrial facility will assist the City in ensuring the further growth of Alachua's economy.

Community Facilities and Natural Groundwater Aquifer Recharge Element

GOAL 1: Wastewater

Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

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

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be reevaluated one year from the adoption date for the amended Plan.
- 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.

The development plans previously submitted during the site's development review process show that the proposed development will remain consistent with the City of Alachua wastewater Level of Service Standards. The wastewater generated from the proposed industrial use will drain from the site via two (2) existing Polyvinyl Chloride (PVC) gravity mains into an existing sanitary sewer manhole located within the adjacent cul-de-sac's center-most point. From there,

wastewater will flow northeast where it will connect to the City's existing wastewater infrastructure located along US-441. Concurrency with public facilities are examined further in the Concurrency Analysis provided with this application's submittal.

GOAL 3: Stormwater

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

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

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 pre-development 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.

The drainage plans previously submitted during the site's development review process demonstrated that the proposed development will remain consistent with the City of Alachua stormwater Level of Service Standards. Runoff generated from the site's development will flow northeast into the existing ±1.4-acre master drainage basin located at the Upland Industrial Park's frontage along US-441. Stormwater concurrency is examined further in the Concurrency Analysis provided with this document's submittal. This basin is already permitted by SRWMD and the proposed development is consistent with the issued permit.

GOAL 4: Potable water

Provide an adequate supply of high quality potable water to customers throughout the water service area.

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

3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

- Policy 4.1.c: The City establishes the following level of service standards for potable water
1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
 2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
 3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

The development plans previously submitted during the site's development review process show that the site will remain consistent with the City of Alachua potable water Level of Service Standards. The site's potable water needs will be serviced by a PVC potable water main that surrounds the Upland Industrial Park cul-de-sac. Concurrency with public facilities is examined further in the Concurrency Analysis provided with this document's submittal.

L:\2017\17-0357\Planning\Reports\RPT_181115_Upland Industrial Park_Site Plan_Consistency.docx

05949-011-007
CHAMBERS, RONALD C
1225 NW FRONTIER DR
LAKE CITY FL 32055

05964-008-000
INTERFAITH COMMUNITY
SERVICES
7505 NW 142ND AVE
ALACHUA FL 32615

05949-011-001
ROUHANI & BRANTLY ASSOCIATES
2475 NW 138TH TER
Gainesville FL 32606

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER FL 32054

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA FL 32615

05964-006-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE FL 32608

05964-005-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE FL 32608

05964-009-000
QUAY ACQUISITIONS INC
13640 US HWY 441
ALACHUA FL 32615

05964-003-000
BOSTON, JOFFRE T & TERESA S
1733 NW 39TH DR
GAINESVILLE FL 32605-3530

05949-010-000
SIMON WILLARD LLC
60 THOREAU ST STE 248
CONCORD MA 01742

05949-018-000
NEAL BRUCE D & LANETTE T
554 SW WINDSOR DR
LAKE CITY FL 32024

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY FL 32055

05964-002-000
UPLAND INDUSTRIAL PARK
OWNERS ASSN INC
6318 NW 18TH DR
GAINESVILLE FL 32653

05964-002-004
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-003
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-005
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-002
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA FL 32615

05964-002-001
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

Linda Dixon
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a site plan application on ± 4.82 acres (Alachua County Tax Parcels 05964-002-002, 05964-002-003, 05964-002-004, and 05964-002-005). The site is located in Upland Park at US 441 (NW 13th Street) and NW 101st Drive. The intent is to construct a multi-tenant building on lots 2/3 and 4/5 with associated infrastructure.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, December 6, 2017

Location: City of Alachua Public Library, 14913 NW 140 Street, Alachua, FL 32615.

Contact: Ryan Thompson, AICP

Phone Number: (352) 331-1976



NATION&WORLD

Moore accuser says she was not paid

Declaration comes after Moore supporters claimed that women were being paid for accusations

By Hope Yen
The Associated Press

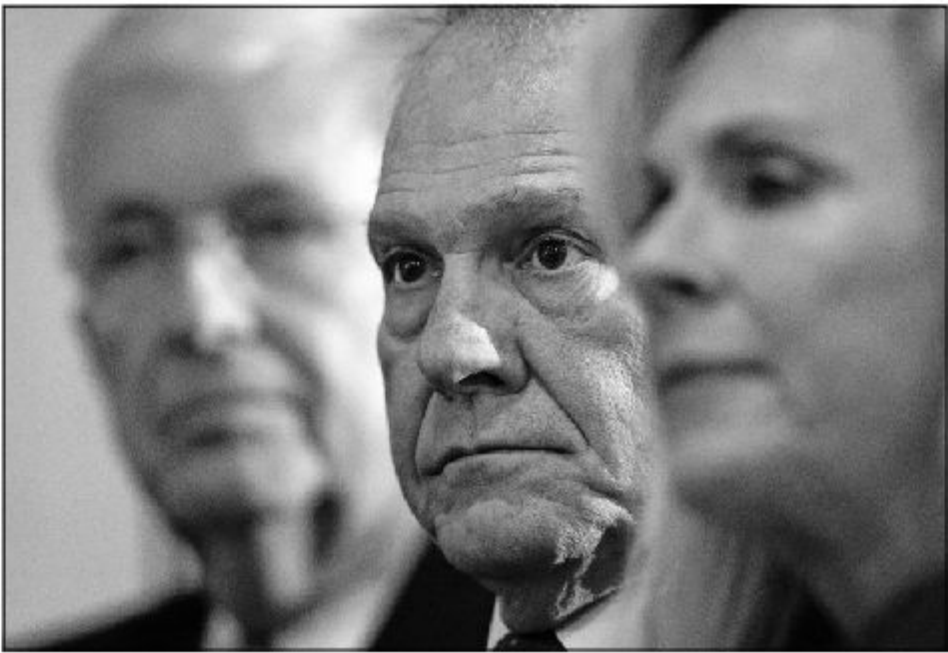
WASHINGTON — A woman accusing Alabama Senate candidate Roy Moore of initiating sexual contact when she was 14 said Monday she wanted to confront him years ago but didn't because he was powerful and the encounter gutted her self-confidence. She said she came forward to tell her story only after other women agreed to.

The declaration by Leigh Corfman comes after Moore's supporters claimed without evidence that reporters were offering thousands of dollars to women for accusations. The state election is being closely watched, as several GOP senators have called Moore to drop out, and President Donald Trump remains mostly quiet on the issue.

Corfman said she was "absolutely not" paid to tell her story publicly.

"My bank account has not flourished," Corfman told NBC's "Today" show. "If anything it's gone down because I'm not working."

Corfman said Moore's stature in Alabama — he was a noted attorney who went on to become a powerful judge — prevented



Former Alabama Chief Justice and U.S. Senate candidate Roy Moore waits to speak at a news conference Nov. 16 in Birmingham, Ala. (BRYNN ANDERSON/THE ASSOCIATED PRESS)

her from coming forward years ago. But, she says, she did confide in close friends immediately after the incident and told family members later as an adult.

"It took years for me to regain a sense of confidence in myself, and I felt guilty. I felt like I was the one to blame. It was decades before I was able to let that go."

Moore has denied allegations of sexual misconduct. Nevertheless, his victory in the Dec. 12 special election would saddle GOP senators with a colleague accused of abusing and harassing teenagers, a troubling liability heading into the 2018 congressional elections.

Republicans hold a

52-48 edge in the Senate, and the narrow majority has already made it difficult for Republicans to push through its agenda. Moore's name cannot be removed from the ballot even if he withdraws from the race, though a write-in campaign remains possible.

White House aides said Trump — who faced his own allegations of sexual misconduct and was caught on tape bragging about forcibly grabbing women without their consent — is uncomfortable with the allegations against Moore but thinks voters should decide his fate.

Trump "doesn't know who to believe. I think a lot of folks don't," said Mick

Mulvaney, Trump's budget director.

Added White House legislative director Marc Short: "At this point, we think he has been a public figure in Alabama for decades, and the people of Alabama will make the decision, not the president, not the leader of the Senate, not members in Congress."

In the NBC interview, Corfman described an encounter with Moore in which he pursued her while he was assistant district attorney in the 1970s. She says Moore took her to his house, where he spread out blankets on his living room, removed their clothing and touched her. She said she told him she wasn't

comfortable, and he eventually agreed to take her home.

"I was a 14-year-old child trying to play in an adult's world, and he was 32 years old," Corfman said.

Corfman said she confided in those close to her, including her children years later when they became teens. She said she decided against going public with her accusations at various times in the past three decades because she was afraid that her kids would be shunned in Alabama, where Moore was rising in prominence as a local judge.

"When you're in that situation, you do everything you can to protect your own," she said.

Corfman says she agreed to share details only after The Washington Post sought her out and gave her assurances she wasn't the only one accusing Moore of misconduct. Multiple women have accused Moore of pursuing them as teenagers, including one who has detailed a sexual assault encounter in a car.

When asked if she was compensated in any way, Corfman said: "Absolutely not. If anything, this has cost me. I have had to take leave from my job. I have no tickets to Tahiti. And my bank account has not flourished. If anything it's gone down, because currently I'm not working."

Moore, a former state

Supreme Court justice twice removed from office, has denied the accusations and pledged to remain in the race. The special election will determine who fills the remainder of Attorney General Jeff Sessions' term, until January 2020.

Before the allegations emerged, Trump had backed current GOP Sen. Luther Strange in the Sept. 26 primary to determine Sessions' successor and campaigned in the state, a Republican stronghold.

After Moore's victory, Trump made clear he would back Moore as the anti-establishment candidate enthusiastically promoted by former White House chief strategist Stephen K. Bannon.

Senate Majority Leader Mitch McConnell, R-Ky., and House Speaker Paul Ryan, R-Wis., are among the many national Republicans who have urged Moore to step aside. Sessions told Congress last week he has "no reason to doubt" the women.

Sen. Tim Scott, R-S.C., said "it is in the best interest of the country, as well as the state of Alabama, from my perspective, for Roy Moore to find something else to do." Scott said he thinks there was "a strong possibility with a new candidate, a new Republican candidate, a proven conservative, that we can win that race."

DATELINES

NAIROBI, KENYA



A supporter of Kenyan Opposition leader, Raila Odinga walks through the Mathare slums in Nairobi after being injured by ruling Jubilee Party supporters Monday after Kenya's Supreme Court upheld President Uhuru Kenyatta's re-election in a repeat vote that the opposition boycotted while saying electoral reforms had not been made. (BRIAN INGANGA/THE ASSOCIATED PRESS)

UNITED NATIONS UN chief urges probe of migrants' sale as slaves

U.N. Secretary-General Antonio Guterres is calling for an immediate investigation into the reported sale of African migrants in Libya, saying transactions may amount to crimes against humanity.

Guterres said Monday that "slavery has no place in our world and these actions are among the most egregious abuses of human rights."

The former U.N. refugee chief said he was "horrified" at video footage, broadcast on CNN, of the bidding and sale of migrant men seeking a better life.

Guterres called for the perpetrators to be brought to justice and said he has asked appropriate U.N. bodies "to actively pursue this matter." He said migration must be addressed "in a comprehensive and humane

manner" and should include a crackdown on smugglers and traffickers.

ALEXANDRIA, VA. Robert E. Lee portrait removed from city hall

A portrait of Robert E. Lee that hung inside the City Hall of the town where the Confederate general grew up has been removed and sent to a museum.

The Washington Post reported on Sunday that the city of Alexandria has moved the portrait of Lee to the Lyceum, a local history museum.

Lee moved to Alexandria at a young age and went on to command the Confederate Army of Northern Virginia. The portrait had hung on the wall of the City Council chambers for 54 years.

BEIRUT



Smoke and debris is shown rising Nov. 17 after Syrian government airstrikes hit in Eastern Ghouta, near Damascus, Syria. A senior Syrian opposition leader quit his post Monday, a week before a new round of U.N.-sponsored peace talks in Geneva. Riyadh Hijab said in a statement that he is stepping down as head of the Syrian opposition's High Negotiations Committee after two years in the post. (GHOUTA MEDIA CENTER VIA THE ASSOCIATED PRESS)

a South Carolina church in 2015.

VAN HORN, TEXAS Patrolling US border agent killed in apparent attack

Authorities were scouring West Texas on Monday for those behind an apparent attack that killed one U.S. border agent and injured another.

U.S. Customs and Border Protection issued a statement Sunday that was thin on details about what happened, saying the two agents "were responding to activity" while on patrol near Interstate 10 in the area of Van Horn, which is about 30 miles from the border with Mexico and about 110 miles southeast of El Paso.

CBP spokesman Douglas Mosier said 36-year-old agent Rogelio Martinez and his partner were transported to a hospital, where Martinez died. Martinez's

partner, whose name hasn't been released, is in serious condition.

NEW YORK Reporter suspended in harassment probe

The New York Times says it has suspended White House reporter Glenn Thrush while it investigates charges that he made unwanted advances on young women while he worked as a reporter at Politico and the Times.

Laura McGann, a Politico colleague of Thrush's, wrote on Vox on Monday that Thrush kissed her and placed his hand on her thigh one night in a bar, after urging another person who had been sitting with them to leave.

The Times, in a statement, said "the alleged behavior is very concerning" and not in keeping with the Times' standards.

NEW WINDSOR, N.Y.



Firefighters work at the scene of a factory fire Monday in New Windsor, N.Y. Two explosions and a fire at a cosmetics factory about an hour's drive north of New York City left 30 to 35 people injured, including seven firefighters caught in the second blast, authorities said Monday. The first explosion occurred about 10:15 a.m. Monday at the Verla International cosmetics factory, New Windsor police said. (SETH WENIG/THE ASSOCIATED PRESS)

THE HAGUE Prosecutor seeks probe of US personnel

The International Criminal Court prosecutor asked for authorization Monday to investigate reported human rights abuses in

Afghanistan, including allegations of rape and torture by U.S. military and the CIA, crimes against humanity by the Taliban and war crimes by Afghan security forces.

The Associated Press

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a site plan application on ±4.82 acres (Alachua County Tax Parcels 05964-002-002, 05964-002-003, 05964-002-004, and 05964-002-005). The site is located in Upland Park at US 441 (NW 13th Street) and NW 101st Drive. The intent is to construct a multi-tenant building on lots 2/3 and 4/5 with associated infrastructure.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, December 6, 2017

Location: City of Alachua Public Library, 14913 NW 140 Street, Alachua, FL 32615.

Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976



MEMORANDUM

To: Neighbors of Upland Park 17-0357
From: Ryan Thompson, AICP, Planning Project Manager
Date: Tuesday, November 21, 2017
RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a site plan application on ±4.82 acres (Alachua County Tax Parcels 05964-002-002, 05964-002-003, 05964-002-004, and 05964-002-005). The site is located in Upland Park at US 441 (NW 13th Street) and NW 101st Drive. The intent is to construct a multi-tenant building on lots 2/3 and 4/5 with associated infrastructure.

Date: Wednesday, December 6, 2017
Time: 6:00 p.m.
Place: City of Alachua Public Library,
14913 NW 140 Street, Alachua, FL 32615.
Contact: Ryan Thompson, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.

SIGN-IN SHEET

Event: Neighborhood Meeting

Date/Time: December 6, 2017 / 6:00pm

Place: Alachua Public Library

Re: Upland Park Lots 2-5, Site Plan Application

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	<i>NO ATTENDEES</i>		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

NEIGHBORHOOD MEETING MINUTES

Upland Industrial Lots 2/3 and 4/5 – Site Plan Application

December 6, 2017 at 6:00 PM

Alachua Branch Library, 14913 NW 140th Street, Alachua, FL 32615

Recorded and transcribed by CHW staff.

CHW Attendees – Ryan Thompson, AICP; John Maxfield, PE

Community Members in Attendance: None

CHW Staff hosted the required Neighborhood Meeting at the Alachua Branch Library. The meeting presentation contained detailed information pertaining to the purpose of the meeting, the application's request and intent, public notification information, the estimated schedule and review process, various maps illustrating the project site's location and characteristics, and a proposed site layout plan.

However, no notified residents adjacent to or near the project site attended the meeting. CHW staff remained onsite until 6:30 pm.

LEGAL DESCRIPTION



DATE: February 8, 2018

PROJECT NAME: Upland Industrial Park

PROJECT NO: 17-0357

LOTS 2, 3, 4 AND 5, UPLAND INDUSTRIAL PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

THE TAX PARCEL NUMBERS ARE:

LOT 2 – TP#: 05964-002-002

LOT 3 – TP#: 05964-002-003

LOT 4 – TP#: 05964-002-004

LOT 5 – TP#: 05964-002-005

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**

Recording \$ 27.00
Doc Stamps \$ 4375.00
Intangible Tax \$
Total \$ 4402.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2316756 3 PGS
2007 FEB 27 08:26 AM BK 3552 PG 1238
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#319889
Doc Stamp-Deed: 4,375.00

Prepared by and return to:
Melissa Jay Murphy, Esq.
Attorney at Law
Salter, Feiber, Murphy, Hutson, & Menet, P.A.
Post Office Box 357399
Gainesville, FL 32635-7399
352-376-8201
File Number: 07-0089.4 AL



[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of February, 2007 between **MBI Holdings, LLC**, a Illinois limited liability company whose post office address is 252 W. Adams Street, Morton, IL 61550, grantor, and **Upland Properties of NCF, LLC**, a Florida limited liability company whose post office address is 3455 SW 42nd Avenue, Gainesville, FL 32608, grantee:

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

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

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 05964-002-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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, 2006**.

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:

MBI Holdings, LLC, a Illinois limited liability company

By: John R. Faklaris
John R. Faklaris, Manager

JAMES S. COCHRAN
Witness Name: James S. Cochran

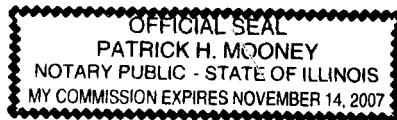
James P. Smith
Witness Name: JAMES P. SMITH

(Corporate Seal)

State of ILLINOIS
County of Tazewell

The foregoing instrument was acknowledged before me this 22nd day of February, 2007 by John R. Faklaris, Manager of MBI Holdings, LLC, a Illinois limited liability company, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Patrick H. Mooney
Notary Public

Printed Name: Patrick H. Mooney

My Commission Expires: 11/14/07

Exhibit A

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND RUN THENCE SOUTH 2 DEG 47 MIN 20 SEC EAST, ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 922.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 AND 25 (US NO. 441), 200 FOOT RIGHT OF WAY; THENCE RUN SOUTH 64 DEG 10 MIN EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1639.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 64 DEG 10 MIN EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 698.24 FEET; THENCE RUN SOUTH 6 DEG 39 MIN WEST, A DISTANCE OF 495.28 FEET; THENCE RUN NORTH 83 DEG 21 MIN WEST, A DISTANCE OF 659.47 FEET; THENCE RUN NORTH 6 DEG 39 MIN EAST, A DISTANCE OF 724.40 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN ALACHUA COUNTY, FLORIDA.

Parcel Identification Number: 05964-002-000



2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #05964 002 002

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2009
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

Get Bills by Email

PAID 2017-11-16 \$1,752.09

Receipt #17-0020612

Owner: UPLAND PROPERTIES OF NCF LLC

13570 NW 101ST DR STE 100

Alachua, FL 32615

Situs: Unassigned Location RE

Account number: 05964 002 002

Alternate Key: 1028560

Millage code: 1700

Millage rate: 23.1480

Assessed value: 69,420

School assessed value: 87,100

Unimproved land value: 87,100

Property Appraiser*Location is not guaranteed to be accurate.*

2017 Annual bill

View

Legal description

Ad valorem: \$1,741.75

Non-ad valorem: \$83.34

Total Discountable: 1825.09

No Discount NAVA: 0.00

Total tax:

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 2

Location

Book, page, item: --

Geo number: 19-08-19-05964002002

Range: 19

Township: 08

Section: 19

Neighborhood: 233200.60

Use code: 04000

Total acres: 1.000







2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #05964 002 003

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2009
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

Get Bills by Email

PAID 2017-11-16 \$2,588.48

Receipt #17-0020609

Owner: UPLAND PROPERTIES OF NCF LLC

13570 NW 101ST DR STE 100

Alachua, FL 32615

Situs: Unassigned Location RE

Account number: 05964 002 003

Alternate Key: 1028561

Millage code: 1700

Millage rate: 23.1480

Assessed value: 104,130

School assessed value: 130,700

Unimproved land value: 130,700

Property Appraiser*Location is not guaranteed to be accurate.*

2017 Annual bill

View

Legal description

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 3

Ad valorem: \$2,612.99

Non-ad valorem: \$83.34

Total Discountable: 2696.33

No Discount NAVA: 0.00

Total tax:

Location

Book, page, item: --

Geo number: 19-08-19-05964002003

Range: 19

Township: 08

Section: 19

Neighborhood: 233200.60

Use code: 04000

Total acres: 1.500







2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #05964 002 004

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2009
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

Get Bills by Email

PAID 2017-11-16 \$2,400.95

Receipt #17-0020605

Owner: UPLAND PROPERTIES OF NCF LLC

13570 NW 101ST DR STE 100

Alachua, FL 32615

Situs: Unassigned Location RE

Account number: 05964 002 004

Alternate Key: 1028562

Millage code: 1700

Millage rate: 23.1480

Assessed value: 96,360

School assessed value: 120,900

Unimproved land value: 120,900

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

View

Legal description

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 4

Ad valorem: \$2,417.65

Non-ad valorem: \$83.34

Total Discountable: 2500.99

No Discount NAVA: 0.00

Total tax:

Location

Book, page, item: --

Geo number: 19-08-19-05964002004

Range: 19

Township: 08

Section: 19

Neighborhood: 233200.60

Use code: 04000

Total acres: 1.388







2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #05964 002 005

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2009
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

Get Bills by Email

PAID 2017-11-16 \$1,640.93

Receipt #17-0020600

Owner: UPLAND PROPERTIES OF NCF LLC

13570 NW 101ST DR STE 100

Alachua, FL 32615

Situs: Unassigned Location RE

Account number: 05964 002 005

Alternate Key: 1028563

Millage code: 1700

Millage rate: 23.1480

Assessed value: 64,810

School assessed value: 81,300

Unimproved land value: 81,300

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

View

Legal description

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 5

Ad valorem: \$1,625.96

Non-ad valorem: \$83.34

Total Discountable: 1709.30

No Discount NAVA: 0.00

Total tax:

Location

Book, page, item: --

Geo number: 19-08-19-05964002005

Range: 19

Township: 08

Section: 19

Neighborhood: 233200.60

Use code: 04000

Total acres: 0.933







Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 12/11/2017 at 9:18:04 AM'

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Parcel: 05964-002-002 [GIS Map](#)

Taxpayer:	UPLAND PROPERTIES OF NCF LLC	Legal:	UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 2
Mailing:	6318 NW 18TH DR GAINESVILLE, FL 32653		
9-1-1 Address:			
Sec-Twn-Rng:	19-08-19		
Property Use:	04000 - Vacant Industrial		
Tax Jurisdiction:	Alachua 1700		
Area:	Progress Center		
Subdivision:	Upland Industrial Park		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Vacant Industrial	87100	87100	0	0	87100	17680	69420	87100	0	0	69420	87100
2016	Vacant Industrial	87100	87100	0	0	87100	23990	63110	87100	0	0	63110	87100
2015	Vacant Industrial	87100	87100	0	0	87100	29720	57380	87100	0	29720	57380	57380
2014	Vacant Industrial	87100	87100	0	0	87100	34930	52170	87100	0	34930	52170	52170
2013	Vacant Industrial	87100	87100	0	0	87100	39670	47430	87100	0	39670	47430	47430
2012	Vacant Industrial	87100	87100	0	0	87100	43980	43120	87100	0	43980	43120	43120
2011	Vacant Industrial	39200	39200	0	0	39200	0	39200	39200	0	0	39200	39200
2010	Vacant Industrial	39200	39200	0	0	39200	0	39200	39200	0	0	39200	39200
2009	Vacant Industrial	39200	39200	0	0	39200	0	39200	39200	0	0	39200	39200

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Industrial	ILW		Square Feet	43565

[Link to TaxCollector Record](#)



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352-374-5278



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Parcel: 05964-002-003 [GIS Map](#)

Taxpayer:	UPLAND PROPERTIES OF NCF LLC	Legal:	UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 3
Mailing:	6318 NW 18TH DR GAINESVILLE, FL 32653		
9-1-1 Address:			
Sec-Twn-Rng:	19-08-19		
Property Use:	04000 - Vacant Industrial		
Tax			
Jurisdiction:	Alachua 1700		
Area:	Progress Center		
Subdivision:	Upland Industrial Park		

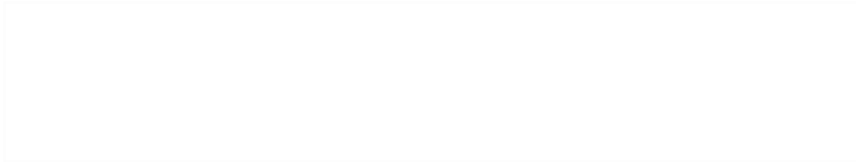
	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Vacant Industrial	130700	130700	0	0	130700	26570	104130	130700	0	0	104130	130700
2016	Vacant Industrial	130700	130700	0	0	130700	36030	94670	130700	0	0	94670	130700
2015	Vacant Industrial	130700	130700	0	0	130700	44630	86070	130700	0	44630	86070	86070
2014	Vacant Industrial	130700	130700	0	0	130700	52450	78250	130700	0	52450	78250	78250
2013	Vacant Industrial	130700	130700	0	0	130700	59560	71140	130700	0	59560	71140	71140
2012	Vacant Industrial	130700	130700	0	0	130700	66020	64680	130700	0	66020	64680	64680
2011	Vacant Industrial	58800	58800	0	0	58800	0	58800	58800	0	0	58800	58800
2010	Vacant Industrial	58800	58800	0	0	58800	0	58800	58800	0	0	58800	58800
2009	Vacant Industrial	58800	58800	0	0	58800	0	58800	58800	0	0	58800	58800

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units

Vacant Industrial	ILW		Square Feet	65338
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[Link to TaxCollector Record](#)



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Parcel: 05964-002-004 [GIS Map](#)

Taxpayer:	UPLAND PROPERTIES OF NCF LLC	Legal:	UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 4
Mailing:	6318 NW 18TH DR GAINESVILLE, FL 32653		
9-1-1 Address:			
Sec-Twn-Rng:	19-08-19		
Property Use:	04000 - Vacant Industrial		
Tax			
Jurisdiction:	Alachua 1700		
Area:	Progress Center		
Subdivision:	Upland Industrial Park		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Vacant Industrial	120900	120900	0	0	120900	24540	96360	120900	0	0	96360	120900
2016	Vacant Industrial	120900	120900	0	0	120900	33300	87600	120900	0	0	87600	120900
2015	Vacant Industrial	120900	120900	0	0	120900	41260	79640	120900	0	41260	79640	79640
2014	Vacant Industrial	120900	120900	0	0	120900	48500	72400	120900	0	48500	72400	72400
2013	Vacant Industrial	120900	120900	0	0	120900	55080	65820	120900	0	55080	65820	65820
2012	Vacant Industrial	120900	120900	0	0	120900	61060	59840	120900	0	61060	59840	59840
2011	Vacant Industrial	54400	54400	0	0	54400	0	54400	54400	0	0	54400	54400
2010	Vacant Industrial	54400	54400	0	0	54400	0	54400	54400	0	0	54400	54400
2009	Vacant Industrial	54400	54400	0	0	54400	0	54400	54400	0	0	54400	54400

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units

Vacant Industrial	ILW		Square Feet	60464
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[Link to TaxCollector Record](#)

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Property Search Results

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Search Date: 12/11/2017 at 9:19:25 AM'

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Parcel: 05964-002-005 [GIS Map](#)

Taxpayer:	UPLAND PROPERTIES OF NCF LLC	Legal:	UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 5
Mailing:	6318 NW 18TH DR GAINESVILLE, FL 32653		
9-1-1 Address:			
Sec-Twn-Rng:	19-08-19		
Property Use:	04000 - Vacant Industrial		
Tax Jurisdiction:	Alachua 1700		
Area:	Progress Center		
Subdivision:	Upland Industrial Park		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Vacant Industrial	81300	81300	0	0	81300	16490	64810	81300	0	0	64810	81300
2016	Vacant Industrial	81300	81300	0	0	81300	22380	58920	81300	0	0	58920	81300
2015	Vacant Industrial	81300	81300	0	0	81300	27730	53570	81300	0	27730	53570	53570
2014	Vacant Industrial	81300	81300	0	0	81300	32600	48700	81300	0	32600	48700	48700
2013	Vacant Industrial	81300	81300	0	0	81300	37020	44280	81300	0	37020	44280	44280
2012	Vacant Industrial	81300	81300	0	0	81300	41040	40260	81300	0	41040	40260	40260
2011	Vacant Industrial	36600	36600	0	0	36600	0	36600	36600	0	0	36600	36600
2010	Vacant Industrial	36600	36600	0	0	36600	0	36600	36600	0	0	36600	36600
2009	Vacant Industrial	36600	36600	0	0	36600	0	36600	36600	0	0	36600	36600

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Industrial	ILW		Square Feet	40626

[Link to TaxCollector Record](#)

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SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

January 24, 2018

Mr. Bryan Nazworth
Upland Properties of NCF, LLC
3455 SW 42nd Avenue
Gainesville, FL 32608

Subject: Environmental Resource Permit (ERP): No Permit Required (NPR), ERP-001-231467-1, Upland Industrial Park, Alachua County

Dear Mr. Nazworth:

The above referenced proposed project does not require a new ERP or a modification to an existing permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before December 22, 2017. The development consists of the construction of a total impervious area of 5 acres (69.1%). The activity is covered under the master plan ERP-001-210208-1 (Legacy #ERP07-0537) with 70% of impervious surface area for each lot served. The project shall be constructed in a manner consistent with the application package submitted by John Maxwell, PE of CHW and in accordance with ERP Applicant's Handbook Volume I, Section 3.1.2(c), F.A.C.

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.020, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;

DON QUINCEY Chair
Chiefland, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

VIRGINIA H. JOHNS Secretary/Treasurer
Alachua, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

RICHARD SCHWAB
Perry, Florida

BRADLEY WILLIAMS
Monticello, Florida

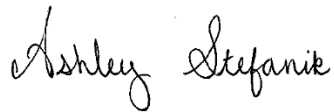
Hugh Thomas
Executive Director

- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,



Ashley Stefanik, P.E.
Engineer III

STORMWATER CONVEYANCE SYSTEM REPORT FOR



Upland Industrial Park Lots 2-5 Alachua, Florida

Submitted to:
City of Alachua

Prepared for:
Upland Properties of NCF
6318 NW 18th Drive
Gainesville, FL 32653

December 21, 2018
17-0357

Engineer's Certification Statement

I hereby certify that the design of the stormwater conveyance system for the project known as Upland Industrial Park – Lots 2-5 has been designed substantially in accordance with the City of Alachua applicable rules and regulations.

Daniel H. Young, FL PE No. 70780

Date

Introduction

In response to comments received from Eng, Denman, & Associates, Inc. on behalf of the City of Alachua, the following Stormwater Management Report provides additional and revised conveyance calculations for the Upland Industrial Park Lots 2-5 project. Stormwater pipe calculations are provided herein for the proposed and existing onsite conveyance system. The diversion swale calculations have been included for the proposed modifications to the stormwater bypass swales on both the east and west sides of the property.

The bypass swales and roundabout infrastructure was originally designed by Casseaux, Hewett, and Walpole, Inc. in 2008. Lot 1 improvements were designed by Fetner Engineering in 2009 and Lot 6 improvements were designed by Casseaux, Hewett, and Walpole, Inc. in 2014. Existing pipe inverts for the entrance drive and Lot 6 were taken from a 2014 survey performed for the Lot 6 improvements project. Inverts for Lot 1 were taken from the design documents associated with the Lot 1 improvement project. Hydraulic pipe calculations, inlet bypass calculations and a detailed exhibit of the pipe network and catchment areas can be found in Appendix B.

Swale Calculations

The proposed swales for the site can be categorized into two sections; east and west. Both swales convey off-site stormwater run-off along the property line and ingress egress easement to the Hwy 441 right-of-way. This general post-development drainage pattern corresponds with the pre-development run-off characteristics. Each proposed swale has its own off-site runoff drainage area, length, and average slope. The following design parameters were used in the swale conveyance calculations.

Swale	Western	Eastern
INPUT PARAMETERS		
Bottom Width (ft)	0'	0'
Left Side Slope of Channel (H:V)	4:1	3:1
Right Side Slope of Channel (H:V)	4:1	4:1
Length of Channel (ft)	318'	921'
Elevation Drop (ft)	14'	20'
Slope of Channel (ft/ft)	0.044	0.022
Drainage Area (ac)	0.59 ac	1.77 ac
Runoff Coefficient, C *	.25	.25
Rainfall Intensity (in/hr) **	6.2"	6.2"
Storm Duration (min) **	10 min	10 min
Time of Concentration, T _c (min)	8 min	20 min
Channel Lining Type	Grass	Grass
Permissible Velocity of Lining (fps) ***	6 fps	6 fps
Manning's Coefficient, n ****	0.24	0.24
CALCULATION RESULTS		
Mean Velocity (fps)	0.59 fps	0.61 fps
Normal Depth of Flow (ft)	0.62'	1.13'
Top Width of Water Surface (ft)	4.99'	7.94'
Factor of Safety Against Erosion	10.22	9.84

- * Based on offsite slope greater than 7% and coverage of grass
- ** Rainfall intensity and duration is based on Zone 5 – 3 Year – 10 Min Rainfall Intensity-Duration-Frequency Curve.
- *** Based on Permissible Velocities for Grass-Lined Channels, Regulation of Stormwater Management Systems, Chapter 40C-42, F.A.C., St. Johns River Water Management District.
- **** Based on sheet flow runoff in a shallow swale, 210-VI-TR-55, Second Ed., June 1986

The conveyance analysis was completed with the PONDS Channel and Overland Analysis program. To determine the capacity of the proposed swale, the chosen solution method is to calculate hydraulics of the channel without infiltration. The swale geometry used in the calculations represents the narrowest portion of each swale to ensure that the entire length can sufficiently convey stormwater as required.

Summary and Conclusions

The proposed swales have sufficient capacity to accommodate the offsite drainage area. The proposed east swale results indicate a normal flow depth of 1.13', which is less than the swale's minimum depth of 1.5 feet. The proposed west swale results indicate a normal flow depth of 0.59', which is less than the swale's minimum depth of 1.0 feet. Therefore, the swales will not overtop and allow flow into the adjacent properties and will maintain proper conveyance into the NW 13th St. right-of-way as intended. Please refer to the Appendix A for more details on the swale analysis.

Appendix A

Swale Calculations and
Computer Model Output

Time of Concentration - West Swale

Sheet Flow

Tt (min)	Surface Description	n (Manning)	L (ft)	P (in)	D Elev. (ft)	s (ft/ft)
6.84	Grass	0.24	100	6.2	5.5	0.055

Shallow Concentrated Flow

Tt (min)	Surface Description	L (ft)	Avg. Vel (ft/s)	D Elev. (ft)	s (ft/ft)
1.07	Grass Channel	218	3.4	8.5	0.0390

Tc = **8 min**

Time of Concentration - East Swale

Sheet Flow

Tt (min)	Surface Description	n (Manning)	L (ft)	P (in)	D Elev. (ft)	s (ft/ft)
13.53	Grass	0.24	100	6.2	1	0.010

Shallow Concentrated Flow

Tt (min)	Surface Description	L (ft)	Avg. Vel (ft/s)	D Elev. (ft)	s (ft/ft)
6.19	Grass Channel	821	2.21	19	0.0231

Tc = **20 min**

PONDS Channel and Overland Flow Analysis
Version 3.3.0029
Copyright 2008
Devo Seereeram, Ph.D., P.E.

I. INPUT DATA

Job Information

Job Name: Uplands Industrial Park 17-0357 - West Swale
Engineer: Joel Huddleston
Date: 10-18-2018

Solution Type

Calculate hydraulics of impervious channel without inlet

Channel Geometry

Bottom width of channel, [B]: 0 ft
Left side slope of channel, [Z1]: 4 ?H : 1V
Right side slope of channel, [Z2]: 4 ?H : 1V
Slope of channel, [Sc]: 0.044 ft/ft

Runoff Hydrograph

Drainage area entering channel, [A]: 0.59 acre
Runoff coefficient, [C]: .25
Rainfall intensity, [ID]: 6.2 in/hr
Storm duration, [D]: 10 min
Time of concentration, [Tc]: 8 min

Flow Velocity

Lining Type: Grass
Permissible velocity, [Vp]: 6 feet per second
Manning's roughness coefficient, [n]: .24

PONDS Channel and Overland Flow Analysis
Version 3.3.0029
Copyright 2008
Devo Seereeram, Ph.D., P.E.

II. RESULTS

Summary Of Results

Factor of safety against erosion, [FSe]: 10.21978

Runoff Hydrograph Calculations

Peak runoff rate, [Qp]: 0.9145 cfs
Volume of runoff (treatment volume), [Vr]: 548.7 ft³
Runoff depth, [dr]: 1.55 in

Channel Geometry Calculations

Normal depth of flow, [d]: 0.6240322 ft
Top width of water surface, [Wt]: 4.992258 ft
Cross-sectional flow area, [Ax]: 1.557665 ft²
Wetted perimeter, [P]: 5.145901 ft
Hydraulic radius, [Rh]: 0.3027001 ft

Protection Against Erosion

Mean velocity, [V]: 0.5870968 fps
Factor of safety against erosion, [FSe]: 10.21978

PONDS Channel and Overland Flow Analysis
Version 3.3.0029
Copyright 2008
Devo Seereeram, Ph.D., P.E.

I. INPUT DATA

Job Information

Job Name: Uplands Industrial Park 17-0357 - East Swale
Engineer: Joel Huddleston
Date: 10-18-2018

Solution Type

Calculate hydraulics of impervious channel without inlet

Channel Geometry

Bottom width of channel, [B]: 0 ft
Left side slope of channel, [Z1]: 3 ?H : 1V
Right side slope of channel, [Z2]: 4 ?H : 1V
Slope of channel, [Sc]: 0.0217 ft/ft

Runoff Hydrograph

Drainage area entering channel, [A]: 1.77 acre
Runoff coefficient, [C]: .25
Rainfall intensity, [ID]: 6.2 in/hr
Storm duration, [D]: 10 min
Time of concentration, [Tc]: 20 min

Flow Velocity

Lining Type: Grass
Permissible velocity, [Vp]: 6 feet per second
Manning's roughness coefficient, [n]: .24

PONDS Channel and Overland Flow Analysis
Version 3.3.0029
Copyright 2008
Devo Seereeram, Ph.D., P.E.

II. RESULTS

Summary Of Results

Factor of safety against erosion, [FSe]: 9.837404

Runoff Hydrograph Calculations

Peak runoff rate, [Qp]: 2.7435 cfs
Volume of runoff (treatment volume), [Vr]: 1646.1 ft³
Runoff depth, [dr]: 1.55 in

Channel Geometry Calculations

Normal depth of flow, [d]: 1.133661 ft
Top width of water surface, [Wt]: 7.935625 ft
Cross-sectional flow area, [Ax]: 4.498153 ft²
Wetted perimeter, [P]: 8.259152 ft
Hydraulic radius, [Rh]: 0.5446265 ft

Protection Against Erosion

Mean velocity, [V]: 0.609917 fps
Factor of safety against erosion, [FSe]: 9.837404

Appendix B

Pipe Calculations and Exhibits

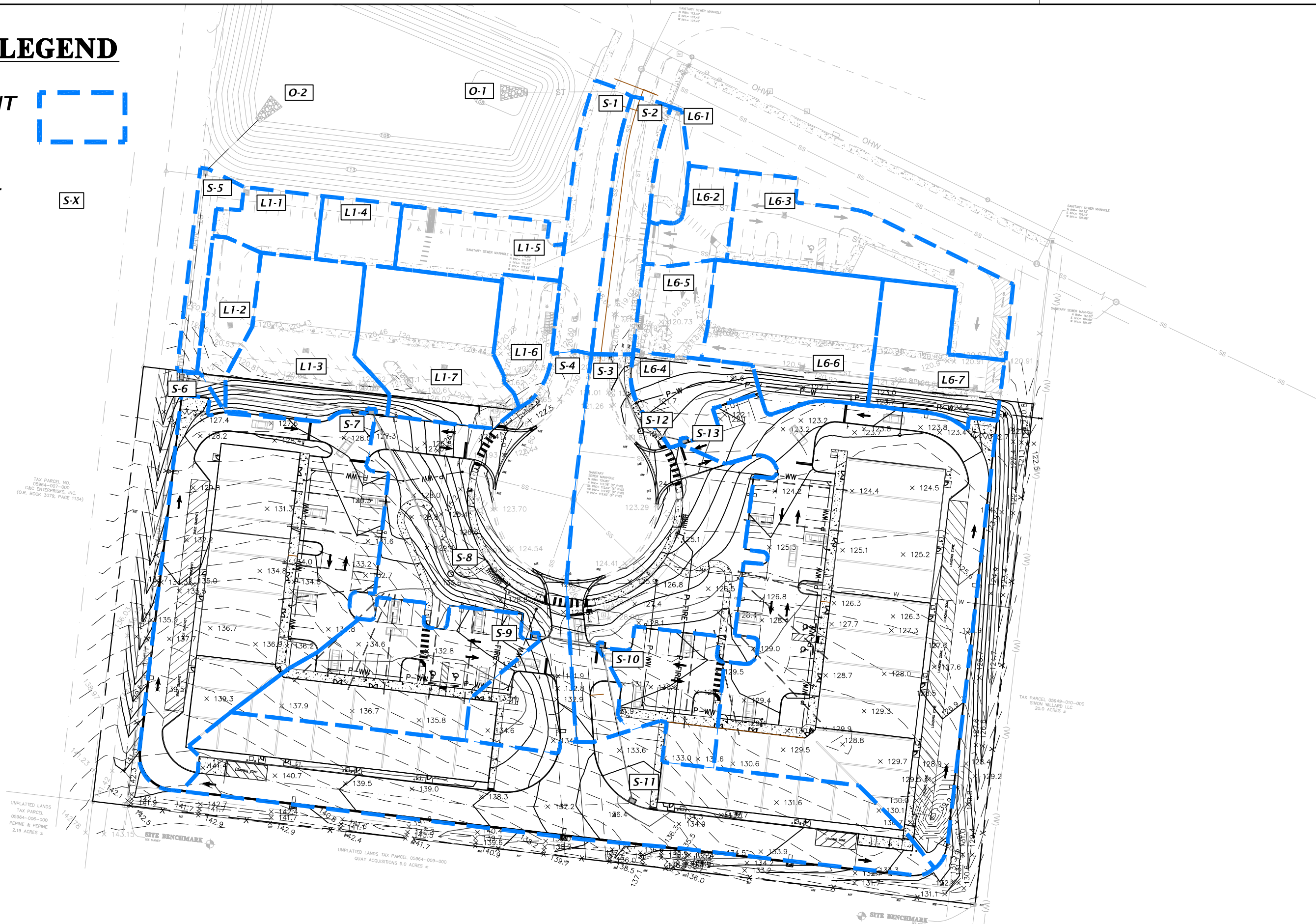
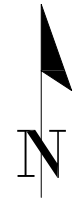
LEGEND

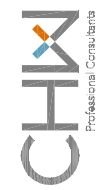
CATCHMENT
AREA:



TYPICAL
STRUCTURE
LABEL:

S-X



 Professional Consultants		11801 Research Drive Alachua, Florida 32616 (352) 331-1976 www.chn-inc.com est. 1988 FLORIDA CA-5075	
SCALE	1"=60'	VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	
SUBMITTALS		CONSTRUCTION DIMENSIONS	
CLIENT	CAUSSEUX, HEWITT, & WALPOLE, INC. ENGINEERING - SURVEYING - PLANNING	PROJECT	UPLAND INDUSTRIAL PARK
TECHNICAL	DESIGNER	QUALITY CONTROL	SHEET TITLE
PROJECT NUMBER		PIPE CATCHMENTS EXHIBIT	
17-0357			
SHEET NO.		1	

Project No. 17-0357 - Upland Industrial Park Pipe Calculations

Structure No.		Invert Elev.		Length (ft)	Slope (ft/foot)	Dia. (in)	C	i (in/hr)	A (ac)	Q (cfs) Actual		Q Full (cfs)	Pipe A (sq-ft)	V - Full Flow (fps)	Pipe R (ft)	Minor Loss Coeff.	Minor Loss (ft)	Loss (ft)	HGL		ToG/ EoP	F.B. (in)
From	To	U.S.	D.S.							Inc	Cumul								U.S.	D.S.		
S-11	S-10	127.25	126.78	113	0.0042	15	0.83	6.2	0.78	4.02	4.02	4.51	1.2	3.7	0.31	0.8	0.13	0.37	120.88	120.37	129.69	105.8
S-10	S-9	126.78	126.58	44	0.0045	15	0.92	6.2	0.15	0.84	4.86	4.72	1.2	3.8	0.31	0.6	0.15	0.21	120.37	120.01	130.04	116.0
S-9	S-8	126.58	126.17	68	0.0060	15	0.93	6.2	0.31	1.77	6.63	5.43	1.2	4.4	0.31	0.6	0.27	0.61	120.01	119.13	131.42	136.9
S-8	S-7	126.17	124.89	128	0.0100	15		6.2		0.00	6.63	7.00	1.2	5.7	0.31	0.8	0.36	1.14	119.13	117.63	130.05	131.0
S-7	S-6	124.89	121.41	139	0.0250	15	0.89	6.2	0.77	4.23	10.86	11.07	1.2	9.0	0.31	0.8	0.97	3.33	117.63	113.32	130.58	155.4
S-6	S-5	121.00	112.00	152	0.0592	18	0.20	6.2	0.01	0.01	10.88	27.69	1.8	15.7	0.38	0.8	0.47	1.38	113.32	111.47	125.00	140.1
L1-7	L1-6	116.70	116.42	56	0.0050	15	0.81	6.2	0.25	1.27	1.27	4.95	1.2	4.0	0.31	0.8	0.01	0.02	111.74	111.71	119.75	96.1
L1-6	L1-5	116.42	115.46	96	0.0100	15	0.53	6.2	0.08	0.26	1.53	7.00	1.2	5.7	0.31	0.8	0.02	0.05	111.71	111.64	120.00	99.5
L1-5	L1-4	115.46	114.68	156	0.0050	18	0.93	6.2	0.12	0.72	2.25	8.05	1.8	4.6	0.38	0.8	0.02	0.06	111.64	111.56	118.40	81.1
L1-4	L1-1	114.68	114.38	59	0.0051	18	0.93	6.2	0.06	0.37	2.62	8.11	1.8	4.6	0.38	0.8	0.03	0.03	111.56	111.50	119.10	90.5
L1-3	L1-2	116.70	116.41	57	0.0051	15	0.70	6.2	0.25	1.08	1.08	4.99	1.2	4.1	0.31	0.8	0.01	0.01	111.55	111.52	119.75	98.4
L1-2	L1-1	116.41	115.90	100	0.0051	18	0.49	6.2	0.08	0.25	1.33	8.13	1.8	4.6	0.38	0.8	0.01	0.01	111.52	111.50	119.78	99.1
L1-1	S-5	114.20	113.00	30	0.0400	24	0.93	6.2	0.07	0.41	4.36	49.02	3.1	15.6	0.50	0.8	0.02	0.01	111.50	111.47	118.90	88.8
S-5	O-2	112.00	106.00	54	0.1111	18	0.20	6.2	0.06	0.08	15.32	37.93	1.8	21.5	0.38	1.0	1.17	0.97	111.47	109.33	116.00	54.4
S-13	S-12	120.50	117.75	27	0.1019	15	0.88	6.2	0.77	4.23	4.23	22.33	1.2	18.2	0.31	1.0	0.18	0.10	113.77	113.49	124.19	125.0
S-12	S-3	117.75	115.76	57	0.0349	15		6.2		0.00	4.23	13.08	1.2	10.7	0.31	1.0	0.18	0.21	113.49	113.10	122.85	112.3
S-4	S-3	113.44	113.43	23	0.0004	15	0.60	6.2	0.65	2.42	2.42	1.46	1.2	1.2	0.31	0.8	0.05	0.03	113.18	113.10	119.76	79.0
L6-7	L6-6	117.45	116.90	126	0.0044	18	0.74	6.2	0.16	0.75	0.75	7.52	1.8	4.3	0.38	1.0	0.00	0.01	113.21	113.20	120.39	86.1
L6-6	L6-4	116.85	113.78	116	0.0265	18	0.82	6.2	0.26	1.32	2.07	18.51	1.8	10.5	0.38	1.0	0.02	0.04	113.20	113.15	120.51	87.7
L6-5	L6-4	116.90	113.81	56	0.0552	15	0.79	6.2	0.08	0.40	0.40	16.44	1.2	13.4	0.31	1.0	0.00	0.00	113.15	113.15	119.65	78.0
L6-4	S-3	113.73	113.44	21	0.0138	18	0.20	6.2	0.10	0.12	2.59	13.37	1.8	7.6	0.38	1.0	0.03	0.01	113.15	113.10	120.88	92.8
S-3	S-2	113.39	110.38	191	0.0158	18	0.57	6.2	0.55	1.95	11.18	14.29	1.8	8.1	0.38	0.8	0.50	1.83	113.10	110.77	119.76	79.9
L6-3	L6-2	113.12	113.03	69	0.0013	18	0.92	6.2	0.25	1.43	1.43	4.11	1.8	2.3	0.38	1.0	0.01	0.01	110.85	110.83	118.21	88.3
L6-2	L6-1	112.92	106.02	63	0.1095	18	0.87	6.2	0.08	0.41	1.84	37.66	1.8	21.3	0.38	1.0	0.02	0.02	110.83	110.79	119.00	98.1
L6-1	S-2	105.95	105.60	21	0.0167	18	0.27	6.2	0.04	0.07	1.91	14.69	1.8	8.3	0.38	1.0	0.02	0.01	110.79	110.77	115.07	51.3
S-2	S-1	105.49	105.49	23	0.0000	18	0.76	6.2	0.13	0.62	13.71	0.00	1.8	0.0	0.38	0.6	0.56	0.33	110.77	109.88	113.72	35.4
S-1	O-1	105.49	105.00	66	0.0074	24	0.74	6.2	0.14	0.63	14.33	21.12	3.1	6.7	0.50	1.0	0.32	0.22	109.88	109.33	113.74	46.3

Notes

1. ToG = Top of Grate/EoP = Edge of Pavement
2. FB= Free Board
3. Rainfall intensity is based on the FDOT Zone 5 Rainfall Intensity-Duration-Frequency curve for the 3 YR - 10 min storm event (6.2 inches/hr)
4. The tailwater condition in the pond was set at the DHW for the 100YR-1Hr storm event, EL. 109.33'.

Drainage Area to L1-7:

	sf	Ac	C	Weighted
Impervious	8,925	0.20	0.95	0.195
Pervious	2,108	0.05	0.2	0.010
Total	11,033	0.25	0.81	

Drainage Area to L1-6:

	sf	Ac	C	Weighted
Impervious	1,548	0.04	0.95	0.034
Pervious	1,946	0.04	0.2	0.009
Total	3,494	0.08	0.53	

Drainage Area to L1-5:

	sf	Ac	C	Weighted
Impervious	5,298	0.12	0.95	0.116
Pervious	133	0.00	0.2	0.001
Total	5,431	0.12	0.93	

Drainage Area to L1-4:

	sf	Ac	C	Weighted
Impervious	2,726	0.06	0.95	0.059
Pervious	66	0.00	0.2	0.000
Total	2,792	0.06	0.93	

Drainage Area to L6-7:

	sf	Ac	C	Weighted
Impervious	5,110	0.12	0.95	0.111
Pervious	2,029	0.05	0.2	0.009
Total	7,140	0.16	0.74	

Drainage Area to L6-6:

	sf	Ac	C	Weighted
Impervious	9,338	0.21	0.95	0.204
Pervious	2,025	0.05	0.2	0.009
Total	11,363	0.26	0.82	

Drainage Area to L6-5:

	sf	Ac	C	Weighted
Impervious	2,776	0.06	0.95	0.061
Pervious	766	0.02	0.2	0.004
Total	3,542	0.08	0.79	

Drainage Area to L6-4:

	sf	Ac	C	Weighted
Impervious	-	0.00	0.95	0.000
Pervious	4,330	0.10	0.2	0.020
Total	4,330	0.10	0.20	

Drainage Area to S-13:

	sf	Ac	C	Weighted
Impervious	47,428	1.09	0.95	1.034
Pervious	4,552	0.10	0.2	0.021
Total	51,980	1.19	0.88	

Drainage Area to S-11:

	sf	Ac	C	Weighted
Impervious	28,625	0.66	0.95	0.624
Pervious	5,288	0.12	0.2	0.024
Total	33,913	0.78	0.83	

Drainage Area to S-10:

	sf	Ac	C	Weighted
Impervious	6,186	0.14	0.95	0.135
Pervious	249	0.01	0.2	0.001
Total	6,435	0.15	0.92	

Drainage Area to S-9:

	sf	Ac	C	Weighted
Impervious	12,995	0.30	0.95	0.283
Pervious	351	0.01	0.2	0.002
Total	13,346	0.31	0.93	

Drainage Area to L1-3:

	sf	Ac	C	Weighted
Impervious	7,209	0.17	0.95	0.157
Pervious	3,536	0.08	0.2	0.016
Total	10,745	0.25	0.70	

Drainage Area to L1-2:

	sf	Ac	C	Weighted
Impervious	1,421	0.03	0.95	0.031
Pervious	2,193	0.05	0.2	0.010
Total	3,614	0.08	0.49	

Drainage Area to L1-1:

	sf	Ac	C	Weighted
Impervious	3,034	0.07	0.95	0.066
Pervious	86	0.00	0.2	0.000
Total	3,120	0.07	0.93	

Drainage Area to L6-3:

	sf	Ac	C	Weighted
Impervious	10,488	0.24	0.95	0.229
Pervious	421	0.01	0.2	0.002
Total	10,909	0.25	0.92	

Drainage Area to L6-2:

	sf	Ac	C	Weighted
Impervious	2,929	0.07	0.95	0.064
Pervious	370	0.01	0.2	0.002
Total	3,299	0.08	0.87	

Drainage Area to L6-1:

	sf	Ac	C	Weighted
Impervious	175	0.00	0.95	0.004
Pervious	1,606	0.04	0.2	0.007
Total	1,781	0.04	0.27	

Drainage Area to S-7:

	sf	Ac	C	Weighted
Impervious	30,692	0.70	0.95	0.669
Pervious	2,890	0.07	0.2	0.013
Total	33,582	0.77	0.89	

Drainage Area to S-6:

	sf	Ac	C	Weighted
Impervious	-	0.00	0.95	0.000
Pervious	460	0.01	0.2	0.002
Total	460	0.01	0.20	

Drainage Area to S-5:

	sf	Ac	C	Weighted
Impervious	-	0.00	0.95	0.000
Pervious	2,636	0.06	0.2	0.012
Total	2,636	0.06	0.20	

Drainage Area to S-4:

	sf	Ac	C	Weighted
Impervious	15,143	0.35	0.95	0.330
Pervious	13,046	0.30	0.2	0.060
Total	28,189	0.65	0.60	

Drainage Area to S-3:

	sf	Ac	C	Weighted
Impervious	11,829	0.27	0.95	0.258
Pervious	12,143	0.28	0.2	0.056
Total	23,972	0.55	0.57	

Drainage Area to S-2:

	sf	Ac	C	Weighted
Impervious	4,273	0.10	0.95	0.093
Pervious	1,493	0.03	0.2	0.007
Total	5,766	0.13	0.76	

Drainage Area to S-1:

	sf	Ac	C	Weighted
Impervious	4,280	0.10	0.95	0.093
Pervious	1,670	0.04	0.2	0.008
Total	5,950	0.14	0.74	

Inlet Capacities: Upland Industrial Park

Intensity, I: 6.2 in/hr

Equations:
 $Q = C \times I \times A$

NW 101 Dr.											
Structure (Type)	C	A (acres)	C x A	Q, Overland Runoff (cfs)	Previous By-Pass (cfs)	Total Flow (cfs)	Cross Slope S_x (ft/ft)	Longitudinal S_l Slope (%)	Inlet Eff (%)	Intercepted Flow (cfs)	Bypass Flow (cfs)
S-4 (5)	0.60	0.65	0.39	2.42	0.00	2.42	0.02	4.14	80	1.93	0.48
S-3 (5)	0.57	0.55	0.31	1.94	0.00	1.94	0.02	4.14	90	1.75	0.19
S-2 (5)	0.76	0.13	0.10	0.61	0.19	0.81	0.02	3.00	100	0.81	0.00
S-1 (6)	0.74	0.14	0.10	0.64	0.48	1.13	0.02	3.00	100	1.13	0.00

Note: Inlet inefficiencies obtained from FDOT Drainage Design Guide (Jan. 2018), Appendix I

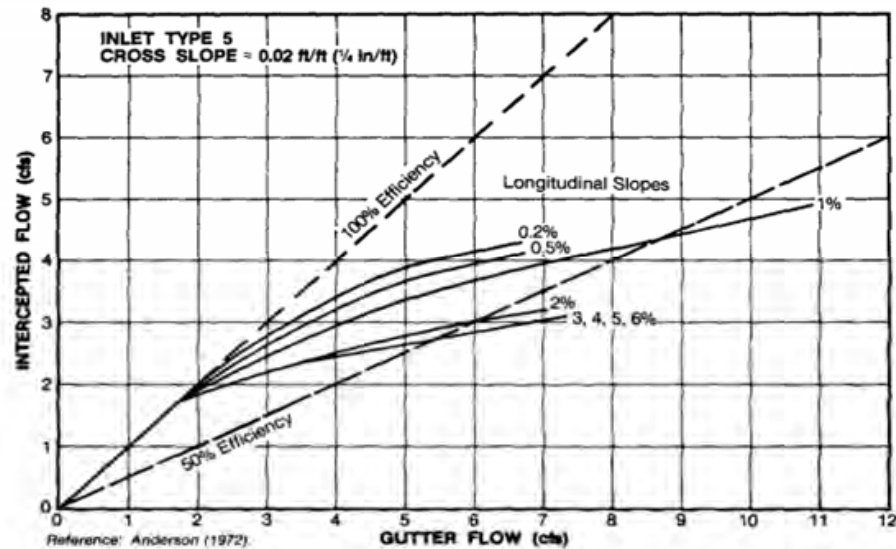


Figure I-11: Type 5, $S_x = 0.02$



Engineering & Consulting, Inc.

**SUMMARY REPORT OF A
GEOTECHNICAL SITE EXPLORATION
UPLAND PROPERTIES / MORTON BUILDING
ALACHUA, FLORIDA
GSE PROJECT NO. 10066**

Prepared For:
UPLAND PROPERTIES OF NCF, LLC
JUNE 2007



Engineering & Consulting, Inc.

June 26, 2007

Mr. Mike Walsh
Upland Properties of NCF, LLC
3455 SW 42nd Avenue
Gainesville, Florida 32608

Subject: Summary Report of a Geotechnical Site Exploration
Upland Properties/Morton Building
Alachua, Florida
GSE Project No. 10066

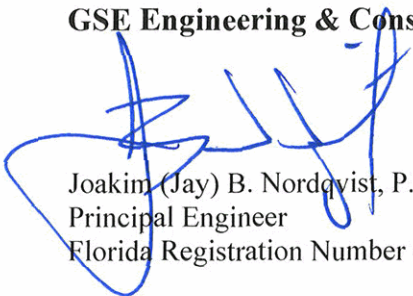
Dear Mr. Walsh:

GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this geotechnical site exploration report for the above referenced project. Presented herein are the findings and conclusions of our exploration, including the geotechnical recommendations for storm water management design.

We appreciate this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.



Joakim (Jay) B. Nordqvist, P.E.
Principal Engineer
Florida Registration Number 42681



Kenneth L. Hill, P.E. 6/26/07
Principal Engineer
Florida Registration Number 40146

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1. Project Site Location Map
2. Site Plan Showing Approximate Locations of Field Tests

APPENDIX

Key to Soil Classifications

1.0 INTRODUCTION

1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this geotechnical exploration of the proposed storm water management facilities for the Upland Properties/Morton Building located in Alachua, Florida. Our exploration was performed in accordance with GSE Proposal No. 2007-057 dated May 21, 2007. Our services were authorized by Mr. Mike Walsh of Upland Properties of NCF, LLC on June 6, 2007.

1.2 Project Description

The site is located along the south side of U.S. Highway 441 approximately 1300 feet west of Cellon Creek Boulevard in Alachua, Florida. A project site location map is provided in Figure 1. The site is currently undeveloped open pasture. A house and several barns are located south of the site.

Causseaux, Hewett, & Walpole, Inc. provided a site indicating the proposed development. The project will include six building lots and one storm water management facility. This exploration is limited to the storm water management facilities

1.3 Purpose

The purpose of this geotechnical exploration was to determine the general subsurface conditions, evaluate these conditions with respect to the proposed construction, and prepare geotechnical recommendations to assist in the design of the storm water management facilities.

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care and established geotechnical engineering practices for this geographic region. Our exploration consisted of performing six auger borings to a depth of 15 feet bls in the area of the planned storm water management facilities. The soil borings were performed at the approximate locations as shown on Figure 2. We located the borings at the site using the provided site plan, estimated property lines, and other obvious site features as reference. The soil borings were performed on June 12, 2007.

2.2 Auger Borings

The auger borings were performed in accordance with ASTM Specification D-1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted and the soils collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger borings. Results from the auger borings are provided in Section 5.1.

2.3 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory, and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of six percent fines passing the No. 200-sieve determinations with natural moisture contents, and six constant head permeability tests. These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory tests are provided in Section 5.2.

3.0 FINDINGS

3.1 Surface Conditions

The site is undeveloped, open pasture. A home and several barns are located south of the site. Surface topography slopes moderately down to the north toward U.S. Highway 441.

3.2 Subsurface Conditions

The locations of the auger borings are provided on Figure 2. Complete logs for the borings are provided in Sections 5.1. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The auger borings indicate that soil conditions across the project site are somewhat similar, penetrating sand with silt and silty sand (SP-SM, SM) underlain by clayey sand (SC) and some sandy clay (CL/CH). The surficial sand layer ranged from about 5 to 15 feet deep. The underlying layer of clay-rich soils was not encountered at locations A-2 and A-5. The groundwater table was not encountered in the borings at the time of our exploration.

3.3 Review of Published Data

The Soil Conservation Service (SCS) Soil Survey for Alachua County¹ maps two soil series in the area where the borings were conducted. The majority of the site is mapped as Arredondo fine sand, 5 to 8 percent slopes. The area along the northern property line is mapped as Fort Meade fine sand, 0 to 5 percent slopes. The following soil descriptions are from the Soil Survey.

Arredondo fine sand, 5 to 8 percent slopes. This sloping, well drained soil is in small areas on sharp breaking slopes and in relatively large areas on long slopes of the uplands. The areas vary from about 5 to 40 acres.

Typically, the surface layer is dark grayish brown fine sand about 5 inches thick. The subsurface layer is yellowish brown fine sand to a depth of 65 inches. The yellowish brown subsoil extends to a depth of 88 inches or more. The upper 6 inches is sandy loam, and the lower 17 inches is sandy clay loam.

Included with this soil in mapping are small areas of Gainesville, Kendrick, and Millhopper soils. In a few mapped areas are small depressions where the soils have a black surface layer 8 to 24 inches thick over a yellowish brown to grayish brown sandy or loamy subsurface layer and

¹ Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

subsoil. A few areas include Arredondo soils that have slopes of 0 to 5 percent or 8 to 12 percent. Siliceous limestone boulders and sinkholes are in some places and are shown by the appropriate map symbol. Total included areas are about 20 percent.

In this Arredondo soil, the available water capacity is low in the surface and subsurface layers and medium in the subsoil. Permeability is rapid in the sandy surface and subsurface layers and moderately slow in the loamy subsoil. Natural fertility is low in the sandy upper 65 inches and medium in the finer textured layers below. Organic matter content is low. The water table is more than 72 inches below the surface. Surface runoff is slow.

Fort Meade fine sand, 0 to 5 percent slopes. This nearly level to gently sloping, well drained soil is in both small and large areas on the gently rolling uplands. The areas are mostly irregular in shape and range from about 10 to 400 acres.

Typically, the surface layer is fine sand about 14 inches thick. The upper 10 inches is very dark brown, and the lower 4 inches is very dark grayish brown. The underlying layer is fine sand to a depth of 80 inches or more. In sequence from the top, the upper 20 inches is dark brown; the next 9 inches is dark yellowish brown; the next 28 inches is yellowish brown; and the lower 14 inches is dark brown.

Included with this soil in mapping are small areas of Arredondo, Gainesville, Kendrick, and Millhopper soils. Also included are small areas of soils which are similar to the Fort Meade soil but which have only 6 to 10 inches of a very dark gray or very dark grayish brown surface layer over a fine sand or loamy sand underlying layer. Total included areas are less than 15 percent.

In this Fort Meade soil, the available water capacity is low to medium. The permeability is rapid. The natural fertility is low. Organic matter content of the surface layer is moderately low to high. Surface runoff is slow. The water table is more than 72 inches below the surface.

The soils encountered by the soil borings at this site are generally consistent with the County soil survey mappings.

3.4 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for natural moisture content, the percent fines passing the No. 200 sieve, and vertical permeability. Locations of the soil borings are shown on Figure 2. Selected soil samples were collected from depths ranging from 5 to 15 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The complete laboratory report is provided in Section 5.2.

The laboratory tests indicate the near surface soils generally consist of sand with silt and silty sand (SP-SM, SM) having about 9 to 14 percent soil fines passing the No. 200 sieve. The tested underlying clayey sand (SC) has about 26 percent passing the No. 200 sieve.

The constant head permeability tests results indicate the upper layer of sand with silt and silty sand has vertical coefficients of permeability of 17 to 51 feet per day (6.05×10^{-3} cm/sec to 1.79×10^{-2} cm/sec). Permeability tests conducted on the deeper clayey sand indicates this soil has a vertical coefficient of permeability of 14 feet per day (4.81×10^{-3} cm/sec).

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

The soil conditions at the site are somewhat uniform, and consist of a surficial sand layer generally overlying discontinuous layers of clayey sand and some clay. In this section of the report, we present our recommendations for storm water retention design.

The following recommendations are made based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, we request the opportunity to review and possibly amend our recommendations with respect to those changes.

4.2 Groundwater

Groundwater was not encountered within the depths explored. The normal seasonal high water table is expected to be deeper than the 15 foot depth of exploration.

4.3 Utilities

We anticipate water and storm water utilities will be buried 3 to 10 feet below land surface. You should expect the trench excavations to encounter mostly sand (SP-SM, SM), clayey sand (SC) and some clay (CL/CH). Some of these soils are suitable for reuse as fill material above the utilities, however, the clayey sand is more difficult to work and compact. Clay (CL/CH) may be encountered randomly throughout the site, and these materials should not be reused as fill. Our recommendations for fill materials are provided in Section 4.5.

Excavations that penetrate clay-rich soils may hold storm water after periods of heavy rainfall, and excavations should be made to allow drainage into more sandy materials. Excavations for underground utilities that encounter clay-rich soils should be made such that they do not trap water (i.e. "swimming pool" or "bowl" effect). Sloping the excavation, or extending the excavation to a more pervious area can achieve this. Allowing surface water to become trapped within utility trenches serves as a potential water source for the clay, which can result in shrink/swell movements of these soils.

4.4 Storm Water Retention Basins

The soil conditions at the storm water management facilities were somewhat consistent, consisting of sand with silt and silty sand to depths of 5 to 15 feet overlying clayey sand and some sandy clay. The clayey sands are generally friable, and are not considered confining soils, although these soils will have permeability characteristics at least one order of magnitude lower than the surficial sands.

The water table was not encountered within the explored depth of 15 feet bls at the storm water management facility locations. We estimate the seasonal high water table will be deeper than 15

feet. The laboratory permeability tests indicate the surficial layer of sand has vertical coefficients of permeability of 17 to 51 feet per day. The tested deeper clayey sand has a vertical coefficient of permeability of 14 feet per day.

If the excavation of the storm water should encounter the clayey sand soils, we recommend these soils be undercut and replaced with the clean overburden sand having less than 10 percent fines passing the No. 200 sieve to a depth of 2 feet below the basin bottom, and to 1 foot deep on the basin side slopes. The intent of this remediation is to provide a more uniform sand layer beneath the basin that will allow the migration and infiltration of water to the deeper deposits of sand. This will also reduce the potential for silt and clay fines leaching out of the soil that can cover the basin bottom and reduce its effectiveness.

Based upon our findings and test results, our recommended soil parameters for the storm water management area designs are presented below. The recommended parameters consider the results of the permeability tests and wash 200 determinations, the expected permeability characteristics of the underlying clayey sand, our experience with these types of soils and the remedial measures that are recommended for the basins.

Based upon our findings and test results, we recommend the following soil parameters for the southern storm water management area design:

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) greater than 15 feet bls.
2. Unsaturated vertical infiltration rate of 20 feet per day.
3. Horizontal hydraulic conductivity of 25 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Normal seasonal high groundwater table depth greater than 15 feet bls.

A factor of safety of 2 should be applied to the infiltration and hydraulic conductivity values provided.

4.5 Fill Suitability

The upper layer of sandy soils (with exception of topsoil) excavated from the basin locations (SP-SM, SM) should be suitable for use as structural fill, assuming it has less than 5 percent organic material and is free of roots and other deleterious debris.

The underlying clayey sand (SC) soils are also considered suitable for use as structural fill or as stabilized subgrade material for proposed pavements, but may be a less desirable source of fill, as these soils are moisture sensitive and can be difficult to compact unless they are worked at close to optimum moisture. If clay-rich soils are utilized, we recommend that they contain less

than 30 percent fines (Passing the No. 200 sieve) with a Plasticity Index less than 15 and Liquid Limit less than 45. Soils with more than 15 percent fines content should be compacted to 98 percent of the Standard Proctor maximum dry density (ASTM D698). Mixing of soils with higher fines content with those with less fines content may increase their overall workability.

The sandy clay (CL/CH) encountered is not considered a suitable source of structural fill.

5.0 FIELD DATA

5.1 Auger Boring Logs



GSE Engineering & Consulting, Inc.
4949 SW 41st Blvd., Unit 70
Gainesville, Florida 32608
Telephone: 352-377-3233

CLIENT Upland Properties of NCF, LLC

PROJECT NAME Upland Properties/Morton Building

PROJECT NUMBER 10066

PROJECT LOCATION Alachua, Alachua County, Florida

DATE STARTED 6/12/2007

LOGGED BY GW

DRILLING CONTRACTOR Whitaker Drilling

CHECKED BY KLH

GROUND WATER LEVELS: **BORING NUMBER A-1**

AT TIME OF DRILLING _____

ESTIMATED SEASONAL HIGH _____

NOTES _____

GROUND WATER LEVELS: **BORING NUMBER A-2**

AT TIME OF DRILLING _____

ESTIMATED SEASONAL HIGH _____

NOTES _____

AUGER BORING LOGS2 - GINT STD US GDT - 6/15/07 10:39 - Z:\PROJECTS\10066 MORTON BUILDING\BORINGS\10066 AUGER BORINGS.GPJ

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0				0			
		AU 1	(SP-SM) Dark orange, brown SAND with silt			AU 1	(SP-SM) Dark orange, brown SAND with silt
5				5			
		AU 2				AU 2	
10				10			
						AU 3	(SP-SM) Orange SAND with silt
		AU 3	(SC) Light orange and tan slightly clayey SAND				
						AU 4	(SP-SM) Tan and orange SAND with silt
15				15			
			Bottom of borehole at 15.0 feet.				Bottom of borehole at 15.0 feet.

(Continued Next Page)

GSE Engineering & Consulting, Inc.
4949 SW 41st Blvd., Unit 70
Gainesville, Florida 32608
Telephone: 352-377-3233

CLIENT Upland Properties of NCF, LLC

PROJECT NAME Upland Properties/Morton Building

PROJECT NUMBER 10066

PROJECT LOCATION Alachua, Alachua County, Florida

DATE STARTED 6/12/2007

LOGGED BY GW

DRILLING CONTRACTOR Whitaker Drilling

CHECKED BY KLH

GROUND WATER LEVELS: **BORING NUMBER A-3**

AT TIME OF DRILLING

ESTIMATED SEASONAL HIGH _____

NOTES _____

GROUND WATER LEVELS: **BORING NUMBER A-4**

AT TIME OF DRILLING

ESTIMATED SEASONAL HIGH

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			(SM) Brown silty SAND	0			(SP-SM) Dark orange, brown SAND with silt
		AU 1				AU 1	
5				5			
		AU 2	(SC) Orange and light gray very clayey SAND			AU 2	
10				10			
			(SC) Light gray, tan and orange clayey SAND				(SC) Brown, orange and gray clayey SAND
		AU 3				AU 3	
15			Bottom of borehole at 15.0 feet.	15			Bottom of borehole at 15.0 feet.

(Continued Next Page)



PROJECT NAME Upland Properties/Morton Building

PROJECT LOCATION Alachua, Alachua County, Florida

LOGGED BY GW

CHECKED BY KLH

GROUND WATER LEVELS: **BORING NUMBER A-6**

AT TIME OF DRILLING _____

ESTIMATED SEASONAL HIGH _____

NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			(SP-SM) Dark orange, brown SAND with silt	0			(SP-SM) Dark orange, brown SAND with silt
		AU 1				AU 1	
5				5		AU 2	(SM) Brown and tan silty SAND with trace of cemented sand
		AU 2				AU 3	(SC) Orange clayey SAND
10				10			
		AU 3				AU 1	(CH) Green, orange and gray sandy CLAY
15				15			
			Bottom of borehole at 15.0 feet.				Bottom of borehole at 15.0 feet.

5.2 Laboratory Results



Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 10066

Project Name: Upland Properties/Morton Building

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Unified Soil Classification
A-1	8 - 10	Dark Orange Brown Sand with silt	9.1				10.0		SP-SM
A-2	13 - 15	Tan and Orange Sand with silt	5.2				8.7		SP-SM
A-3	5 - 7	Brown Silty Sand	8.4				13.5		SM
A-4	8 - 10	Dark Orange Brown Sand with silt	6.0				10.0		SP-SM
A-5	8 - 10	Dark Orange Brown Sand with silt	9.2				9.3		SP-SM
A-6	6 - 8	Orange Clayey Sand	19				26		SC



Engineering & Consulting, Inc.

Constant Head Permeability Test Results

Project: Upland Properties/Morton Building Test Date
Project No.: 10066 Tested By JR/BB
Boring No.: A-1
Sample Depth: 8 - 10 ft.
Soil Description: Dark Orange Brown Sand with silt

Length Between Manometer Outlets	7.62	cm
Diameter of Soil Specimen	7.62	cm
Cross Section Area of Specimen	45.60	cm
Height of Specimen (H1)	15.00	cm
Height of Specimen (H2)	2.50	cm
Volume of Specimen (17-18 * 16)	570.00	cm ³
Mass of Air Dry Soil	1040.80	gm
Mass of Unused Soil	173.40	gm
Mass of Soil Specimen	867.40	gm
Unit Weight of Soil Specimen (air dry)	94.96	lb/ft ³
Water Content	9.10	percent
Dry Unit Weight of Soil	87.04	lb/ft ³

Trial No.	Manometer Readings		Head	Q	Time (sec)	Temp	Permeability
	H1	H2					
1	41	22.5	18.5	83.9	42		1.80E-02
2	40.8	22.5	18.3	59.2	30		1.80E-02
3	40.4	22.3	18.1	58.7	30		1.81E-02
4	40.3	22.2	18.1	57.1	30		1.76E-02

Average Permeability = 1.79E-02 cm/sec

51 ft/day



Engineering & Consulting, Inc.

Constant Head Permeability Test Results

Project: Upland Properties/Morton Building Test Date
Project No.: 10066 Tested By JR/BB
Boring No.: A-2
Sample Depth: 13 - 15 ft.
Soil Description: Tan and Orange Sand with silt

Length Between Manometer Outlets	7.62	cm
Diameter of Soil Specimen	7.62	cm
Cross Section Area of Specimen	45.60	cm
Height of Specimen (H1)	15.20	cm
Height of Specimen (H2)	2.50	cm
Volume of Specimen (17-18 * 16)	579.12	cm ³
Mass of Air Dry Soil	991.00	gm
Mass of Unused Soil	58.70	gm
Mass of Soil Specimen	932.30	gm
Unit Weight of Soil Specimen (air dry)	100.46	lb/ft ³
Water Content	5.20	percent
Dry Unit Weight of Soil	95.49	lb/ft ³

Trial No.	Manometer Readings		Head	Q	Time (sec)	Temp	Permeability
	H1	H2					
1	63.2	30.3	32.9	69.5	30		1.18E-02
2	63.2	30.4	32.8	69.2	30		1.18E-02
3	63	30.4	32.6	68.8	30		1.18E-02
4	62.9	30.4	32.5	68.7	30		1.18E-02

Average Permeability = 1.18E-02 cm/sec

33 ft/day



Engineering & Consulting, Inc.

Constant Head Permeability Test Results

Project: Upland Properties/Morton Building Test Date
Project No.: 10066 Tested By JR/BB
Boring No.: A-3
Sample Depth: 5 - 7 ft.
Soil Description: Brown Silty Sand

Length Between Manometer Outlets	7.62	cm
Diameter of Soil Specimen	7.62	cm
Cross Section Area of Specimen	45.60	cm
Height of Specimen (H1)	15.20	cm
Height of Specimen (H2)	2.50	cm
Volume of Specimen (17-18 * 16)	579.12	cm ³
Mass of Air Dry Soil	954.10	gm
Mass of Unused Soil	87.20	gm
Mass of Soil Specimen	866.90	gm
Unit Weight of Soil Specimen (air dry)	93.41	lb/ft ³
Water Content	8.40	percent
Dry Unit Weight of Soil	86.17	lb/ft ³

Trial No.	Manometer Readings		Head	Q	Time (sec)	Temp	Permeability
	H1	H2					
1	87	23.4	63.6	75.9	33		6.04E-03
2	87	23.8	63.2	68.9	30		6.07E-03
3	87	23.8	63.2	68.8	30		6.06E-03
4	87	23.8	63.2	68.1	30		6.00E-03

Average Permeability = 6.05E-03 cm/sec

17 ft/day



Engineering & Consulting, Inc.

Constant Head Permeability Test Results

Project: Upland Properties/Morton Building Test Date
Project No.: 10066 Tested By JR/BB
Boring No.: A-4
Sample Depth: 8 - 10 ft.
Soil Description: Dark Orange Brown Sand with silt

Length Between Manometer Outlets	7.62	cm
Diameter of Soil Specimen	7.62	cm
Cross Section Area of Specimen	45.60	cm
Height of Specimen (H1)	15.40	cm
Height of Specimen (H2)	2.50	cm
Volume of Specimen (17-18 * 16)	588.24	cm ³
Mass of Air Dry Soil	1006.00	gm
Mass of Unused Soil	142.60	gm
Mass of Soil Specimen	863.40	gm
Unit Weight of Soil Specimen (air dry)	91.59	lb/ft ³
Water Content	6.00	percent
Dry Unit Weight of Soil	86.40	lb/ft ³

Trial No.	Manometer Readings		Head	Q	Time (sec)	Temp	Permeability
	H1	H2					
1	55.4	26.5	28.9	86.8	30		1.67E-02
2	55.2	26.4	28.8	86.3	30		1.67E-02
3	55	26.4	28.6	85.8	30		1.67E-02
4	54.6	26.3	28.3	84.3	30		1.66E-02

Average Permeability = 1.67E-02 cm/sec

47 ft/day



Engineering & Consulting, Inc.

Constant Head Permeability Test Results

Project: Upland Properties/Morton Building Test Date
Project No.: 10066 Tested By JR/BB
Boring No.: A-5
Sample Depth: 8 - 10 ft.
Soil Description: Dark Orange Brown Sand with silt

Length Between Manometer Outlets	7.62	cm
Diameter of Soil Specimen	7.62	cm
Cross Section Area of Specimen	45.60	cm
Height of Specimen (H1)	15.20	cm
Height of Specimen (H2)	2.50	cm
Volume of Specimen (17-18 * 16)	579.12	cm ³
Mass of Air Dry Soil	1017.50	gm
Mass of Unused Soil	182.20	gm
Mass of Soil Specimen	835.30	gm
Unit Weight of Soil Specimen (air dry)	90.00	lb/ft ³
Water Content	9.20	percent
Dry Unit Weight of Soil	82.42	lb/ft ³

Trial No.	Manometer Readings		Head	Q	Time (sec)	Temp	Permeability
	H1	H2					
1	59.9	27.6	32.3	86.7	30		1.50E-02
2	59.4	27.5	31.9	86.3	30		1.51E-02
3	58.9	27.4	31.5	83.1	30		1.47E-02
4	58.5	27.3	31.2	82.5	30		1.47E-02

Average Permeability = 1.49E-02 cm/sec

42 ft/day



Engineering & Consulting, Inc.

Constant Head Permeability Test Results

Project: Upland Properties/Morton Building Test Date
Project No.: 10066 Tested By JR/BB
Boring No.: A-6
Sample Depth: 6 - 8 ft.
Soil Description: Orange Clayey Sand

Length Between Manometer Outlets	7.62	cm
Diameter of Soil Specimen	7.62	cm
Cross Section Area of Specimen	45.60	cm
Height of Specimen (H1)	14.60	cm
Height of Specimen (H2)	2.50	cm
Volume of Specimen (17-18 * 16)	551.76	cm ³
Mass of Air Dry Soil	1028.90	gm
Mass of Unused Soil	161.90	gm
Mass of Soil Specimen	867.00	gm
Unit Weight of Soil Specimen (air dry)	98.05	lb/ft ³
Water Content	19.00	percent
Dry Unit Weight of Soil	82.40	lb/ft ³

Trial No.	Manometer Readings		Head	Q	Time (sec)	Temp	Permeability
	H1	H2					
1	17.4	13	4.4	18.5	150		4.68E-03
2	16.7	12.7	4	17.6	152		4.84E-03
3	16.5	12.5	4	16.8	150		4.68E-03
4	16.5	12.5	4	21.7	180		5.04E-03

Average Permeability = 4.81E-03 cm/sec

14 ft/day

6.0 LIMITATIONS

6.1 Warranty

This report has been prepared for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

6.2 Standard Penetration Test Borings

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the SPT borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

6.3 Site Figures

The measurements used for the preparation of the figures in this report were made with a fiberglass tape and by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

6.4 Unanticipated Soil Conditions

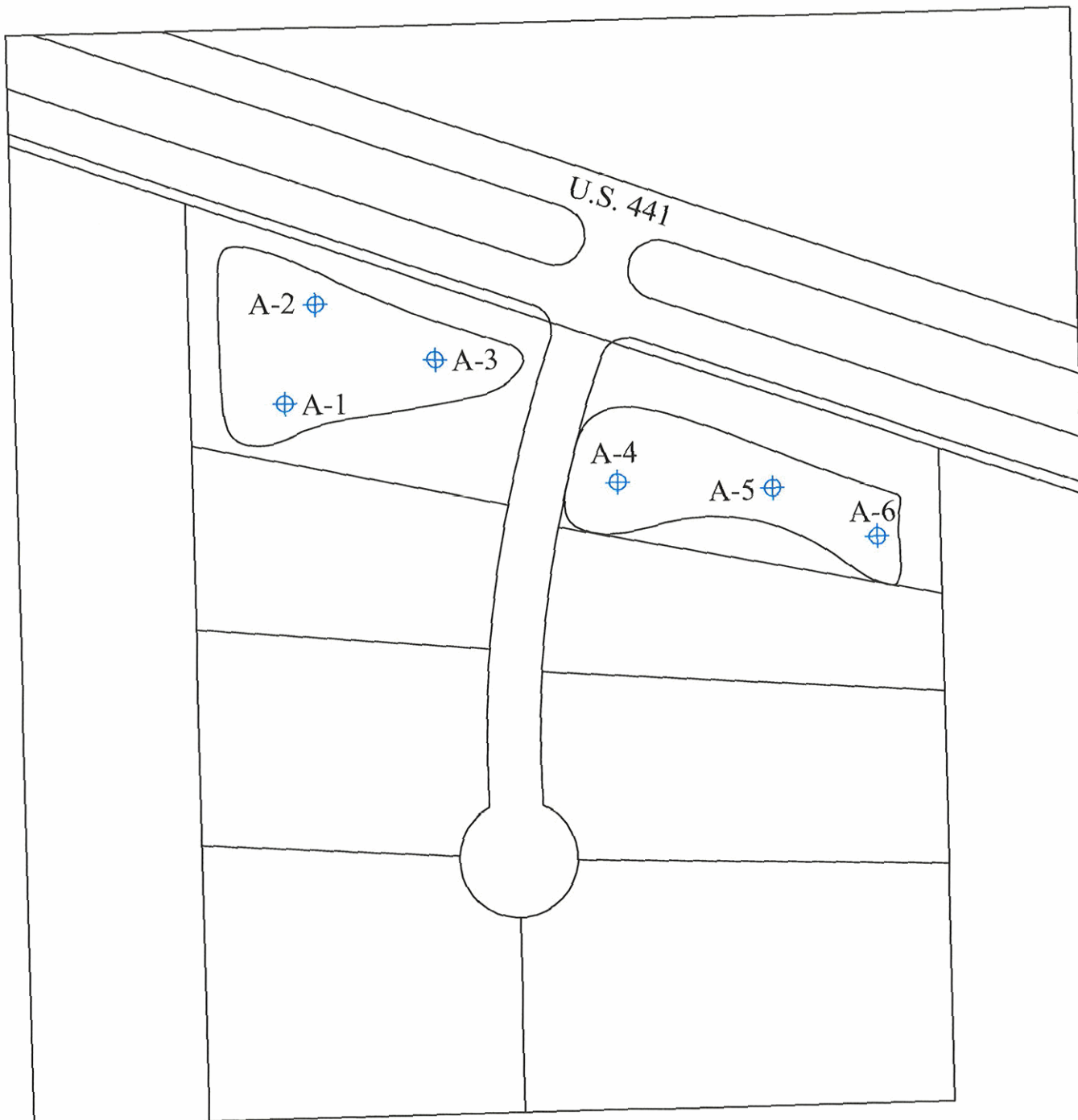
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

6.5 Misinterpretation of Soil Engineering Report

GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

FIGURES



LEGEND :

AUGER BORING 



NOT TO SCALE

SITE PLAN

UPLAND PROPERTIES/MORTON BUILDING
ALACHUA, ALACHUA COUNTY, FLORIDA
PROJECT No. 10066

DESIGNED BY : KLH
CHECKED BY : KLH
DRAWN BY : DSK



FIGURE

2

APPENDIX

KEY TO SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 40% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 30% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
				SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50			ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAD CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50			MH	INORGANIC SILTS, MICACEOUS OR OXTOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
	HIGHLY ORGANIC SOILS			PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

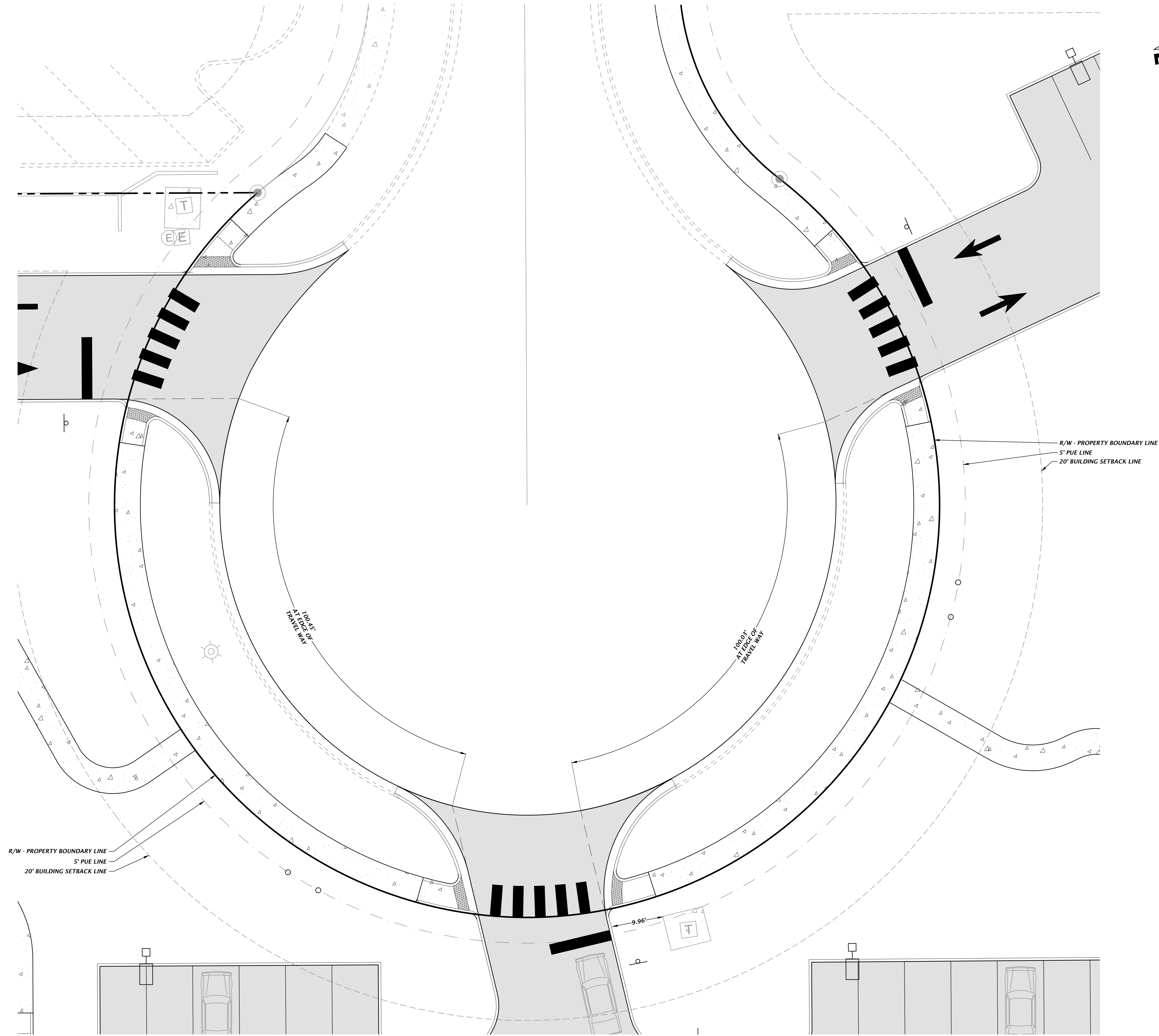
CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

NO. OF BLOW, N		RELATIVE DENSITY	NO. OF BLOWS, N		CONSISTENCY
SANDS:	0 - 4	Very Loose	SILTS & CLAYS:	0 - 2	Very Soft
	5 - 10	Loose		3 - 4	Soft
	11 - 30	Medium dense		5 - 8	Firm
	31 - 50	Dense		9 - 15	Stiff
	OVER 50	Very Dense		16 - 30	Very Stiff
				31 - 50	Hard
				OVER 50	Very Hard

PARTICLE SIZE IDENTIFICATION

BOULDERS:	Greater than 300 mm
COBBLES:	75 mm to 300 mm
GRAVEL:	19.0 mm to 75 mm
	Coarse - 4.75 mm to 19.0 mm
	Fine - 2.00 mm to 4.75 mm
SANDS:	0.425 mm to 2.00 mm
	Coarse - 0.075 mm to 0.425 mm
	Fine - Less than 0.075 mm
SILTS & CLAYS:	

Tests: bryang Plot Date: Oct 17, 2018 8:28am Filename: L:\2017\17-0357\Engineering\Draws\Misc Files\17-0357_Col-ds-spec.dwg



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
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CA-5075

CHW
Professional Consultants

SCALE: 1"=10'
VERIFY SCALE
BASED ON
ORIGINAL DRAWING
0 INCHES
1" INCHES
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/REV. REVISIONS

SUBMITTALS
12/21/17 - CITY OF ALACHUA AND SRWMD
08/06/18 - CITY OF ALACHUA
10/18/18 - CITY OF ALACHUA

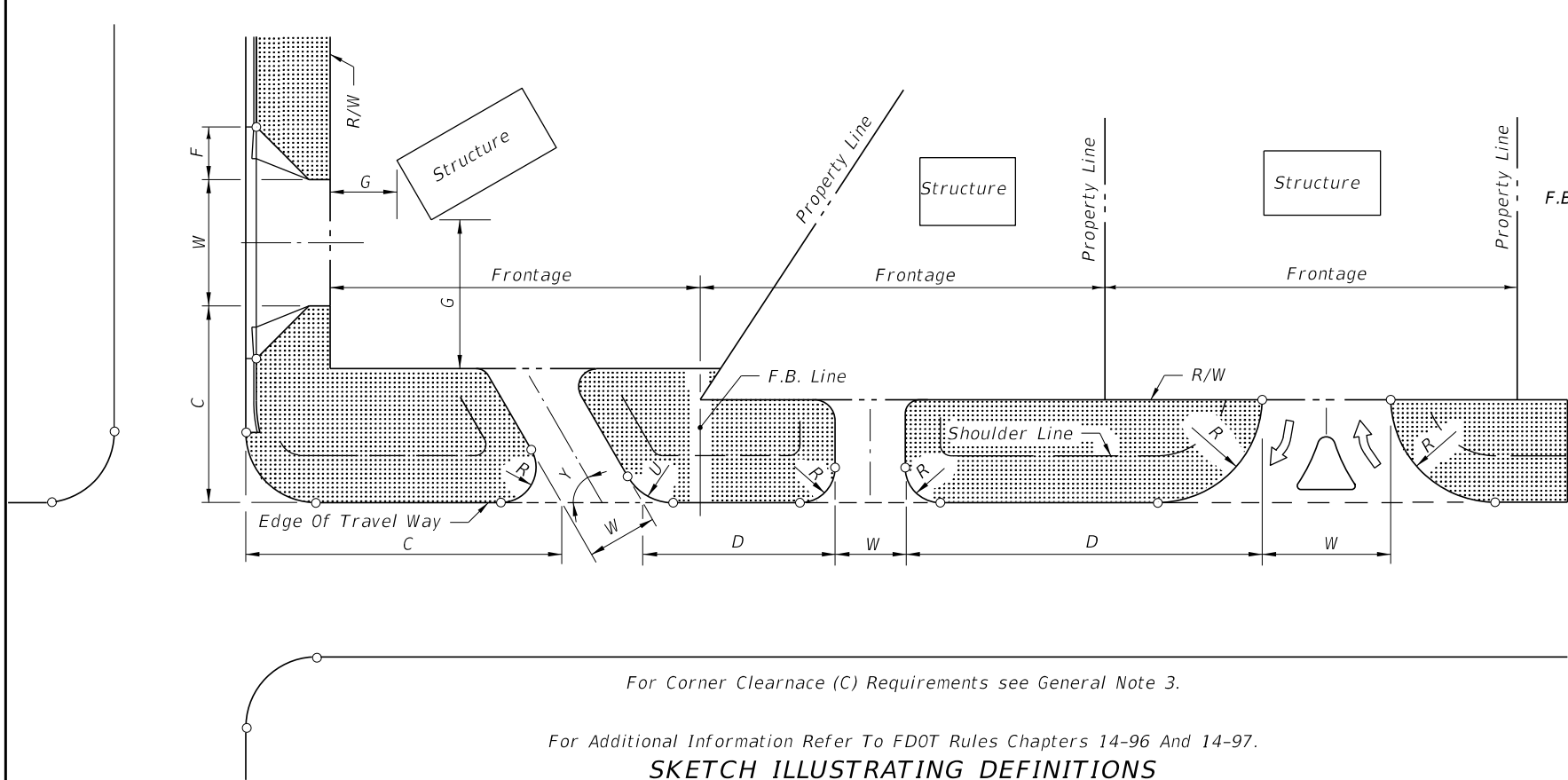
CLIENT: BNW HOLDINGS, LLC
PROJECT: INDUSTRIAL PARK LOTS
2, 3, 4, AND 5
SHEET TITLE: MASTER HORIZONTAL CONTROL
AND SITE PLAN

DESIGNER: J. THOMAS
QUALITY CONTROL: J. MAXFIELD
PROJECT NUMBER: 17-0357

JOHN DAVID MAXFIELD

FL PE No. 31146
SHEET NO.: C1.00

10/12/2016 10:56:52 AM



SKETCH ILLUSTRATING DEFINITIONS

ELEMENT DESCRIPTION	CURBED ROADWAYS			FLUSH SHOULDER ROADWAYS		
	1-20 Trips/Day or 1-5 Trips/Hour	21-600 Trips/Day or 6-60 Trips/Hour	601-4000 Trips/Day  or 61-400 Trips/Hour	1-20 Trips/Day or 1-5 Trips/Hour	21-600 Trips/Day or 6-60 Trips/Hour	601-4000 Trips/Day  or 61-400 Trips/Hour
		2-Way 	2-Way 		2-Way 	2-Way 
CONNECTION WIDTH W	12' Min. 24' Max.	24' Min. 36' Max. ☆	24' Min. 36' Max. ☆	12' Min. 24' Max.	24' Min. 36' Max. ☆	24' Min. 36' Max. ☆
FLARE (Drop Curb) F	10' Min.	10' Min.	N/A	N/A	N/A	N/A
RETURNS (Radius) R & U	N/A	△	25' Min. 50' Std. 75' Max.	15' Min. 25' Std. 50' Max.	25' Min. 50' Std. 75' Max.	25' Min. 50' Std. (Or 3-Centered Curves)
ANGLE OF DRIVE Y		60°-90°	60°-90°		60°-90°	60°-90°
DIVISIONAL ISLAND (Throat Median)		4'-22' Wide	4'-22' Wide		4'-22' Wide	4'-22' Wide
SETBACK G	12' Min., All categories. See General Note No. 5.					
■ Side road intersection design, with possible auxiliary lanes and channelization, may be necessary. Intersection design, with possible auxiliary lanes and channelization, should be considered for connections with more than 4000 trips/days. □ "2-Way" refers to one "in" movement and one "out" movement i.e., not exclusive left or right turn lanes on the connection. ☆ When more than 2 lanes in the turnout connection are required, the 36' max. width may be increased to relieve interference between entering and exiting traffic which adversely affects traffic flow. These cases require documented site specific study and design. △ Small radii may be used in lieu of flares as approved by the Department. DESIGN NOTE: 1-Way connections will be designed to effectively eliminate unpermitted movements.						

NOT INTENDED FOR FULL INTERSECTION DESIGN
SUMMARY OF GEOMETRIC REQUIREMENTS FOR DRIVEWAY TURNOUTS

LEGEND

- Return Radius Point Or Flare Point
- Buffer Areas
- F.B. Line Frontage Boundary Line
- W Driveway Width
- Y Driveway Angle
- C Corner Clearance
- G Setback
- R Outside Radius
- U Inside Radius
- D Distance Between Connections
- F Flare

GENERAL NOTES

- For definitions and descriptions of access connection "Categories" and access "Classifications" of highway segments, and for other detailed information on access to the State Highway System, refer to FDOT Rule Chapter 14-96, "State Highway Connection Permits Administrative Process" and Rule Chapter 14-97, "State Highway System Access Management Classification System And Standards."
- For this index the term 'turnout' applies to that portion of driveways or side roads adjoining the outer roadway. For this index the term 'connection' encompasses a driveway or side road and their appurtenant islands, separators, transition tapers, auxiliary lanes, travelway flares, drainage pipes and structures, crossovers, sidewalks, curb cut ramps, signing, pavement marking, required signalization, maintenance of traffic or other means of access to or from controlled access facilities. The turnout requirements set forth in this index do not provide complete intersection design, construction or maintenance requirements.
- The location, positioning, orientation, spacing and number of connections and median openings shall be in conformance with FDOT Rule Chapter 14-97.
- On Department construction projects all driveways not shown on the plans shall be reconstructed at their existing location in conformance to these standards, or, in conformance to permits issued during the construction project.
- Driveways shall have sufficient length and size for all vehicular queueing, stacking, maneuvering, standing and parking to be carried out completely beyond the right of way line. Except for vehicles stopping to enter the highway, the turnout areas and drives within the right of way shall be used only for moving vehicles entering or leaving the highway.
- Connections with expected daily traffic over 4000 vpd shall be constructed as intersecting side roads. The design requirement of this index and that of the local government will be used to select appropriate connection widths, radii and intersection design, subject to the approval of the Department. For connections with expected daily traffic less than 4000 vpd, the Department will determine if a drop curb or radius returns are required in accordance with existing or planned connections. Where radius returns apply, the design requirements of this index and that of the local government will be used to select appropriate connection widths, radii and intersection design, subject to the approval of the Department.

For connections that are intended to daily accommodate either multi-unit vehicles or single unit vehicles exceeding 30' in length, returns with 50' radii shall be used, unless otherwise called for in the plans or otherwise stipulated by permit. Where large numbers of multi-unit vehicles will use the connection, the connection width and radii shall be increased and auxiliary lanes, tapers, lane flares, separators and/or islands constructed, as determined by the Department to be necessary for safe turning movements.

- Any connection requiring or having a specified median opening with left turn storage and served directly by that opening shall have radial returns.
- Where a connection is intended to align with a connection across the highway, the through lanes shall align directly with the corresponding through lanes.
- For new connections and for connections on all new construction and reconstruction projects, pavement materials and thicknesses shall meet the requirements applicable to either that detailed for "Curbed Roadway-Flared Turnouts", or, that described in "Table 515-1" for connections with radial returns and/or auxiliary lanes.
- The responsibility for the cost of construction or alteration to an access connection shall be in accordance with FDOT Rule Chapter 14-96.

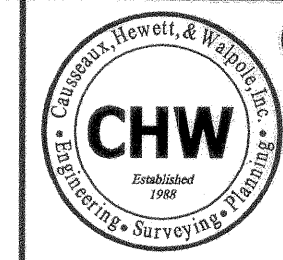
DESIGN NOTES

- Prior to the adoption of FDOT Rules Chapters 14-96 and 14-97, connections to the State Highway System were defined and permitted by Classes. Connections have been redefined by Categories under Rule 14-96; and, the term "Class" has been applied to highway segments of the State Highway System as defined under Rule 14-97.

LAST REVISION 11/01/16	REVISION	DESCRIPTION:	FY 2017-18 DESIGN STANDARDS	TURNOUTS AND DRIVEWAYS	INDEX NO. 515	SHEET NO. 1 of 7
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2444636

UPLAND INDUSTRIAL PARK
SITUATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-1976 • Fax: (352) 331-2476 • www.chw-inc.com
EB/LB-5075

PLAT BOOK 28, PAGE 61
SHEET ONE OF ONE

OWNER'S CERTIFICATION AND DEDICATION

UPLAND PROPERTIES OF NCF, LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "UPLAND INDUSTRIAL PARK", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; ALSO, THE COMMON AREAS SHOWN HEREON SHALL BE CONVEYED TO THE UPLAND INDUSTRIAL PARK OWNERS ASSOCIATION, INC. BY SEPARATE CONVEYANCE; ALSO, THE COMMON AREAS AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

Witness: *Henia Helms*
Witness: *Michael Walsh*
MICHAEL WALSH, MANAGING MEMBER
UPLAND PROPERTIES OF NCF, LLC
3455 SW 42nd AVENUE
GAINESVILLE, FLORIDA 32608

ACKNOWLEDGMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, MICHAEL WALSH, WHO WAS DULY SWORN AND WHO FURNISHED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF June A.D. 2008

MY COMMISSION EXPIRES: 2/14/2011
Witness: *Kelly Jones Palma*
NOTARY PUBLIC-STATE OF FLORIDA

MORTGAGEE'S APPROVAL

RBC BANK, FORMERLY KNOWN AS MILLENNIUM BANK, AS MORTGAGEE, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORD BOOK 3552, PAGE 1241, AS DOCUMENT NO. 2316757 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

Dated: 6/17/08
Witness: *Michael Walsh*
Witness: *Carol Palmer*
MORTGAGEE: RBC BANK, FORMERLY MILLENNIUM BANK
ADDRESS: _____
BY: *Carol Palmer*
TITLE: CTO President

ACKNOWLEDGMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, MICHAEL WALSH, WHO WAS DULY SWORN AND WHO FURNISHED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF June A.D. 2008

MY COMMISSION EXPIRES: 1/31/11
Witness: *Carol Palmer*
NOTARY PUBLIC-STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY PROFESSIONAL
SURVEYOR AND MAPPER

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

EXAMINED ON: 6/17/08
AND
APPROVED BY: *Carol Palmer*
PROFESSIONAL SURVEYOR AND MAPPER

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

THIS IS TO CERTIFY, THAT ON 7/17/2008, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR: *Jim Caldwell*
ATTEST: _____
CITY MANAGER: _____ FILED FOR RECORD ON: _____

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

EXAMINED ON: July 21, 2008
AND APPROVED AS TO LEGAL FORM & SUFFICIENCY BY:
Nauman B. Rush
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON: 6-18-08
AND APPROVED BY: *Nauman B. Rush*
COUNTY HEALTH DEPARTMENT

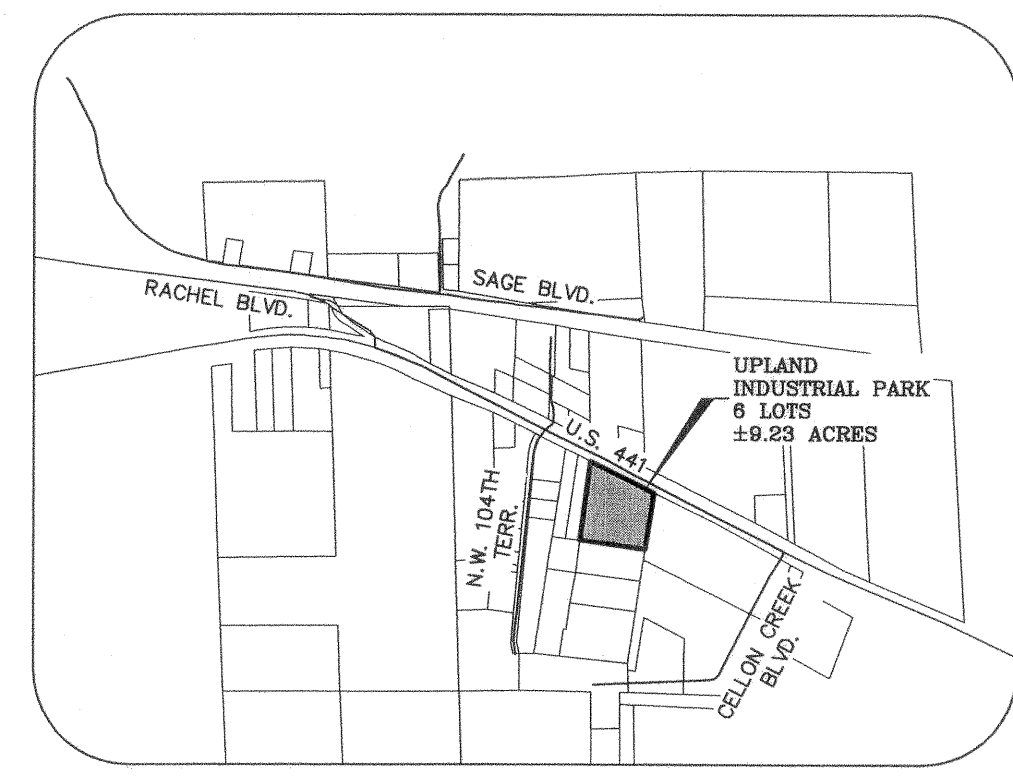
RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF July 25, A.D. 2008
CLERK OF THE COURT: *Nauman B. Rush*
DATE: 07/25/08

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON APRIL 27, 2007 HE COMPLETED THE SURVEY OF THE LANDS SHOWN IN THE FOREGOING PLAT OR PLANS THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND THAT SAID PLAT IS LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA. ALSO THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

6/17/08
DATE: _____
STACY A. HALL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 3784
CAUSSEAU, HEWETT, & WALPOLE, INC.
6011 N.W. 1st PLACE
GAINESVILLE, FL 32607



LOCATION MAP
SCALE - 1"=2000'

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND RUN THENCE SOUTH 2 DEGREES 47 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 922.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 AND 28 (U.S. NO. 441), 200 FOOT RIGHT OF WAY; THENCE RUN SOUTH 64 DEGREES 10 MINUTES EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1639.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 64 DEGREES 10 MINUTES EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 698.24 FEET; THENCE RUN SOUTH 6 DEGREES 39 MINUTES WEST, A DISTANCE OF 495.28 FEET; THENCE RUN NORTH 83 DEGREES 21 MINUTES WEST, A DISTANCE OF 659.47 FEET; THENCE RUN NORTH 6 DEGREES 39 MINUTES EAST, A DISTANCE OF 724.40 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN ALACHUA COUNTY, FLORIDA, AND CONTAINING 9.23 ACRES MORE OR LESS.

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF SOUTH 64°10' EAST FOR THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441. SAID BEARING IS IDENTICAL TO THE LEGAL DESCRIPTION OF RECORD.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000'.
- THE BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 USING THE FDOT PUBLISHED ELEVATION OF 33.314 METERS (109.30 FEET) FOR THE TOP OF A FDOT BRASS DISK (STAMPED 1-75 BM 1) LOCATED AT THE SOUTHWEST CORNER OF A STORM INLET AS SHOWN HEREON. THE ELEVATION OF 109.30 FEET IS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND HAS BEEN CONVERTED BY CORPSON GEODETIC SOFTWARE TO AN ELEVATION OF 108.51 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- BUILDING SETBACK REQUIREMENTS (MINIMUM) UNLESS OTHERWISE SHOWN:
PRIMARY BUILDING
FRONT 20'
SIDE 15'
REAR 15'
- THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.L.R.M. MAP NUMBER 12001C01400, EFFECTIVE JUNE 16, 2006.
- ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- DATE OF PLAT DRAWING: APRIL 18TH, 2008.
- THE COMMON AREAS AND DRAINAGE EASEMENTS AS SHOWN HEREON WILL BE CONVEYED TO THE UPLAND INDUSTRIAL PARK OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
- LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (b) AND (g) FLORIDA STATUTES.
- ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
- BOUNDARY DATA SHOWN HEREON IS BASED ON A PRIOR SURVEY BY CAUSSEAU AND ELLINGTON DATED 4-27-07 UNDER PROJECT NUMBER 07-0130.
- DEVELOPER NAME IS: UPLAND PROPERTIES OF NCF, LLC. THE SUBJECT PARCEL IS TAX PARCEL NO. 05964-002-000.
- THE BASIC BUFFER SHOWN HEREON IS AS PER THE CITY OF ALACHUA'S LAND DEVELOPMENT REGULATIONS SECTION 6.2.2(3)(c), TABLE 6.2-2.
- THE LANDSCAPE EASEMENTS SHOWN HEREON WILL BE MAINTAINED BY THE UPLAND INDUSTRIAL PARK OWNER'S ASSOCIATION ACCORDING TO THE CITY OF ALACHUA'S LAND DEVELOPMENT REGULATIONS.
- NO DIRECT ACCESS FROM LOT 6 ONTO U.S. HIGHWAY NO. 441 IS ALLOWED.
- SUBJECT PROPERTY IS AFFECTED BY EASEMENT CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 595, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
- SUBJECT PROPERTY IS NOT AFFECTED BY EASEMENT CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 293, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- SUBJECT PROPERTY IS AFFECTED BY EASEMENT CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 747, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
- SUBJECT PROPERTY IS AFFECTED BY COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER MATTERS AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 591, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (UNABLE TO BE GRAPHICALLY DEPICTED HEREON)

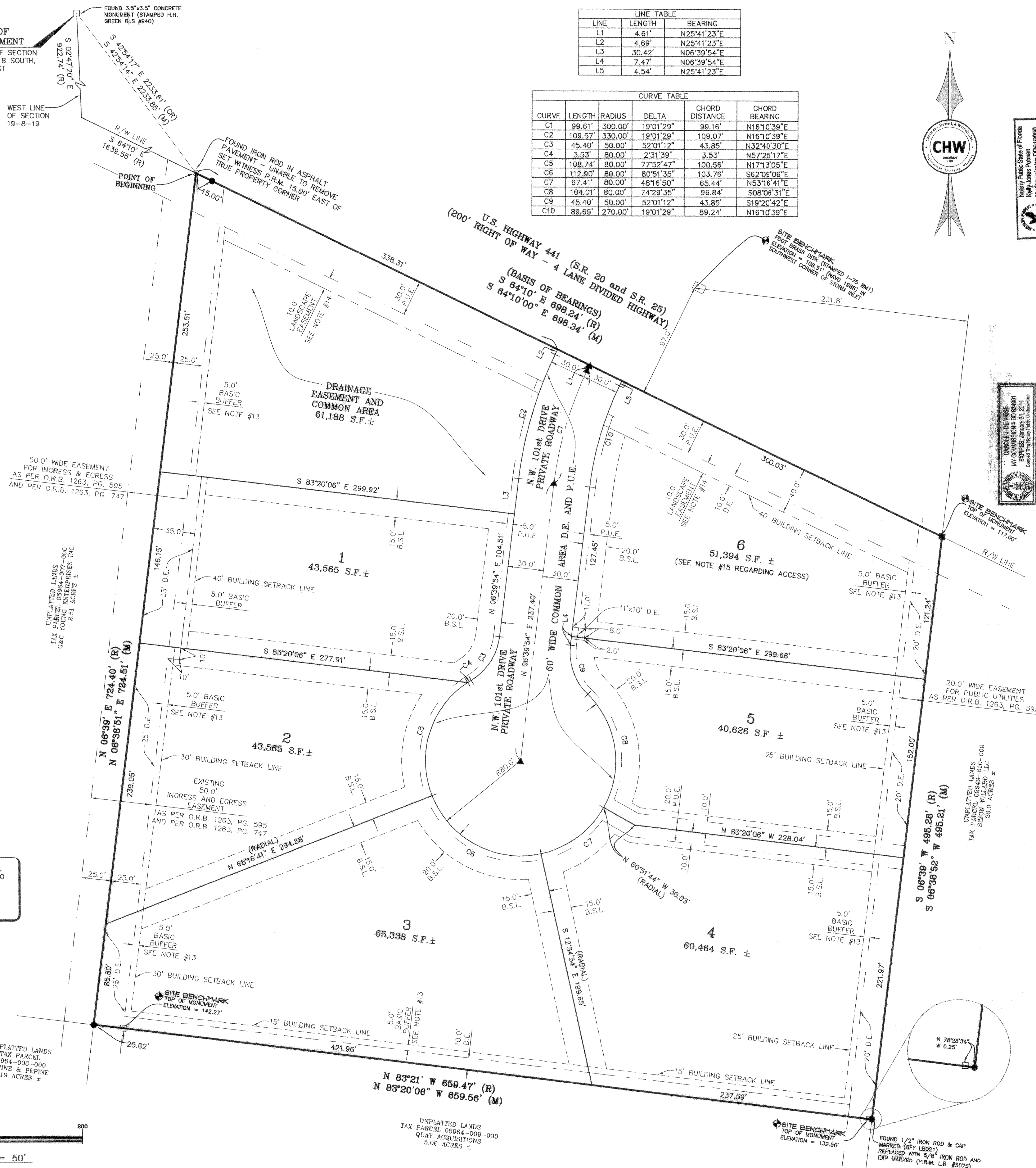
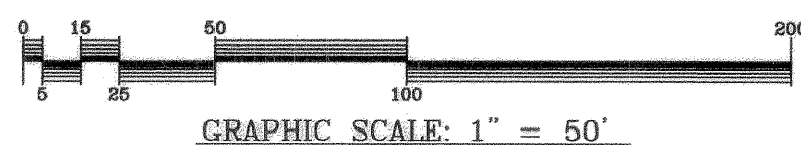
LEGEND

- ▲ = PERMANENT CONTROL POINT - NAIL AND DISK MARKED L.B. 5075
- = SET 4" X 4" PERMANENT REFERENCE MONUMENT STAMPED "L.B. 5075 C&E, INC. P.R.M."
- = SET 5/8" IRON ROD & CAP MARKED "P.R.M. LB 5075"
- = FOUND 4" X 4" CONCRETE MONUMENT STAMPED "R.L.S. 009" - UNLESS SHOWN OTHERWISE
- ⊙ = 1/2" FOUND STEEL ROD AND CAP (NO ID.)
- ⊕ = PLAT BENCHMARK
- O.R.B. = OFFICIAL RECORDS BOOK
- S.F. = SQUARE FEET
- P.U.E. = PUBLIC UTILITIES EASEMENT
- D.E. = DRAINAGE EASEMENT
- PG. = PAGE
- ± = MORE OR LESS
- (M) = DATA AS PER OFFICIAL RECORDS BOOK 3552, PAGE 1238
- (R) = FIELD MEASURED DATA
- (CR) = CALCULATED DATA BASED ON RECORD DATA
- B.S.L. = BUILDING SETBACK LINE

FLOOD ZONE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.L.R.M. PANEL NO. 12001C01400, EFFECTIVE JUNE 16, 2006.

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

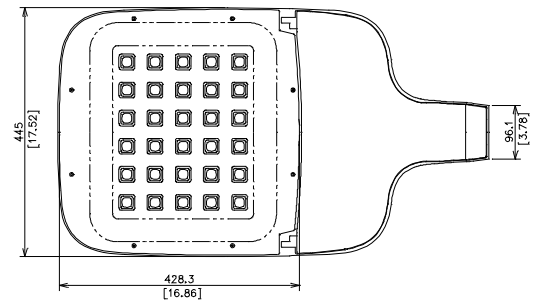
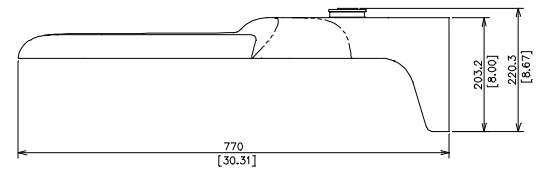
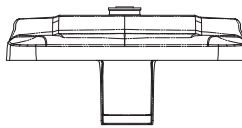


ARIETA™ 18 Architectural LED Area Luminaire

AR18 M2 Series Specification Data Sheet

Luminaire Data

Weight 24 lbs [10.9 kg]
EPA 0.55 ft²



Ordering Information

Sample Catalog No. AR18 20M2 MV NW 3 DB 700 HSS

Product	LED No. & Type	Voltage	Nominal Color Temperature	Distribution	Finish ¹	Drive Current ²	Options
AR18	6M2 10M2 15M2 18M2 20M2 24M2 30M2	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	HSS⁴ House Side Shield (Factory Installed) FDC⁵ Fixed Drive Current PCR³ NEMA Photocontrol Receptacle PCR5³ ANSI 5-wire Photocontrol Receptacle PCR7³ ANSI 7-wire Photocontrol Receptacle PCR5-CR³ Control Ready 5-wire Photocontrol Receptacle PCR7-CR³ Control Ready 7-wire Photocontrol Receptacle MSL7⁶ Motion Sensor with L7 Lens MSL3⁶ Motion Sensor with L3 Lens PND1⁹ Part-Night Dimming PND2⁹ Part-Night Dimming PND3⁹ Part-Night Dimming ORR Optics Rotated Right ORL Optics Rotated Left WL Utility Wattage Label

Notes:

- Black, Dark Bronze, White, Gray, or Natural Aluminum standard. Consult factory for other finishes.
- Factory set drive current, field adjustable standard. Consult factory if wattage limits require a special drive current.
- Specify with CR for control-ready wiring at factory for wireless node dimming. For details, see Wireless Control Options brochure link at www.leaotk.com, product page supporting documents.
- Flush mounted shield factory installed, also available for field installation. House Side Shield cuts light off at 1/2 mounting height behind luminaire.
- Non-field adjustable drive current. Specify 350mA, 530mA or 700mA setting.
- Motion Sensor available with MV only. See L7 or L3 Lens coverage details on page 5. Consult factory for MS specified with ANSI 5-wire or 7-wire Photocontrol Receptacle. PCR option is required for On/Off control using light detection.
- Specify Color (GY, DB, BK, WH, NA)
- Specify MV (120-277V) or HV (347V or 480V)
- For PND profile options see page 8. Only available with MV (120-277V).

Accessories*

HSS^{4,7}	House Side Shield
RPA⁷	Round Pole Adapter
PTF1⁷	Square Pole Top Fitter Single
PTF2⁷	Square Pole Top Fitter Twin at 180°
PTF4⁷	Square Pole Top Fitter Quad
WM⁷	Wall Mount
BSK	Bird Deterrent Spider Kit
PC⁸	Twist Lock Photocontrol
LLPC⁸	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap
FSIR100	Motion Sensor Configuration Tool

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

Luminaire Specifications

Housing

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

Light Emitting Diodes

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

Optical Systems

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

Electrical

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

Controls

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

Finish

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

Listings/Ratings/Labels

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

Photometry

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

Warranty

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

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

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

No. of LEDs & Type	Drive Current (mA)	System Wattage (W)	Type 2, 3, 4		Type 5	
			Delivered Lumens (Lm) ¹	Efficacy (Lm/W)	Delivered Lumens (Lm) ¹	Efficacy (Lm/W)
6M2	350	29	3490	120	3480	120
	530	41	4810	116	4850	117
	700	54	5980	111	5880	109
10M2	350	41	5400	132	5300	129
	530	63	7800	124	7700	122
	700	87	10000	115	9800	113
15M2	350	63	8400	133	8300	132
	530	90	11500	128	11300	126
	700	124	15000	121	14700	119
18M2	350	81	9600	119	9700	120
	530	122	13700	112	13900	114
	700	160	17500	109	17800	111
20M2	350	84	10600	126	10800	129
	530	132	15200	115	15500	117
	700	172	19500	114	19800	115
24M2	350	98	12500	128	12700	130
	530	152	17900	118	18600	122
	700	209	23400	112	23800	114
30M2	350	133	16900	127	16800	126
	530	202	24100	119	24000	119
	700	262	28900	110	29300	112

Notes:

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

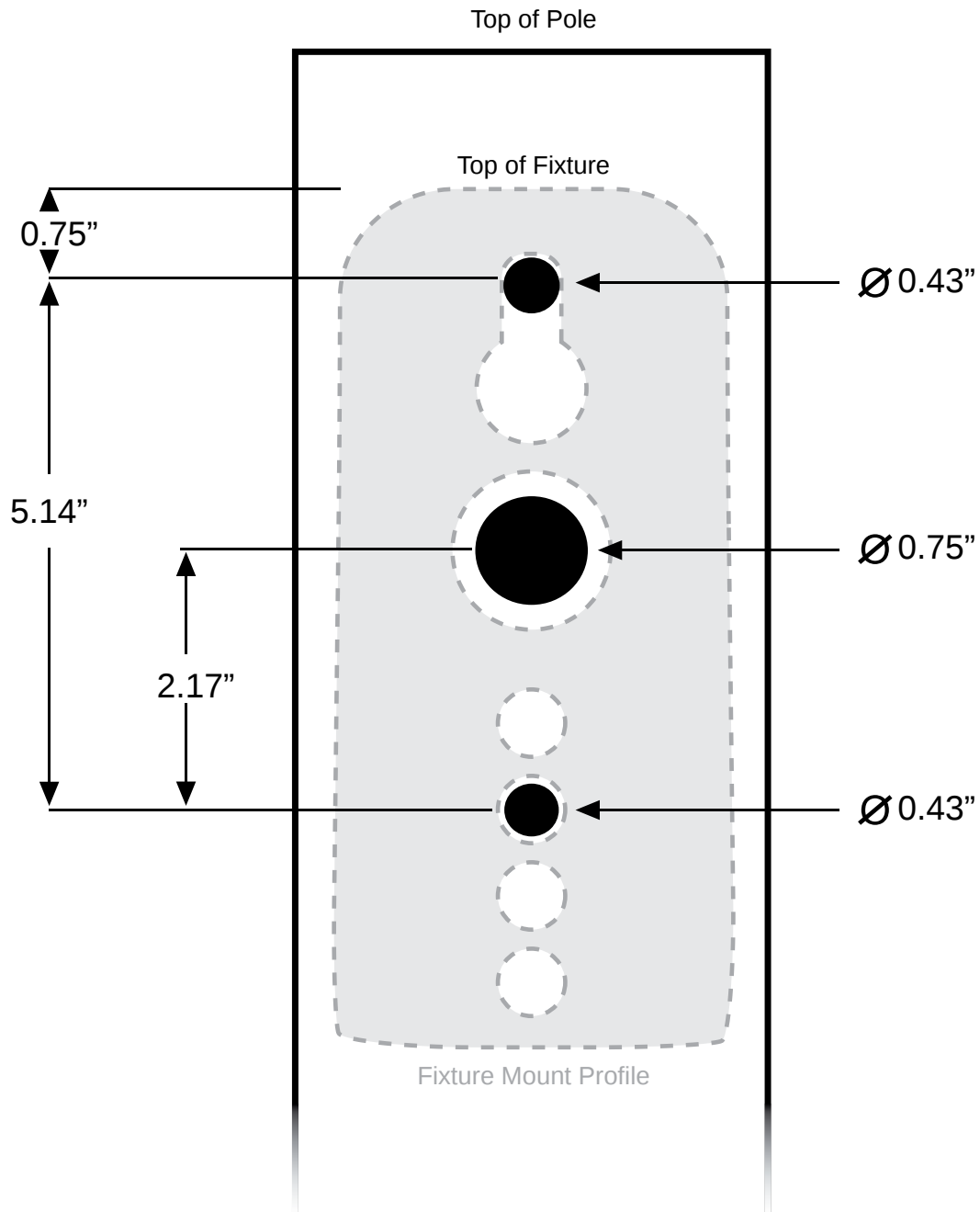
BUG Ratings: 4000K (NW) & 5000K (CW)

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

No. of LEDs & Type	Drive Current (mA)	Type 2	Type 3	Type 4	Type 5
6M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
10M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
	530	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1
	700	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
15M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1
	530	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	700	B2 U0 G2*	B2 U0 G2	B3 U0 G2	B4 U0 G2
18M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B2 U0 G2	B2 U0 G2	B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G2*	B3 U0 G2	B4 U0 G2
20M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B2 U0 G2*	B2 U0 G2	B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G3	B3 U0 G3	B4 U0 G2
24M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B3 U0 G3	B3 U0 G2*	B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G3	B3 U0 G3	B4 U0 G2*
30M2	350	B3 U0 G3	B2 U0 G2*	B3 U0 G2	B4 U0 G2
	530	B3 U0 G3	B3 U0 G3	B3 U0 G3	B4 U0 G2*
	700	B3 U0 G3	B3 U0 G4	B3 U0 G4	B5 U0 G3

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

Pole Mount Drilling Specifications



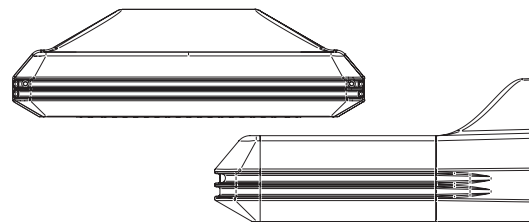
Job:
Type:
Notes:

120 Line LED

Page 1 of 3

122 SlenderForm Sconce Including Motion Response

Philips Gardco 122 SlenderForm high performance LED sconces are designed to integrate naturally to wall surfaces while providing the distinct SlenderForm look. Available with three (3) different distribution patterns, 122 LED sconces provide full cutoff performance (in the normal downlight position.) Luminaires feature advanced LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. 122 LED luminaires are also available with Automatic Profile Dimming, automatically increasing savings by an additional 33%, and with Motion Response for maximized energy savings.



PREFIX	DISTRIBUTION	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

- 122-CWL** SlenderForm LED Sconce - Constant Wattage / Full Light Output
122-DIM¹ SlenderForm LED Sconce - 0 - 10V Dimming (Control system by others.)
122-APD¹ SlenderForm LED Sconce with Automatic Profile Dimming
122-MR¹ SlenderForm LED Sconce with Motion Response

DISTRIBUTION

- 2** Type II Wide Throw Optic, featuring Maximized Lateral Throw
3 Type III Preferred Wide Throw Optic, featuring Improved Forward Throw
4 **Type IV** Maximized Forward Throw Optic

¹. Available 120V through 277V (UNIV) only.

See page 3 for more detailed luminaire configuration information.

LED WATTAGE AND LUMEN VALUES

Ordering Code	Average System Watts ²	LED Current (mA)	LED Selection	Luminaire Initial Absolute Lumens ³		
				TYPE 2	TYPE 3	TYPE 4
35LA	33	350	NW	3,664	3,736	3,523
55LA	50	530	NW	5,587	5,685	5,365
75LA	70	700	NW	6,199	6,538	6,296

2. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.

3. Tests are in process for luminaires with the DL option, CW and WW luminaires. Contact OutdoorLighting.applications@philips.com if any approximate estimates are required for design purposes. Lumen values based on tests performed in compliance with IESNA LM-79.

LED SELECTION

- CW** Cool White - 5700°K - 75 CRI
NW **Neutral White - 4000°K - 70 CRI**
WW Warm White - 3000°K - 80 CRI

VOLTAGE

- 120** **UNIV** 120V through 277V, 50hz or 60hz
208 **HVU** 347V through 480V, 50hz or 60hz
240 (Available in 122CWL - 75LA only.)
277
347
480



PHILIPS



122 SlenderForm Sconce Including Motion Response

FINISH

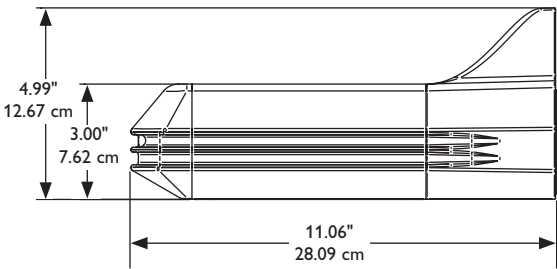
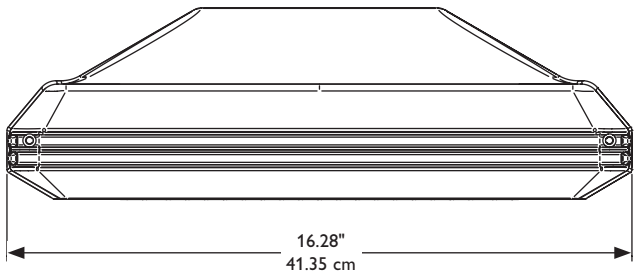
BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
BGP	Beige Paint
OC	Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.
SC	Special Paint Specify. Must supply color chip.

OPTIONS

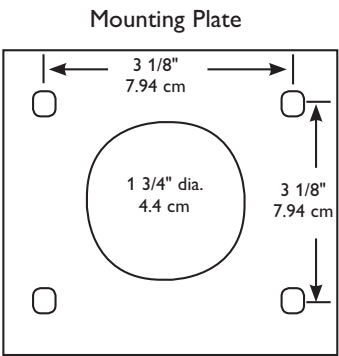
F ⁴	Fusing
PCB ^{4,5}	Button Type Photocontrol
DL	Diffusing Lens (<i>reduces performance significantly</i>)
WS ⁶	Wall Mounted Box for Surface Conduit

4. Specify input voltage.
5. Not Available in 480V.
6. Rear entry permitted.

DIMENSIONS



Approximate Luminaire Weight: 18 lbs (8.17 kg)



Mounting Bolt Pattern

Note: Mounting plate center is located in the center of the luminaire width. Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (.79cm) diameter bolts (by others) structurally to the wall.

LUMINAIRE CONFIGURATION INFORMATION

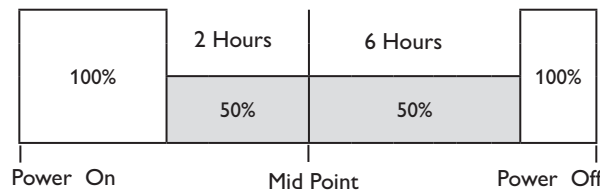
122-CWL: Philips Gardco performance LED sconce providing constant wattage and constant light output when power to the luminaire is energized.

122-DIM: Philips Gardco performance LED sconce provided with 0 -10V dimming for connection to a control system provided by others.

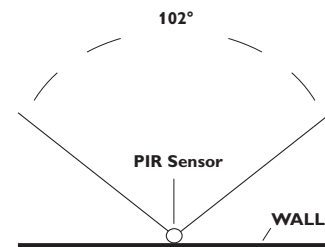
122-APD: Philips Gardco performance LED sconces with Automatic Profile Dimming are provided with a programmed LED Driver included. The LED driver is factory programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously calculated by the LED driver based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point. See APD Dimming Profile below.

122-MR: 122 LED sconce including a passive infrared (PIR) motion sensor capable of detecting motion within 30 feet of the 121 LED Sconce. The PIR sensor is mounted in the center of the luminaire, near the wall edge of the door frame, approximately 1.5" forward from the wall, and is less than .75" in diameter. When no motion is detected for 5 minutes, the Motion Response system reduces the power and light output by 75%, to 25%. When motion is detected by the PIR, the luminaire returns to full wattage and full light output. The PIR sensor is capable of motion detection across a total angle of 102° from the center of the sensor (51° to either side of center.) The sensor may be adjusted directionally to maximize detection of motion to one side of the luminaire if desired based on site traffic patterns. PIR sensor provided is the Panasonic EKMB1203112. If the PIR sensor fails, the luminaire will operate in default-high mode. Motion sensors utilized consume 0.0 watts in the off state. See the Sensor Coverage Pattern below.

APD Dimming Profile



Sensor Coverage Pattern



SPECIFICATIONS

GENERAL: Philips Gardco 122 SlenderForm high performance LED sconces are designed to integrate naturally to wall surfaces while providing the distinct SlenderForm look. Available with three (3) different distribution patterns, 122 LED sconces provide full cutoff performance (in the normal downlight position.) Luminaires feature advanced LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. Surge protector standard. 10KA per AN SI/IEEE C62.41.2.

THERMAL MANAGEMENT: Philips Gardco 122 LED luminaires utilize integral aluminum thermal radiation fins to provide the excellent thermal management so critical to long LED system life.

LED RELIABILITY:

PREDICTED LUMEN DEPRECIATION DATA		
Ambient Temperature °C	LED Wattage / Driver mA	L ₇₀ Hours ⁸
25 °C	35LA / 350 mA	180,000
	55LA / 530 mA	125,000
	75LA / 700 mA	90,000
40 °C	35LA / 350 mA	175,000
	55LA / 530 mA	120,000
	75LA / 700 mA	85,000

8. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on tests performed using IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.

OPTICAL SYSTEMS: Philips Gardco 122 LED luminaires utilize LED arrays set to achieve IES Type II, Type III, and Type IV distributions. Individual LED arrays are replaceable. Luminaires feature high performance Class 1 LED systems.

HOUSING: Housings are die cast aluminum. A memory retentive gasket seals the housing to the door frame to exclude moisture, dust, insects and pollutants from the optical system. A black, die cast ribbed backplate dissipates heat for longer system life.

DOOR FRAME: A single-piece die cast aluminum door frame integrates to the housing form. The door frame is hinged closed and secured to the housing with captive stainless steel fasteners. The heat and impact resistant 1/8" (.32cm) tempered glass lens and one-piece gasket are mechanically secured to the door frame with galvanized steel retainers.

IP RATING: Luminaires are rated IP66.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors are as listed. Consult factory for specs on custom colors.

LABELS: All luminaires bear UL or CUL (where applicable) labels. Lens down application is Wet Location and lens up is Damp Location.

WARRANTY: Philips Gardco LED luminaires feature a 5 year limited warranty, including a 5 year limited warranty covering the LED arrays and LED drivers. See Warranty Information on www.sitelighting.com for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty only.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.



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Markham, ON, Canada L6C 2S3
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COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

Instructions: Submit this form to self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements outlined in [Chapter 77, Article II](#) of the Alachua County Code, or is exempt under Sec. 77.21. If you are unsure if your activity is in compliance or exempt, please fill out a [Verification Request Form](#) or contact staff at wetlands@alachuacounty.us for more information. Please note, you do not need to submit this form for bona-fide farm operations consistent with the provisions of F.S. 163.3162 or F.S. 823.14(6).

PART 1. APPLICANT INFORMATION	
Owner Name:	Applicant/Agent Name:
Phone:	Company:
Email:	Phone:
	Email:
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers: 05964-002-002, 05964-002-003, 05964-002-004, & 05964-002-005	Address:
City:	Zip:
PART 3. SELF-CERTIFICATION	
I, _____ owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):	
1. ☐ There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)	
2. ☐ There are wetlands, other surface waters, or buffers present on or adjacent to the property, but <u>the proposed activity is outside</u> of protected wetlands, surface waters and buffers (complete <u>Part 4, Project Information</u>)	
3. ☐ There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete <u>Part 4, Project Information</u>)	
4. ☐ There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete <u>Part 5, Urban Redevelopment Projects</u>).	

PART 4. PROJECT INFORMATION

If you selected Self-certification [2] or [3] above, in addition to the information described in this form, your self-certification must also include:

- One set of plans, drawings, or sketches and other supporting documents that clearly and legibly depict and describe the proposed activities in sufficient detail to demonstrate that the work complies with protection requirements (buffer distances) or qualifies for the exemption.

Please answer the following:

Were wetlands and surface waters delineated by a qualified professional according to standards outlined in Florida Administrative Code Rule 62-340.300 for wetlands, and Rule 62-340.600 for surface waters?

☐ Yes ☐ No *Please note: wetland boundaries not delineated by a qualified professional are likely to be inaccurate. You may submit a Verification Request Form to verify compliance with protection requirements.*

Exemptions: Please list the exemption(s) you are requesting to use (refer to Sec. 77.21(a))

Describe in detail how the proposed work will comply with the terms and conditions of the above exemption:

Date Activity is proposed to commence _____ to be completed _____

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

- One set of plans and drawings, recent survey, environmental information, and other supporting documents and calculations clearly and legibly depicting that the existing site is 40%, or more, impervious surfaces.

ACKNOWLEDGMENT

I understand this notice is provided as self-certification of compliance with Chapter 77, Article II, Alachua County Code, or qualification to use exemption(s) found in Section 77.21.

Typed/Printed Name

Signature

Date

IMPORTANT: Applications for activities that do not comply with protection requirements found in Chapter 77, Article II nor any of the listed exemptions in Section 77.21, and are requesting to impact wetland and/or surface waters or their buffers must submit an **Application Form**. Final Alachua County BOCC approval of the proposed impacts and Mitigation and Monitoring Plan must be secured prior to initiating the activity within wetlands or buffers.