

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: Sheth Site Plan
2. Address of Subject Property: 15303 NW 140th Street
3. Parcel ID Number(s): 03342-000-000
4. Existing Use of Property: Residence
5. Future Land Use Map Designation: CC
6. Zoning Designation: CC
7. Acreage: 0.459

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig R. Hedgecock, PE/PSM Title: _____
 Company (if applicable): _____
 Mailing address: 27 NW 48th Boulevard
 City: Gainesville State: FL ZIP: 32607
 Telephone: 352-377-9928 FAX: _____ e-mail: chedgecock@cox.net
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): Subhas and Elaine Sheth
 Mailing Address: 13422 West SR 235
 City: Alachua State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

For commercial project Applications:

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

For industrial project Applications:

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

Policy 1.5.d

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

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

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

Craig R. Hedgecock, PE/PSM

Typed or printed name and title of applicant

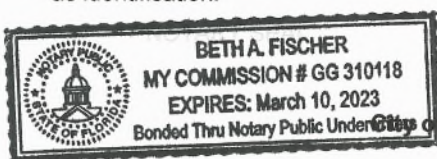
 Signature of Co-applicant


 Typed or printed name of co-applicant

State of Florida County of Alachua

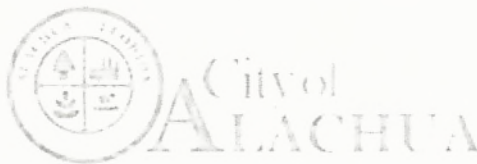
The foregoing application is acknowledged before me this 31st day of October, 2019, by Craig R. Hedgecock

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




 Signature of Notary Public, State of Florida

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: 15303 NW 140th Street

Parcel ID Number(s): 03342-000-000

Acreage: 0.46

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Subhas and Elaine Sheth

Title: Owners

Company (if applicable): _____

Mailing Address: 13422 West SR 235

City: Alachua

State: FL

ZIP: 32615

Telephone: 352-316-4560

FAX: _____

e-mail: bhadradas@gmail.com

C. AUTHORIZED AGENT

Name: Craig R. Hedgecock, PE/PSM

Title: _____

Company (if applicable): _____

Mailing address: 27 NW 48th Boulevard

City: Gainesville

State: FL

ZIP: 32607

Telephone: 352-377-9928

FAX: _____

e-mail: chedgecock@cox.net

D. REQUESTED ACTION:

Commercial Site Plan application.

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.

Subhas Sheth

Signature of Applicant

Subhas Sheth

Typed or printed name and title of applicant

Elaine Sheth

Signature of Co-applicant

Elaine Sheth

Typed or printed name of co-applicant

State of Florida

County of Alachua

The foregoing application is acknowledged before me this 8th day of Oct, 2019, by Subhas and

Elaine Sheth

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

Kristy Lee Thornton

Signature of Notary Public, State of Florida

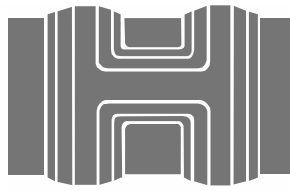


KRISTY LEE THORNTON
Commission # GG 178433
Expires March 17, 2022
Bonded Thru Budget Notary Services

City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

SHETH SITE PLAN

Alachua County Tax Parcel 03342-00-000
City of Alachua, Alachua County, Florida

CONCURRENCY IMPACT ANALYSIS

Pursuant to Article 2.4.14 of the Land Development Regulations

Certificate of Concurrency Compliance.

Purpose. The purpose of this section is to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, or recreation facilities.

Level of service (LOS) standards. The level of service (LOS) standards adopted for roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities are those adopted in the Comprehensive Plan, which is incorporated herein by reference.

This project will have a de minimis, or no impact on public facility levels of service as follows:

Roads:

At the time a development order is issued, the necessary facilities and services are in place or under construction.

The project as proposed will generate 17.0 trips so the proposed development's impact on West SR 235 is considered to be "de minimis" based upon FDOT thresholds. As a residence, 9.3 existing trips can be credited to the project. Therefore, the project will only generate 7.7 additional trips.

Source: Single Family Homes, ITE Code 210 and General Office, ITE Code 710

Square Footage: 1545 (Alachua County Property Appraiser)

Based upon the latest City of Alachua Development Monitoring Report dated July, 2019, the segment of West SR 235 from US Highway 441 to the Alachua City Limits has a Comprehensive Plan MSV allowable AADT of 14,400 and allowable Peak Hour Trips totaling 1,290. The existing traffic plus projected and reserved trips for the highway segment totals 7,569 AADT with a peak hour total of 718 trips. The percentage of capacity utilized totals 52.56% of the AADT and 55.66% for the peak hour.

Therefore, the proposed office use will not degrade the level of service of the roadway.

Sanitary Sewer/Potable Water:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Utilizing Table I of Chapter 64-E, FAC, “STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS”, the estimated sewage flow would be 23 gpd. $[(15 \text{ gpd}) \times (1.545)]$ The domestic wastewater is currently discharged into the City of Alachua wastewater system. As a residence, the site would generate 300 gpd. Therefore, there will be a net decrease in wastewater flow.

Based upon the latest City of Alachua Development Monitoring Report dated July, 2019, the “Treatment Plant Current Permitted Capacity” is 1,500,000 gallons per day. After subtracting “Actual Treatment Plant Flows” and “Projected Reservations & Reserved Capacity”, the “Residual Capacity” is 57,239 gallons per day or 96.18% of the “Permitted Design Capacity”.

No additional potable water demand will be required as the proposed office use is projected to require less potable water than as a residence. Therefore, the existing potable water demand will not increase. Assume 29 gpd Basis: $[(23 \text{ gpd estimated sewage flow}) / (0.80)]$

Based upon the latest City of Alachua Development Monitoring Report dated July, 2019, the “Current Permitted Capacity” is 2,300,000 gallons per day. After subtracting “Actual Potable Water Flows” and “Projected Reservations & Reserved Capacity”, the “Residual Capacity” is 260,393 gallons per day or 11.32% of the “Permitted Design Capacity”.

Stormwater Management:

The project will qualify for an exemption from providing stormwater treatment from the Suwannee River Water Management District. However, the City of Alachua requires the pre-post treatment.

The proposed on-site drainage retention area will provide the required water quantity and quality treatment volume for the SRWMD 100 Year/24 Hour Rainfall Event from the proposed paved parking area.

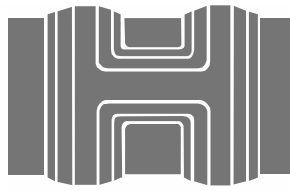
Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Domestic waste will be minimal and will consist of only office paper, paper towels, personal lunch waste, etc. that will be disposed of utilizing a 66 gallon “residential” trash receptacle. It is assumed that the site will generate a maximum of 2.41 tons per year.

$[(12\#/1000) \times (1.545) \times (5 \text{ days/week}) \times (52 \text{ weeks/year}) / (2000 \#/\text{ton})]$

Based upon the latest City of Alachua Development Monitoring Report dated July, 2019, the “New River Solid Waste Facility Capacity” is 50 years. The “Existing Demand” and “Projected Reservations & Reserved Capacity” totals 14,163.27 tons per year.



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

SHETH SITE PLAN

Alachua County Tax Parcel 03342-000-000
City of Alachua, Alachua County, Florida

CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

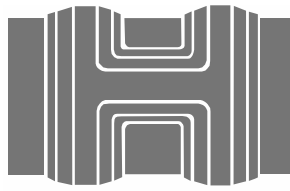
Policy 1.3.d

Design and performance standards:

The following are my responses to the following criteria applicable 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;
RESPONSE: Only one (1) commercial driveway is proposed at the rear of the site at the approximate third point of the southerly property line.
2. Buffering from adjacent existing/potential uses;
RESPONSE: Buffering to the residential property to the north utilizing shrubbery is proposed. During the Neighborhood Meeting the neighbors were satisfied since the proposed office will have little impact on them.
3. Open space provisions and balance of proportion between gross floor area and site size;
RESPONSE: The proposed site design has approximately 73% open space. The "proposed" FAR is 0.077 while the "permitted" FAR is 1.0.
4. Adequacy of pervious surface area in terms of drainage requirements;
RESPONSE: The amount of pervious area is more than adequate to provide for the proposed stormwater management system to treat the additional runoff from the proposed parking area.
5. Placement of signage;
RESPONSE: It is anticipated that only one (1) sign will be placed near the entrance to the site at the southwest corner of same.
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 over used or impacting areas where it is not intended;
RESPONSE: The anticipated hours of operation for the business is 8 am to 5 pm, therefore site lighting will not be a problem. Due to the orientation of the building and/or parking area, there should be no off-site intrusion 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;
RESPONSE: The on-site parking layout and drive aisle adequately and safely provide for the anticipated needs of the business. There will be a limited number of employees, three (3), and only limited customer trips to the site.
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
RESPONSE: Site landscaping will meet and/or exceed 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;
RESPONSE: There are no unique features and resources which may constrain site development.
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
RESPONSE: Due to the "limited" amount of site improvements, performance based zoning requirements will not be necessary.



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SHETH SITE PLAN

Alachua County Tax Parcel 03342-000-000
City of Alachua, Alachua County, Florida

CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

Objective 1.3: Commercial

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

Policy 1.3.a: Community Commercial:

The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments; 2. Residential/office; 3. Business and professional offices; 4. Personal services; 5. Financial Institutions; 6. Retail sales and services that serve the community; 7. Eating establishments; 8. Indoor recreation/entertainment; 9. Single-family and multi-family residential above first floor commercial uses; 10. Bed and Breakfasts; 11. Supporting community services, such as schools, houses of worship, parks, and community centers; 12. Traditional Mixed-use Neighborhood Planned Developments.

This anticipated use of this project is an “allowable” use under land use categories 2. and 3. listed above.

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 non residential 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.

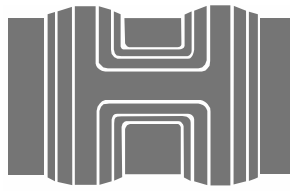
The Landscape & Irrigation Plan for this project complies with the above. The site has in excess of 70% landscaped area and/or open space.

Objective 2.5: Open Space Standards:

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

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

The site has in excess of 70% open space.



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ENGINEERS, PLANNERS, SURVEYORS

SHETH SITE PLAN

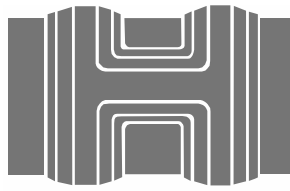
Alachua County Tax Parcel 03342-000-000
City of Alachua, Alachua County, Florida

CONSISTENCY WITH THE CITY OF ALACHUA COMMERCIAL DEVELOPMENT 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;
THE PROJECT IS A CONVERSION OF AN EXISTING RESIDENCE INTO A COMMERCIAL OFFICE. THE DRIVEWAY ACCESS WILL BE FROM NW 152ND PLACE TOWARD THE REAR OF THE SITE.
2. Buffering from adjacent existing/potential uses;
BUFFERING IS PROPOSED ALONG THE EASTERLY AND NORTHERLY PROPERTY LINES. THERE IS AN EXISTING RESIDENCE TO THE NORTH AND ALACHUA ELEMENTARY SCHOOL PARKING LOT TO THE EAST.
3. Open space provisions and balance of proportion between gross floor area and site size;
THERE IS A SUBSTANTIAL AMOUNT OF OPEN SPACE ON THE SITE OF APPROXIMATELY 73%.
4. Adequacy of pervious surface area in terms of drainage requirements;
THERE IS ADEQUATE AREA TO RETAIN THE ADDITIONAL SITE RUNOFF.
5. Placement of signage;
SIGNAGE WILL BE PERMITTED SEPARATELY AT THE SOUTHWEST CORNER OF THE SITE.
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
THE SITE REQUIRES MINIMAL LIGHTING AND THERE WILL BE NO OFF-SITE LIGHT TRESPASS.
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
PARKING WILL BE AT THE REAR OF THE SITE WITH HANDICAP ACCESSIBILITY TO THE BUILDING FROM THE PARKING AREA AND THE EXISTING SIDEWALK ALONG THE NORTH RIGHT-OF-WAY OF NW 152ND PLACE.
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
CODE COMPLIANT LANDSCAPING WILL BE PROVIDED AND THE EXISTING LARGE TREES WILL BE PRESERVED.
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
THERE ARE NO UNIQUE FEATURES AND RESOURCES WHICH MAY CONSTRAIN SITE DEVELOPMENT.
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
NONE REQUIRED.
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.
THE FLOOR AREA RATIO IS 0.077.



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ENGINEERS, PLANNERS, SURVEYORS

SHETH SITE PLAN

Alachua County Tax Parcel 03342-000-000
City of Alachua, Alachua County, Florida

CONSISTENCY WITH THE CITY OF ALACHUA RESIDENTIAL PROTECTION STANDARDS

Sec. 6.6. - Infill standards.

6.6.3 Residential protection standards.

(A) General conditions. As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

- (1) Hours of operation and deliveries. Hours of operation and deliveries.
Generally the hours of operation are anticipated to be from 8:00 AM to 5:00 PM. However, the hours of operation will be limited to between 7:00 AM to 10:00 PM.
- (2) Activities that generate potential adverse impacts. Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.
Activities associated with general office use will take place inside of the enclosed building. Therefore, there should not be any adverse impacts.
- (3) Placement of trash receptacles. Placement of trash receptacles.
It is anticipated that “residential” trash receptacles will be utilized and placed in the vicinity of the southeast corner of the existing building as is currently done.
- (4) Loading and delivery area. Location of loading and delivery areas.
Limited loading and delivery, for the most part, is anticipated to be from the southerly side of the building away from the residential property to the north.
- (5) Lighting. Lighting location, intensity, and hours of illumination.
There will be no exterior lighting, if any, except for possible low intensity “cut-off” light fixtures near the corners of the building. Therefore no light trespass onto the adjacent residential property to the north is anticipated.
- (6) Placement of outdoor machines and activities. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.
There will be no outdoor machines and activities.

- (7) Additional landscaping and buffering to mitigate adverse impacts. Additional landscaping and buffering to mitigate adverse impacts.
Additional landscaping in the form of a Type D buffer was required (and provided) along the north side of the property to provide buffering.
- (8) Height restrictions. Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.
The height of the existing building will not change therefore preserving light and privacy and views of significant features from public property and rights-of-ways.
- (9) Preservation of natural lighting and solar access. Preservation of natural lighting and solar access.
Natural lighting and solar access will be preserved.
- (10) Ventilation and control of odors and fumes. Ventilation and control of odors and fumes.
There will be no odors and fumes created.
- (11) Paving and parking areas. Paving to control dust.
The area subject to vehicular traffic will be paved and/or stabilized.
- (12) Placement or configuration of site design. Placement or configuration of site design.
The site activities for the most part will occur inside of the existing building except for required parking at the southeast quadrant of the site.
- (B) Height and setbacks. Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.
The existing building does not exceed the required minimum distance from same.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2378269 1 PG
2007 OCT 12 09:46 AM BK 3690 PG 966
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#349692
Doc Stamp-Deed: 1,120.00

Prepared by and return to:
Sharron D. Rutherford

Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, FL 32616

Tax Parcel : 03342-000-000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of October, 2007 between **John M. Boland, an unmarried person and Gail Bisbee, an unmarried person** whose post office address is Post Office Box 1493, Alachua, FL 32616, Grantors, and **Subhas M. Sheth and Elaine Sheth, husband and wife** whose post office address is 15303 NW 140th Street, Alachua, FL 32615, Grantees:

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

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

Lot 9, Block 2, Downing Addition to Alachua, according to the map or plat thereof, as recorded in Plat Book "C", Page 79 of the Public Records of Alachua County, Florida

Subject to and together with covenants, easements, reservations and restrictions of record and taxes for the year 2007 and all subsequent years.

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

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

And the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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.

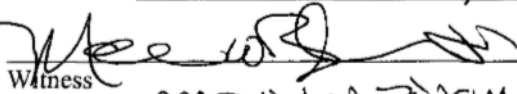
In Witness Whereof, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:



Witness

Print Name: Rafael Boothby



Witness

Print Name: MARVIN W. BINGHAM JR.



John M. Boland



Gail Bisbee



2018 Roll Details — Real Estate Account At 15303 NW 140TH ST

[Print this page](#)

Real Estate Account #03342 000 000

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2018-11-29 \$1,789.52

Receipt #18-0037689

Owner: SHETH, SUBHAS M & ELAINE

13422 W STATE RD 235

ALACHUA, FL 32615

Situs: 15303 NW 140TH ST

Account number: 03342 000 000

Alternate Key: 1012943

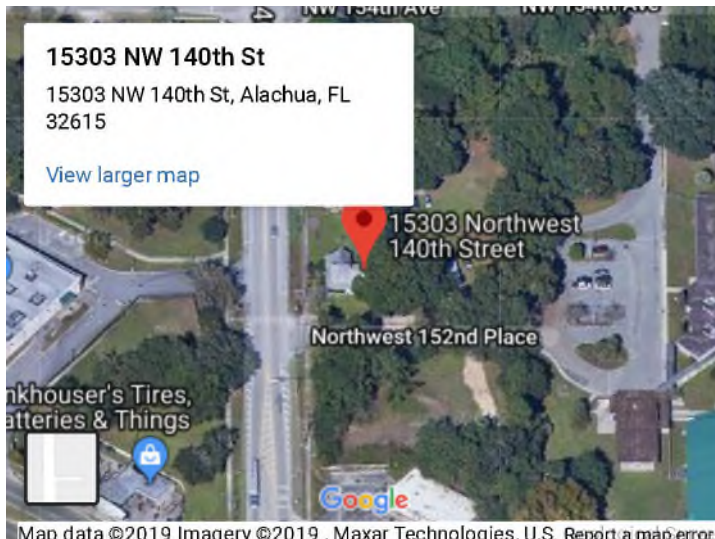
Millage code: 1700

Millage rate: 22.5620

Assessed value: 73,800

School assessed value: 73,800

Unimproved land value: 7,600



Map data ©2019 Imagery ©2019, Maxar Technologies, U.S. [Report a map error](#)

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$1,665.08

Non-ad valorem: \$199.00

Total Discountable: 1864.08

No Discount NAVA: 0.00

Total tax: \$1,864.08

Legal description

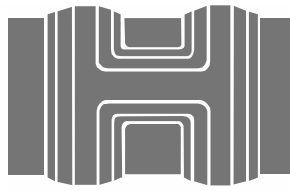
DOWNING ADDN PB C-79-79C LOT 9 BK 2 OR 3690/0966

Location

Book, page, item: 3890-966-

Geo number: 14-08-18-03342000000

Range: 18



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

MEMORANDUM

TO: Adjoining Property Owners and Interested Other Parties

RE: Neighborhood Meeting

You are receiving this letter informing you of a Neighborhood Meeting to be held at 5:15 pm on October 28, 2019 at the Alachua County Library District, Alachua Branch.

A "Conceptual Site Plan" for the project is attached.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a City of Alachua Site Plan application on a 0.46±-acre site, (Alachua County Tax Parcel 03342-000-000), located at 15303 NW 140th Street in Alachua, Florida. The application intent is to convert the building into an office.

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

Time:

5:15 pm on Monday, October 28, 2019

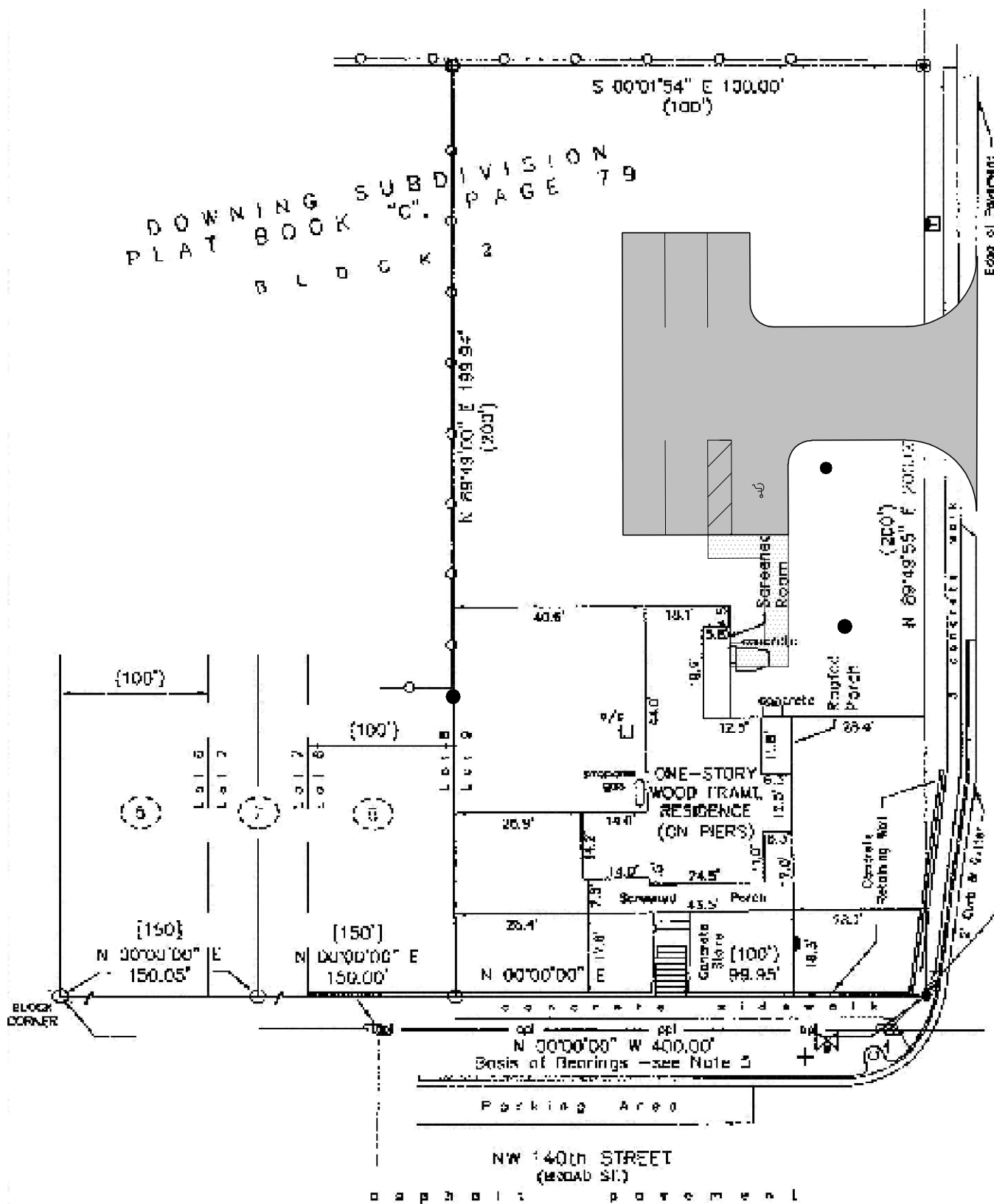
Location:

Alachua County Library District, Alachua Branch
14913 NW 140th St
Alachua, FL 32615

Contact:

Craig R. Hedgecock, PE/PSM
Phone Number: (352) 377-9928
chedgecock@cox.net

DOWNING SUBDIVISION
 PLAT BOOK "C" PAGE 79
 BLOCK 2



NW 152nd Place
 (proposed 5')

asphalt pavement

03337-000-000 School Board of Alachua County 620 East University Avenue Gainesville, FL 32601	03591-000-000 & 03588-001-000 Walgreen Company PO Box 1159 Deerfield, FL 60015	President TCMOA 1000 Turkey Creek Alachua FL 32615
03226-000-000 & 03346-000-000 Huntley Jiffy LGD Trust 9539 PO Box 876 Orange, Park, FL 32067-0876	03563-000-000 Alachua Villas LTD 338-L1 Country Club Road Valdosta, FL 3160	Linda Dixon, AICP Assistant Director Planning PO Box 115050 Gainesville FL 32611
03341-000-000 Birkholtz & Martin & Martin & McNeill 15311 NW 140 th Street Alachua, FL 32615-6233	03589-000-000 Marcia Davis PO Box 1860 Gainesville, FL 32616-1860	Craig Parenteau FL Department of Environmental 4801 Camp Ranch Road Gainesville FL 32641
03340-000-000 J & A Properties Group LLC 923 SW 98 th Street Gainesville, FL 32607	03589-010-010 Tamara N. Stone 7613 SW 52 nd Place Gainesville, FL 32608	Jeannette Hinsdale P.O. Box 1156 Alachua FL 32616
03221-001-020 Alachua Meadows 11528 W State Road 84 Fort Lauderdale, FL 33355	Antoinette Endelicato 5562 NW 93rd Avenue Gainesville FL 32653	Lynn Coullias 7406 NW 126th Ave Alachua FL 32615
03221-001-019 James E. Porter 13818 NW 154 th Avenue Alachua, FL 32615	Dan Rhine 288 Turkey Creek Alachua FL 32615	Lynda Coon 7216 NW 126 Avenue Alachua FL 32615
03221-001-018 Penny Jackson 13826 NW 154 th Avenue Alachua, FL 32615	Tom Gorman 9210 NW 59th Street Alachua FL 32653	Tamara Robbins PO Box 2317 Alachua FL 32616
03221-001-017 Charlene Smith PO Box 634 Alachua, FL 32616-0614	Richard Gorman 5716 NW 93rd Avenue Alachua FL 32653	Michele L. Lieberman County Manager 12 SE 1st Street Gainesville FL 32601
03221-000-000 Rosa McDaniel 25719 State Road 121 Alachua, FL 32615	Peggy Arnold 410 Turkey Creek Alachua FL 32615	Bonnie Flynn 16801 NW 166th Drive Alachua FL 32615
03534-000-000 D R Funkhouser PO Box 564 Alachua, FL 32616-0564	David Forest 23 Turkey Creek Alachua FL 32615	Adam Boukari City Manager P.O. Box 9 Alachua, FL 32616

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA


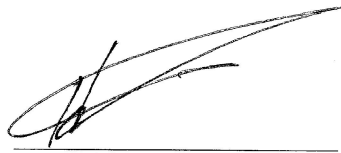
STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **ROBERT BOUKARI**, who on oath says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of:

NEIGHBORHOOD MEETING - SHETH, was published in said newspaper in the issues of **October 10, 2019**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **10th day of October, 2019** by **Robert Boukari**, who is personally known to me.


(Signature of Affiant)
(Signature of Notary Public)

HABIB BRYAN BOUKARI
Commission # GG 327026
Expires May 26, 2023
Bonded Thru Budget Notary Services

until they found their own plan for their animals. They also offered more services for a fee of \$85 for the first pet and \$40 for each additional pet. This charge is for additional services ranging from arranging the pets' transfer to a designated person or if no owner is designated, then they can be housed in a volunteer foster home until a suitable new owner is found. The fee also helps pay a \$500 pet care fee paid to Covenant Pet Trust volunteers or the named recipient for the initial intake and care of the pet. They also offer a free plan to military members who are transferred overseas to take care of their pets during their absence with foster care until they return or find a home for the pet if the service member does not come home.

They realized what a this was on people, ally the terminally ill, knowing what would to their pets," Taylor "They were like their n and to not know would happen to them ghthening."

gether, Wisner and founded Covenant ust. It is an immense m with an estimated 00 pets surrendered elters each year by s and veterinarians se their owners died iled to make a plan for ets. many of which e euthanized. While main concentration n dogs and cats, they ffered foster services er animals including and farm animals.

ere was no way that o of them could care

their own plan for their animals. They also offered more services for a fee of \$85 for the first pet and \$40 for each additional pet. This charge is for additional services ranging from arranging the pets' transfer to a designated person or if no owner is designated, then they can be housed in a volunteer foster home until a suitable new owner is found. The fee also helps pay a \$500 pet care fee paid to Covenant Pet Trust volunteers or the named recipient for the initial intake and care of the pet. They also offer a free plan to military members who are transferred overseas to take care of their pets during their absence with foster care until they return or find a home for the pet if the service member does not come home.

This would be a massive undertaking alone, but the organization has about 40 volunteers and 15 foster homes. They also work in coordination with other agencies and shelters to house and find homes for



RAY CARSON/Alachua County Today

the pets. "We will help foster animals, but our goal is for people to plan ahead for their loved pets. We will take them in as space and funds allow, but we want to get everyone thinking ahead, both for the animals' safety and for their own peace of mind," Taylor said. "We want to get the word out that people should plan ahead and also hopefully get more people willing to foster these pets." For anyone who would like to make donations, volunteer or become a foster home, call 386-288-1339.

Email rcarson@alachuatoday.com

Selected from 10-12 applications

he state that could y for this award," Hope. Every July Association receives

selected from somewhere between 10-12 applications that were submitted," Hope said.

Hope congratulated Purvis and Director of Utilities and Public Works Jamie Jones as he presented the award. He further commended City Manager Mike New and the City Commission for a job well done.

"It is truly an honor for the City of Newberry to be recognized by the FRWA and its member systems as the Medium Wastewater System of the Year," said Jones. "This award is the direct result of hard work by the City of Newberry's operational and support staff," he said.

service," Jones said.

As far as anyone at the City is aware, this is the first time Newberry has received this award.

= = =
Email cwalker@alachuatoday.com

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a City of Alachua Site Plan application on a 0.46±-acre site, (Alachua County Tax Parcel 03342-000-000), located at 15303 NW 140th Street in Alachua, Florida. The application intent is to convert the building into an office.

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

Time: 5:15 pm on Monday, October 28th, 2019

Location: Alachua County Library Dist., Alachua Branch
14913 NW 140th St, Alachua, FL 32615

Contact: Craig R. Hedgecock, PE/PSM
Phone Number: (352) 377-9928
chedgecock@cox.net

(Published: Alachua County Today - October 10, 2019)

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a City of Alachua Site Plan application on a 1.96±-acre site, (Alachua County Tax Parcel 03211-001-000 and 03211-003-000), located at 14619 NW US HWY 441 in Alachua, Florida. The application intent is to add an additional building to the site.

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

Time: 5:30 pm on Monday, October 28th, 2019

Location: Alachua County Library Dist., Alachua Branch
14913 NW 140th St, Alachua, FL 32615

Contact: Craig R. Hedgecock, PE/PSM
Phone Number: (352) 377-9928
chedgecock@cox.net

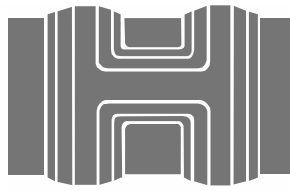
(Published: Alachua County Today - October 10, 2019)

KARI
ALTY INC.

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us today at





CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

MEMORANDUM

October 31, 2019

A Neighborhood Meeting was held to discuss a City of Alachua Site Plan application on a 0.46± acre site, (Alachua County Tax Parcel 03342-000-000), located at 15303 NW 140th Street. The application intent is to convert a residence into an office building.

The purpose of the meeting was to inform the public about the nature of the proposal and seek their comments.

Time: 5:15 pm, Monday, October 28, 2019

Location: Alachua County Library District, Alachua Branch
14913 NW 140th St, Alachua, FL 32615

Meeting Summary:

Besides the project consultants, only two (2) other individuals, the adjoining property owners, attended said meeting.

Mr. & Mrs. Martin, 15311 NW 140th Street, Alachua (352) 462-1423

We shared the "work in progress" drawing sheets with the Martins, answered their questions, and they seemed to be satisfied with same.

NEIGHBORHOOD MEETING

OCTOBER 28, 2019

SHETH SITE PLAN

NAME

ADDRESS

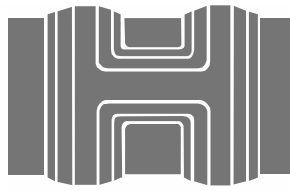
email

TELEPHONE

Charlotte Munn 15311 N.W. 140TH 386-462-1423

Mary L. Martin 15311 N.W. 140TH ST.
Alachua, FL 32615 386-462-1423
2266 S.W. 43RD PL

JOSHUA STRAIN GAINESVILLE FL 32608 JOSHUA@JOSHUA-STRAIN.NET 352-222-3443



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

December 3, 2019

Louis I. Huntley Enterprises
1890 Kingsley Avenue
Suite 102
Orange Park, FL 32073

RE: Alachua County Tax Appraiser
Parcel: 03226-001-000

To Whom It May Concern:

According to the Alachua County Property Appraiser records, you own and/or control Tax Parcel Number: 03226-001-000, having the following physical addresses:

15089 NW US HWY 441, Alachua. FL
15093 NW US HWY 441 – STE 10, Alachua. FL
15093 NW US HWY 441 – STE 20, Alachua. FL
15093 NW US HWY 441 – STE 30, Alachua. FL

My client has submitted a City of Alachua Site Plan application on a 0.46±-acre site, (Alachua County Tax Parcel 03342-000-000), located at 15303 NW 140th Street in Alachua, Florida. The application intent is to convert the existing residential building into an office. The site is approximately 200 feet north of your northerly property line and is situated at the northeast corner of the intersection of NW 140th Street and NW 150th Place.

A Neighborhood Meeting was held to discuss the City of Alachua Site Plan application at 5:15 pm on October 28, 2019 at the Alachua County Library District, Alachua Branch. I inadvertently neglected to inform you by mail of said meeting as required by the City of Alachua. However, notice of said meeting was published in the October 10, 2019 edition of the Alachua County Today newspaper.

I also sent notices to: Huntley Jiffy LGD Trust 9359, PO Box 876, Orange Park, FL 32067, the listed owners of the two parcels adjacent to and contiguous with your northerly property line that you may also own and/or control.

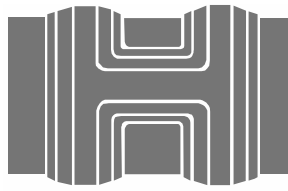
The project will involve the paving of a parking lot to serve the building and required associated landscaping.

Should you have any questions of me and/or desire any additional information about the project, please do not hesitate to contact me and/or Adam Hall of the City of Alachua Planning & Development Department who is processing the application on behalf of the City.

Sincerely,

Craig R. Hedgecock, PE/PSM
Project Engineer

Enclosures:
Public Mailing Notice
Alachua County Today Newspaper Advertisement



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

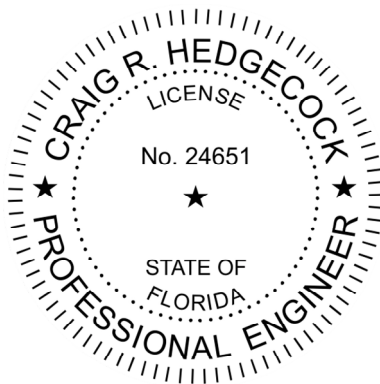
ENGINEERING REPORT

FOR

SHETH SITE PLAN

TAX PARCEL NUMBER 03342-000-000
15303 NW 140TH STREET
ALACHUA, FLORIDA

OCTOBER 28, 2019



Craig R. Hedgecock, State of Florida, Professional Engineer, License No. 24651
This item has been electronically signed and sealed by Craig R. Hedgecock, PE
on the date indicated using a SHA-1 authentication code.

Printed copies of this document are not considered signed and sealed and
the SHA-1 authentication code must be verified on any electronic copies.

CRAIG R. HEDGECK, PE DATE
FLORIDA REGISTRATION NO. 24651

GENERAL PROJECT DESCRIPTION

THE PROJECT INVOLVES THE CONVERSION OF AN EXISTING RESIDENCE INTO A COMMERCIAL OFFICE BUILDING ALONG WITH PARKING AND SURFACE WATER MANAGEMENT FACILITIES FOR THE SITE LOCATED AT 15303 NW 140TH STREET IN THE CITY OF ALACHUA, FLORIDA.

THE PROPOSED STORMWATER TREATMENT FACILITY WILL BE A “DRY RETENTION” SYSTEM TO TREAT THE RUNOFF FROM THE PROPOSED PAVED PARKING AREA FOR THE SRWMD 100 YEAR/24 HOUR RAINFALL EVENT.

ENGINEERING ANALYSIS

DRAINAGE RETENTION SYSTEM:

THE CONTRIBUTING DRAINAGE AREA TO THE PROPOSED DRAINAGE RETENTION SYSTEM IS APPROXIMATELY 4,372± SQ.FT. (0.100 AC.).
USE A COMPOSITE CN=98 FOR DESIGN PURPOSES.

THE SCS SOIL TYPE IS PRIMARILY ARREDONDO, HYDROLOGIC GROUP A.

THE REQUIRED TREATMENT VOLUME = [1” x 4373]/12 = 364 CU.FT.

DRA VOLUME CALCULATIONS:

STAGE	AREA	VOLUME
96.0	575	0
96.5	878	363
97.0	1206	884 [P=170’]

PONDS Version 3.2.0274 INPUT:

$$L = \{(170/2) + \sqrt{[(170^2/4) - (4 \times 884/1.0)]}\}/2 = 73.0'$$

$$W = \{(170/2) - \sqrt{[(170^2/4) - (4 \times 884/1.0)]}\}/2 = 12.0'$$

$$K_h = (32.3/2) = 16.1 \text{ feet/day} \quad K_v = (15.3/2) = 7.6 \text{ feet/day}$$

[FACTOR OF SAFETY UTILIZED: 2]

THE DESIGN HIGH WATER ELEVATION (SRWMD 100 YEAR/24 HOUR) = 96.18’

THE REQUIRED WATER QUALITY VOLUME ELEVATION (1” OF RUNOFF) = 96.50’

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name: SHETH

Simulation Description:
Project Number:

Engineer : CRAIG R. HEDGEcock, PE/PSM

Supervising Engineer:

Date: 10-28-2019

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): 88.00

Water Table Elevation, [WT] (ft datum): 91.80

Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 16.10

Fillable Porosity, [n] (%): 25.00

Unsaturated Vertical Infiltration Rate, [Iv] (ft/day): 7.6

Maximum Area For Unsaturated Infiltration, [Av] (ft²): 1200.0

Geometry Data

Equivalent Pond Length, [L] (ft): 73.0

Equivalent Pond Width, [W] (ft): 12.0

Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft²)
96.00	575.0
96.50	878.0
97.00	1206.0

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Scenario Input Data

Scenario 1 :: SPWMD 100 YEAR/24 HOUR

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1
Basin Area (acres)	0.100
Time Of Concentration (minutes)	5.0
DCIA (%)	0.0
Curve Number	98
Design Rainfall Depth (inches)	11.0
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 484
Rainfall Distribution	Suwanee River WMD 24 Hour
Initial ground water level (ft datum)	91.80 (default)

No times after storm specified.

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Sort-By-Category Report

Scenarios Considered: 1

Stage - Maximum

Rank	Scenario Number	Maximum Stage (ft datum)	Time (hours)	Description
1	1	96.183	10.367	SPWMD 100 YEAR/24 HOUR

PONDS Version 3.2.0274
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Summary of Results :: Scenario 1 :: SPWMD 100 YEAR/24 HOUR

	Time (hours)	Stage (ft datum)	Rate (ft ³ /s)	Volume (ft ³)
Stage				
Minimum	0.000	91.80		
Maximum	10.367	96.18		
Inflow				
Rate - Maximum - Positive	12.000		0.1112	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.267			3921.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	24.289			3921.8
Infiltration				
Rate - Maximum - Positive	10.378		0.5296	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.267			3921.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	24.289			3921.8
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	24.289			0.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



ENGINEERING CONSULTANTS IN GEOTECHNICAL • ENVIRONMENTAL • CONSTRUCTION MATERIALS TESTING

October 22, 2019
Project No. 19-2042.21G

Craig Hedgecock
27 NW 48th Boulevard
Gainesville, Florida 32607

Reference: Proposed DRA, Sheth Property, 15303 NW 140th Street, Gainesville, Florida
Soil Profiles and Permeability Testing

Dear Mr. Hedgecock:

As requested, Geo-Technologies, Inc. (Geo-Tech) has performed a site exploration at the project site. Services were conducted in accordance with our conversation and e-mail on October 7, 2019.

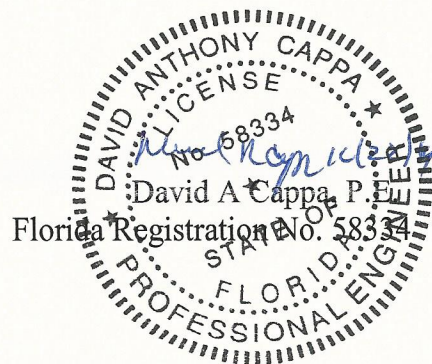
The following report summarizes our findings and evaluations. Generally accepted soils and foundation engineering practices were employed in the preparation of this report.

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

Sincerely,

Gerald W Green Jr.
Soil and Water Scientist

GWG/DAC/ds



Purposes of Exploration

Purposes of this study were to explore the subsurface conditions in the proposed drainage retention area and provide soil profiles, estimated seasonal high water table levels, depths to confining layers and permeability rates to guide design of the drainage retention area.

Site Description

The site is located at 15303 NW 140 Street, Gainesville,, Florida. The site consisted of an existing building with an associated parking area.

Exploration Program

The geotechnical exploration program was performed on October 10, 2019 and consisted of the following:

- One (1) direct push soil boring to a depth of approximately ten (10) feet below existing site grade in the proposed drainage retention area (ASTM D-6282).
- One (1) field horizontal and one (1) field vertical permeability tests in the proposed drainage retention area.

Direct Push Sampling Description

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

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

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

Findings

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

Soils found in our soil borings generally consisted of a surficial layer of fine sand approximately four and one-half (4 ½) feet thick underlain by clayey sand to the depth drilled.

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

Seasonal High Water Table Levels

Estimated seasonal high water table level was found at depth ranging six (6) feet below existing site grade. Estimated seasonal high water table levels are indicated on the soil profiles at the appropriate depths.

Confining Layers

Confining layers were not found within the depths drilled.

Permeability

One (1) field horizontal and one (1) field vertical permeability was performed adjacent to our soil boring location at a depth of approximately two (2) feet below the existing site grade. Resulting coefficients of horizontal and field vertical permeability are noted on the soil profiles and in Table 1 below.

Table 1 Results of Permeability Testing

Boring No.	Depth of Test (feet)	KH Rate (feet/day)	Kv Rate (feet/day)
DP-1	2.0	32.3	15.3

Geo-Tech utilizes the U.S. Department of the Navy, Naval Facilities Engineering Command (1974) Standard methods for performing variable head tests to determine and calculate hydraulic conductivities.

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

Closure/General Qualifications

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

Analyses submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Map, and from any other information discussed in this report. This report does not reflect any variations, which may occur between these borings. In the performance of subsurface investigations, specific information is obtained at specific locations at specific times. However, it is a well known fact that variations in soil and rock conditions exist on most sites between boring locations, and also such situations as groundwater levels vary from time to time. The nature and extent of variations may not become evident until the time of construction.

APPENDIX I
SOIL PROFILES

Log of Borehole: DP-1

Project: SHETH PROPERTY

Boring Location: NORTH OF PARKING LOT

Client: CRAIG HEDGECOCK P.E.

Project No: 19-2042.21G

Engineer: NJH/DAC

Enclosure:

GEO-TECH, INC.

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue

Ocala, Florida

352.694.7711

WWW.GEOTECHFL.COM

Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN TO LIGHT BROWN FINE SAND (SP)		1	FIELD HORIZONTAL PERMEABILITY RATE AT APPROX. 2.0 FEET = 32.3 FT./DAY FIELD VERTICAL PERMEABILITY RATE AT APPROX. 2.0 FEET = 15.3 FT./DAY
2					
3					
4			4.5		
5		CLAYEY SAND REDDISH BROWN CLAYEY SAND (SC)		2	
6			6.0		ESHWAT AT APPROX. 6.0 FEET
7		CLAYEY SAND REDDISH BROWN AND LIGHT GREY CLAYEY SAND (SC)			
8					
9					
10			10.0		
11		End of Borehole			
12					
13					
14					
15					

Ground Water Depth: NOT FOUND

Drill Date: OCTOBER 10, 2019

Drilled By: RD/JB

Drill Method: ASTM D-6282

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

Soil Profile : 1 OF 1