CITY
----------OF ---------- INTER-OFFICE COMMUNICATION
GAINESVILLE

Legislative Matter # 001254

TO: **City Commission** **DATE: September 27, 2004**

FROM: **Planning Division Staff**

SUBJECT: **Petition 30WSU-01CC. Conrad Yelvington Distributors, Inc. Special use permits for an asphalt plant and for Wellfield Protection, and development plan review for construction of an asphalt plant with existing master stormwater system. Zoned: I-2 (general industrial). Located in the 7600 block, east of US 441.**

Recommendation

Planning staff recommends approval of Petition 30WSU-01 CC, based on the findings of facts listed below and with the conditions as specified in this report and the Technical Review Committee preliminary plan review conditions as attached.

Explanation

The petition is a request to amend petition 42SPL-00DB, Yelvington Aggregate Distrubution Center to add a drum mix asphalt plant. See the preliminary development plan, dated August 17, 2004, Exhibit 1. The subject property is a 49.64 acre site located at 7605 Northwest 13th Street. The subject property is zoned I-2 (General Industrial District) and AGR (Agriculture District). The proposed development is an amendment to the existing developed site to add the asphalt plant on 4.9 acres located immediately east of the rock distribution center. Asphalt mixtures and blocks are classified as SIC IN 2951, and are listed as a use requiring a special use permit in the I-2 zoning district. The petitioners propose a 24-hour operation of the asphalt plant.

The proposed asphalt plant will be accessed from the existing driveway to US 441. The existing stormwater management system will serve the proposed development. The proposed development will have an office of 672 square feet and a command control center of 407 square feet. The proposed impervious surface due to the addition of the asphalt plant is 226, 980 square feet. The 49.64 acre site will be 73.4% open space. The proposed amendment will add 5 additional parking spaces to the site. The petitioners have not shown any bicycle parking.

The surrounding property is zoned I-2 to the south, RSF-2 to the west across US441, AGR to the North and PD (residential) to the East, on the east side of

SR121. The landscape plan approved by petition 42SPL-00 DB provided a row of cedars along the south and west property lines which will be extended through this petition, a landscaped stormwater basin and wetland/open space to the east. The land use and zoning of the east portion of the site provides an adjacent use buffer (5 acres of agricultural zoned land) to the residential planned developments on the east side of SR12. Landscape buffer is not required along an active railroad line, so there is no buffer along the north property line. The property also is separated from US 441 by a 200-foot railroad right-of-way and a 50-foot public utilities right-of-way. The former Greenways of Gainesville (the Weiss property) will be separated from the proposed industrial site by the CSX railroad, the GRU easement and US 441. See Exhibit 2 showing the land use designation of surrounding property within 2000 feet of the 49.64-acre property, and Exhibit 3 showing surrounding land use of the proposed 4.9-acre leased area of the asphalt plant. Petition 42SPL-00DB (Yelvington Distribution Center) included the FDOT permit for the existing driveway connection and for the existing railroad line. A Suwannee River Water Management Permit was received for the original development plan. Monitoring of the wetland mitigation site is required for a 3-year period, ERP00-0322. See Exhibit 4, Suwannee River Water Management District letter dated August 2, 2004. The 49.64-acre site includes FEMA flood plain.

SPECIAL USE PERMIT, SEC. 30-70 (2)b SPECIALLY REGULATED INDUSTRY.

Asphalt plants, SIC IN-2951, are allowed in the I-2 zoning district by Special Use Permit. Sec. 30-70 designates asphalt plants as a "specially regulated industry." As such, the applicant shall submit information on air emissions, surface and groundwater, noise, truck traffic volumes (including time of day), and glare impacts. The applicant shall address the compatibility of these emissions with other properties, uses and neighborhoods within 2,000 feet. The report shall also indicate that "best available technology" is being used to control impacts from the "specially regulated industry." The petitioners have submitted a report entitled "City of Gainesville, Code of Ordinances, Section 30-70 Use by Special Use Permit." The report specifically addresses each of the areas of concern. The petitioners assert that the proposed drum mix asphalt plant is best available technology. Conditions identified in the report to answer the issues required by ordinance are:

1. Aggregates and RAP (recycled asphalt pavement) will be stored in stockpiles on paved surface;
2. Lime will be stored in a protected silo.
3. Rainwater falling on the stockpiles will be collected and transported to the collection basin.
4. The plant will have primary and secondary collectors to remove fine sand and dust particles.

5. The proposed plant provides a system to capture and dispose of blue smoke. Powerful fans pull the air from the top of the silo(s) and inject it into the flame in the aggregate drier portion of the drum plant.
6. Before receiving a load of hot mix asphalt (HMA), the boxes on the back of delivery trucks are washed as necessary in a closed cycle wash to remove soil that could contaminate the HMA. Each truck has a bio-degradable, water-based solution sprayed on the interior of the delivery truck box before receiving HMA.
7. The design of the area proposed for storage of the asphalt binder, plant fuel, and equipment fuel will have secondary containment holding at least 130% of the volume of the largest tank to control any unplanned releases.
8. The station for trucks delivering these materials to the site will be adjacent to this area and will be curbed to control any unplanned releases during the transfer of products.
9. The petitioners state that currently there are no residential neighborhoods located within 2000 feet of the proposed leased property. Surrounding uses within 2000 feet consist of an agricultural/timber parcel, a conservation parcel, one single-family parcel and 23 industrial-zoned parcels. They also note that portions of Hidden Lake, Buck Bay, and the Weiss property are within 2000 feet of the Yelvington Parcel.
10. The petitioners assert that the proposed air emissions are compatible with the emission of the surrounding industrial uses.
11. The petitioners identify the sources of air emissions and the proposed emission rates. The proposed control technology to reduce air emissions include:
    a. reducing the storage of crushed rock and gravel on the site to a two day supply for maximum operating levels;
    b. paving areas used by delivery trucks, supply trucks and yard equipment to control dust generation; and
    c. sweeping and watering paved road surfaces to reduce dust emissions;
    d. controlling particulate matter generated during aggregate drying by passing the exhaust through cyclone and then a baghouse;
    e. equipping vents of the asphalt binder tanks with condensers to collect potential emissions released from the asphalt;
    f. design of the double barrel drum to minimize oxidation;
    g. installing blue smoke control system to inject emission from the silos and the conveyor from the drum into the burner in the aggregate drier;
    h. recycling particulate matter collected from the air pollution devices into the process to be incorporated into the HMA product;
    i. precise measurement of the temperature of the dried aggregate as it enters the mixing chamber to avoid overheating aggregate and generation of excess volatile organics from the asphalt;
    j. conserving fuel;
    k. keeping the temperature of the liquid asphalt by preventing exposure to a direct flame in the drier;

l. controlling the release of emissions from loads of HMA on delivery trucks by requiring the use of an impermeable tarp to the HMA in the truck's cargo box;
m. Use of bio-degradable, water based solution to coat delivery trucks cargo boxes, rather than diesel oil, to reduce releases of volatile oil compounds.

12. The stormwater will be directed to the existing stormwater management system for the Yelvington site. The stormwater from the asphalt plant must be periodically monitored to ensure that water quality standards are met as part of the NPDES permit requirements. No groundwater emissions are expected from the facility, except for the incidental percolation of stormwater. Measures identified by the petitioner include:
    a. Spill Prevention Controls and Countermeasures (SPCC) improvements where fuels and asphalt are stored.
    b. Storing containers of chemicals, preferably in corrosion-free plastic containers, on paved areas surrounded by curbs capable of holding at least 130% of the contents of the largest container.
    c. Eliminating the use of chlorinated solvents and other solvents with toxic and/or potentially dangerous characteristics. These are replaced with bio-degradable, water-based solvents for removal of asphalt and grease from tools and equipment.
    d. Elimination of solvents in the Quality Assurance Laboratory. Only physical testing will be used to test HMA samples.
    e. Good housekeeping in areas which may contribute pollutants to stormwater discharges so they are maintained in a clean, orderly manner;
    f. Storage containers will be kept closed at all times, except when adding or removing waste or products.
    g. NPDES Multi-Sector General Permit is required;

13. Noise controls:
    a. The equipment in the plant has been designed to reduce noise output by the use of the double drum system as well as reducing impact forces, reducing speeds and pressures, reducing frictional resistance, reducing the radiating area, reducing noise leakage, and isolating and damping vibrating elements.
    b. Distance and shielding are used for control of transmission path. The transmission path south of the APAC leased area has been lengthened by the location of the plant on the north side of the property. Shielding is used by placing piles of aggregate and recycled asphalt pavement between the HMA plant and the southern property line.
    c. Absorptive shielding will be installed north of the south perimeter road that runs the full length of the APAC leased area.

14. Truck trips: The petitioners report states that there will be an average of 68 truck trips per day, approximately 0.6 percent of the average service volume for US 441 in this location.
    a. The proposed asphalt plant will receive aggregate from the onsite rock distribution plant, which eliminates those supply trips from the roadway network.
    b. The rock distribution plant receives rock by railroad.

15. Odor: See Air emission methodologies.

16. Glare: Lighting shall meet the Sec. 30-345 requirements.

Sec. 30-233 requires findings by the City Commission for the preliminary plan on the following seven criteria. Staff has made the following analysis with regard to these criteria:

1. *That the use or development complies with all required regulations and standards of this chapter and all other applicable regulations.*

   The proposed use is a use that may be permitted in the Industrial Land Use Category and in the I-2 zoning district. The Development Plan has been reviewed by the Technical Review Committee and found approvable with the conditions listed in the TRC staff reports. The petitioners will be required to receive an Air Quality Permit from FDEP, an NPDES Permit from FDEP and a Hazardous Materials Storage License from Alachua County Department of Environmental Protection.

2. *That the proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.*

   The proposed use is adjacent to Industrial land use and I-2 zoning to the South, Agriculture land use and zoning to the East and North, and Single Family and RSF-2 zoning to the west, across US441 and railroad and utility rights-of-way. The proposed asphalt plant will be located in the center of the subject property to the east of the existing rock distribution center. The design of the asphalt plant includes technologies to address noise, odor, smoke, particulate matter and wastewater.

3. *That the necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.*

   Electric, water and sanitary sewer are available to the site and have adequate capacity to service the proposed use.

4. *That the use or development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.*

The proposed development is located on US 441, which has capacity for the proposed use.

5. *That screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.*

   The petitioners are extending the cedar hedge along the south side of the property. There are no adjacencies to public streets.

6. *That the use or development conforms to the general plans of the city as embodied in the city comprehensive plan.*

   The subject property is designated for Industrial on the Future Land Use Map of the City of Gainesville 2000-2010 Comprehensive Plan. Policy 4.1.1. states: "The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling and other ancillary uses, and, when designed sensitively, retail, office, service and residential uses, when such non-industrial uses are no more than 25 percent of the industrial area, or when part of a Brownfield redevelopment effort. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less and requiring buildings to face the street."

   The subject property is currently developed in an industrial capacity as a rock distribution center. The existing access and existing stormwater management facilities will serve the proposed additional development.

7. *That the proposed use or development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of this chapter as specified in Article III, Division 2.*

   The proposed development is outside the Transportation Concurrency Management Exception Area. A preliminary and final certificate of concurrency has been issued.

WELLFIELD PROTECTION SPECIAL USE PERMIT

The subject property, is a 49.64-acre parcel which is currently developed as an aggregate distribution center. The total site controlled by the development plan includes an area in the tertiary zone of the Wellfield District. See map of wellfield tertiary zone boundary, Exhibit 5. The petitioner now requests approval of a drum mix asphalt plant, which was not part of the earlier requests,

reviews or hearings connected with the aggregate distribution plant. Planning staff has found that the entire site must be reviewed under the provisions of the Special Use Permit because the property continues into the tertiary zone and because elements of the development plan are within the tertiary zone of the Wellfield District. Sec. 30-201(a) states "Properties that may only be partially located in a wellfield protection management zone shall be treated as if the entire property is located completely within the wellfield protection zone." Since the proposed use involves the use of hazardous materials and has a stormwater management system with outfall within the tertiary zone, the facility is required to obtain a Wellfield Special Use Permit.

In order to grant an approval of the wellfield special use permit, the Board must establish a number of findings in accordance with Division 3 of Article VII of the Land Development Code for the purpose of protecting the Murphree Wellfield. Findings must be made for criteria (1) through (5) and (8) under section 30-203(a) and whether the development properly addresses environmental features such as wetlands, creeks, lakes, sinkholes, and soils to ensure the hazardous materials will not endanger the potable water supply and the environmental features and whether the criteria in second 30-233 have been met.

1. *That the proposed use or development will not endanger the city's potable water supply.*

No comments have been received from Gainesville Regional Utilities. Staff anticipates no impact to the City's potable water supply.

Alachua County Environmental Protection Department, see Exhibit 6.

1. Based on available information, the proposed facility will be regulated as a Class "C" facility under the HMMC. Class "C" facilities area required to obtain a Hazardous Materials Storage License prior to the start of operations.
2. Formal ACEPD approval of all hazardous materials storage areas is required prior to the issuance of building permits;
3. ACEPD strongly recommends that, as a condition to the issuance of the Wellfield Protection Permit, the applicant be required to provide a roof over the proposed fuel storage area. The recommended roof will reduce the potential for contaminated stormwater to occur if rainfall gets inside the storage area.

Pages 8 through 11 of the "City of Gainesville, Florida, Code of Ordinances, Sec. 30-203: Wellfield Special Use Permit" report, Exhibit 7, identify Hazardous Materials to be stored and used at the site.

2. *That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development. The development must be connected to the potable water and wastewater system.*

The applicant has demonstrated how the new additions will connect to the water, sewer and electric systems. GRU has reviewed and approved the proposed connections. GRU Construction Permits are required.

3. *That the use or development conforms to the City's comprehensive plan.*

The Future Land Use Map classifies the subject site as industrial. Policy 4.1.1 of the Future Land Use Element describes the industrial category as follows:

> The industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses, and, when designed sensitively, retail, office, service and residential uses, when such non-industrial uses are no more than 25 percent of the industrial area, or when part of a Brownfield redevelopment effort. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less and requiring buildings to face the street.

Transportation Mobility Element Policy 1.1.4

> The City shall coordinate with FDOT to reduce large truck traffic on streets that are not designated truck routes, and direct such traffic to designated truck routes. Improved signs and enforcement shall direct non-local and through trucks to the designated truck route.

Conservation/Open Space/Groundwater Recharge Element Policy 2.3.2 states:

> The City shall allow land uses and facility design within wellfield protection zones (and other "community water system" cones of influence as defined by Florida Administrative Code Chapter 62-550.200 (Drinking Water Standards, Monitoring, and Reporting, Definitions for Public Water Systems) and Chapter 9J-5.003 (27) (Definition, "cone of influence") and identified in the Environmentally Significant Land and Resources Map Series within the Future Land Use Map Series, that are in compliance with the Murphree Wellfield Protection Code.

4. *That the proposed use complies with all federal, state and local laws, rules, regulations, and ordinances now and hereafter in force which may be applicable to the use of the site.*

   Pages 7 - 10 of Exhibit 7 state that the proposed HMA plant falls within the jurisdiction of the following regulatory agencies:

   Alachua County Environmental Protection Department;
   Florida Department of Environmental Protection
   United States Environmental Protection Agency.

   Formal approval by Alachua County Environmental Protection Department of all hazardous materials storage areas is required prior to issuance of the building permits. The development plan must receive a final development order prior to issuance of any building permit.

5. *That there has been proper abandonment, as regulated by the relevant water management district or state agency of any unused wells or existing septic tanks at the site. An existing septic tank may remain if it is used solely for domestic waste and if it meets all applicable state and local regulations.*

   The petitioners have certified the removal of the existing well and septic tank on the 49.64 acre parcel.

8. *That the applicant is in compliance with the requirements of the Alachua County Hazardous Materials Management Code, and all applicable state and federal regulations.*

   Prior to the issuance of a certificate of occupancy the petitioners must receive an Alachua County Hazardous Materials Storage License.

DEVELOPMENT PLAN REVIEW

The preliminary plan was submitted in accordance with the submittal schedule and was sufficient for review in accordance with Article VII. The technical review committee has reviewed the development plan and has found the plan approvable subject to the conditions attached.

This development must meet the Sec. 30-345, General Performance Standards. The petitioners have submitted a Certification of the information provided in "City of Gainesville, Florida, Code of Ordinances, Section 30-345: General Performance Standards," received by the City Planning Division July 2, 2004. Sealed by William C. Zegal, Florida Registration Number 23465, dated 04 June 2004, Exhibit 8. General performance standards address fire and explosive hazards, radiation, electromagnetic radiation, waste disposal, vibration, sound, heat, cold and dampness or movement of air, lighting, odor, air pollution emissions, other air pollution, toxics, and utility service.

Summary of conditions:

1. The petitioners shall meet conditions of on-site mitigation of wetland as per Petition 42SPL-00DB.

2. The applicant shall be required to provide a roof over the fuel storage area.

3. The applicant shall include a fire sprinkler system with roof structure for the fuel storage area.

4. The trucks leaving the plant shall have impermeable tarps to control odor.

5. The petitioners shall obtain an NPDES permit prior to a certificate of occupancy.

6. Petitioners shall be in compliance with Sec. 30-345.

7. The development shall be in compliance with the City of Gainesville Noise Ordinance, Ordinance 981314.

8. Water supply shall be adequate to meet fire flow requirements.

9. The type of materials used and stored on site shall be restricted to the list of hazardous materials submitted with this petition, see attached. Any addition or modification must obtain approval from Alachua County Department of Environmental Protection and may require an amendment of the Special Use Permit.

10. The Asphalt Plant shall not be expanded or relocated except by amendment of the Special Use Permit. Replacement equipment must meet all conditions of this Special Use Permit.

11. The applicant must provide correct plans to the Planning Division meeting the requirements of the Technical Review Committee, attached, and must obtain a final development order prior to the issuance of any building permit.

Respectfully submitted,

Ralph Hilliard

Ralph Hilliard
Planning Manager

RH:CRM
Attachments

Zoning Districts

RSF1	Single-Family Residential (3.5 du/acre)
RSF2	Single-Family Residential (4.6 du/acre)
RSF3	Single-Family Residential (5.8 du/acre)
RSF4	Single-Family Residential (8 du/acre)
RMF5	Residential Low Density (12 du/acre)
RC	Residential Conservation (12 du/acre)
MH	Mobile Home Residential (12 du/acre)
RMF6	Multiple-Family Medium Density Residential (8-15 du/acre)
RMF7	Multiple-Family Medium Density Residential (8-21 du/acre)
RMF8	Multiple-Family Medium Density Residential (8-30 du/acre)
RMU	Residential Mixed Use (up to 75 du/acre)
RH1	Residential High Density (8-43 du/acre)
RH2	Residential High Density (8-100 du/acre)
OR	Office Residential (up to 20 du/acre)
OF	General Office
PD	Planned Development
BUS	General Business
BA	Automotive-Oriented Business
BT	Tourist-Oriented Business
MU1	Mixed Use Low Intensity (10-30 du/acre)
MU2	Mixed Use Medium Intensity (14-30 du/acre)
CCD	Central City District
W	Warehousing and Wholesaling
I1	Limited Industrial
I2	General Industrial
AGR	Agriculture
CON	Conservation
MD	Medical Services
PS	Public Services and Operations
AF	Airport Facility
ED	Educational Services
CP	Corporate Park

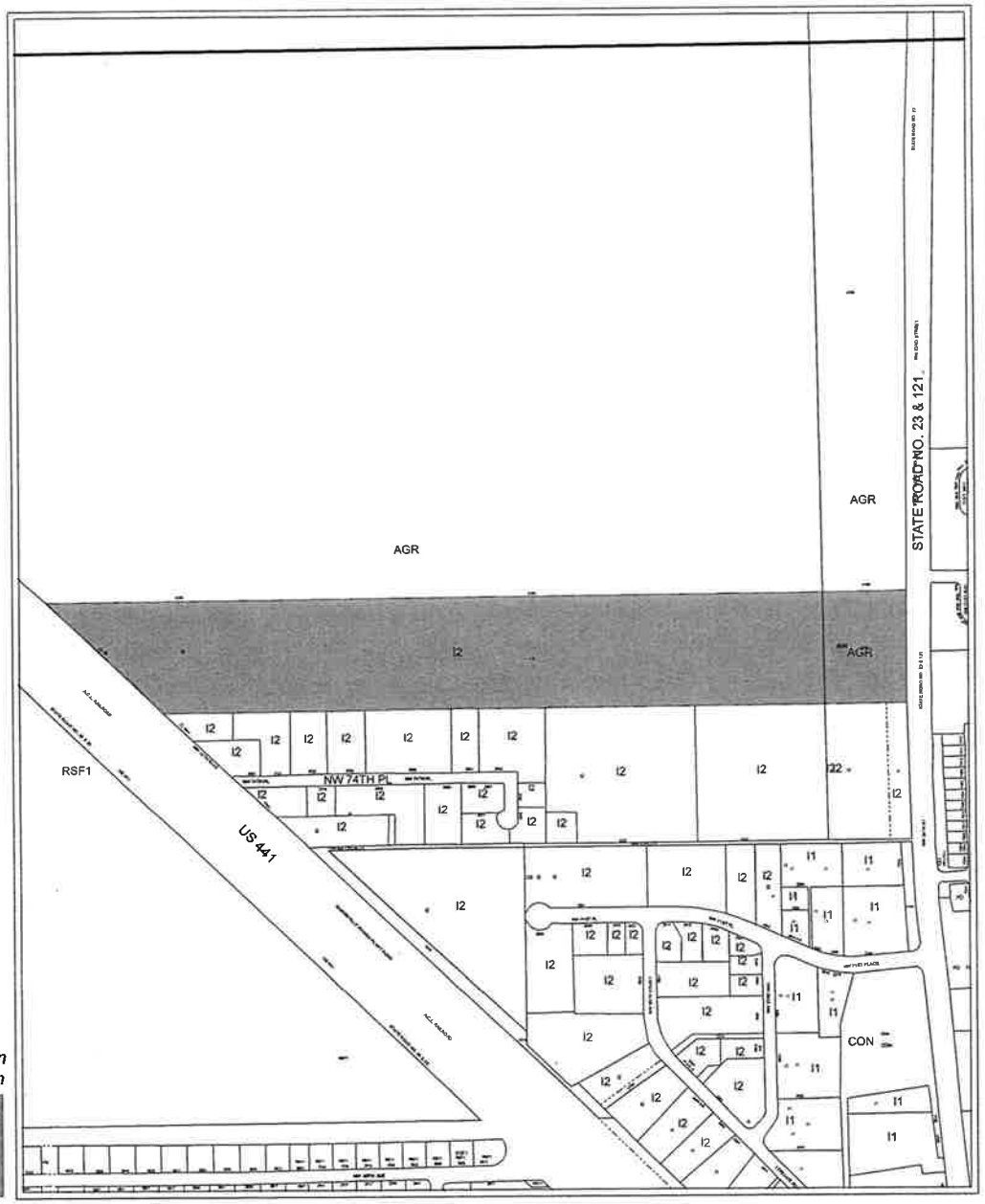
Historic Preservation/Conservation District

Special Area Plan

Division line between two zoning districts

City Limits

Area under petition consideration



ZONING

Name	Petition Request	Map(s)	Petition Number
Conrad Yelvington	Special Use Permit Sec. 30-70 Wellfield Special Use Permit and Associated Development Plan	3047	30WSU-01CC

N W E S

No Scale

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. 30WSU-01CC Review Date: 7/20/04 Review For :Technical Review Committee Plan Reviewed: 07/23/04 Description, Agent & Location: Watson Asphalt Plant Eng. Denman 7600 block US 441	Review Type: Preliminary Final Project Planner: Carolyn Morgan

☒ APPROVED (as submitted) ☐ APPROVED (subject to below) ☐ DISAPPROVED

☒ Alachua County Environmental Review Required ☐ Alachua County Environmental Review Not Required ☐ 100 Yr. critical duration storm event must be analyzed. ☐ SJRWMD stormwater permit is required. ☐ Treatment volume must be recovered within 72 Hrs. (F.S. of 2) ☒ Approved for Concurrency	Comments By: Rick Melzer P.E. Development Review Engineer

REVISIONS / RECOMMENDATIONS:

GRU
More than Energy™

DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, Fl 32614
Voice (352) 393-1644 - Fax (352) 334-3480

Aug 19, 2004

6 Petition 30WSU-01 CC

Watson Construction, agent for Conrad **Yelvington** Dist. Inc. A special use permit for Wellfield Protection and devel. plan review for construction of a concrete batch plant and asphalt plant with associated aggregate storage & master stormwater design. Revised as: Conrad Yelvington Distributors, Inc. A special use permit for Wellfield Protection and devel. plan review for construction of an asphalt plant with existing master stormwater system. Zoned: I-2 (general industrial). Located in the 7600 block, east of US 441. (Planner, Carolyn Morgan)

○ **Conceptional Comments** ◉ **Conditions/Comments**
○ **Approved as submitted** ○ **Insufficient information to approve**

New Services	A Plan Review is needed before GRU can approve the utility space allocations (please submit 3 sets of plans along with the Application.)
Water	Label water meter size.
Sanitary Sewer	Label sand/oil separator on the utility plan (sheet 5 of 11).
Electric	Show the primary conduit route a on the utility plan.
Gas	
Real Estate	Add OR Book & Page of the blanket easement on the utility page (sheet 5 of 11).

Approval of your plans from the City of Gainesville should not be misconstrued as an approval of you on-site utilities.

SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27

Petition: 30WSU-01 CC Review date:8/20/04 Review For: Technical Review Committee Agent: : Conrad Yelvington Distributors, Inc.for construction of an **Asphalt Plant with Existing Mater Stormwater System** located at 7600block, east of US 441	Review: Special Use Planner: Carolyn

☒ APPROVED (as submitted) ☐ APPROVED (with conditions) ☐ DISAPPROVED

___ Tree Survey Required ___ Landscape Plan Required ___ Irrigation system required ___ Attention to conditions (revisions/recommendations)	Comments by: Earline Luhrman Urban Forestry Inspector

Approved as submitted.

Impact on the Urban Forest:
Trees to be removed = 0
Trees to be protected = 0
Trees to be planted = 35

City of Gainesville

Inter-Office Communication

Planning Division
x5023, FAX x3259, Station 12

TO: **TRC Review Staff** **DATE: August 17, 2004**

FROM: **Carolyn Morgan, Senior Planner**

SUBJECT: **30WSU-01CC APAC/Yelvington Asphalt Plant**

This is a re-submittal of the asphalt plant for preliminary and final review. The last submittal was dated July 2, 2004. If there are any issues that remain to be discussed we can discuss on September 3, 2004. However, if your issues are resolved or a final comment/recommendation is in order, it would be appreciated if comments could be received by August 23rd, so that we could schedule the City Commission quasi-judicial hearing.

Provide HC ramps detail.

Provide distance between office bldg. & control center.

If control center is premanufactured, indicate in Building information table that it is DCA approved.

Provide distance from truck wash to property lines.

BJS
8-31-04

SITE PLAN EVALUATION SHEET

FIRE PROTECTION/LIFE SAFETY REVIEW

Petition No.:	30WSU-01CC	Due Date:	8/30/2004
Review for:	Technical Review Staff Meeting	Review Date:	8/30/2004
Description:	Yelvington Distributors, Inc. Asphalt Plant 7600 block East of US 441		

Review Type:	Preliminary Final
Project Planner:	Carolyn Morgan

☐ **Approvable** ☑ **Approvable Subject to Comments** ☐ **Disapproved** ☐ **Concept**

☐ Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted.

☐ Revisions are necessary for plan to meet the requirements of Gainesville's Land Development Code Section 30-160.

☑ Revisions are necessary for compliance with related codes and ordinances and are submitted for applicant information prior to further development review.

Comments By:

Mark V. Smith

MV Smith, #232
Fire Safety Inspector

Revisions/Recommendations:

1. Due to the considerable added effort of hazardous waste collection and disposal, Gainesville Fire Rescue recommends the tank structure be roofed and include an automatic fire sprinkler system. In addition, the sprinkler system will provide an initial knock down and containment of a fire in the tank of origin without compromising another tank. A fire could potentially spread from one tank to another without a fire sprinkler system.

If the tank storage building is equipped with a fire sprinkler system, please provide the fire sprinkler details such as the location of the post indicator valve (PIV), backflow preventor , and fire department connection (FDC). FDC detail provided as attachment.

SITE PLAN EVALUATION SHEET
GAINESVILLE POLICE DEPARTMENT

Petition Number: 30WSU-01 CC
Site Visit Date: May 14, 2004, 1445 Hours
Description: Asphalt Plant at Yelvington
Location: 7600 NW 13th St.
Review For: Final Staff Meeting, Review #3
Planner: Carolyn Morgan

Review Date: August 18, 2004

Reviewed By: Sgt. Jeff Reese

****

__X__ **Recommend for Approval With Consideration for Comments**

_____ **Recommend for Disapproval**

Recommendations and Comments

1. Photometric plans from the first submittal should be included. No additional comments.

The purpose of this review is to provide security recommendations. This report is advisory only and is not intended to identify all weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

ALACHUA COUNTY
ENVIRONMENTAL PROTECTION DEPARTMENT

201 SE 2nd Avenue, Suite 201, Gainesville, Florida 32601
Tel: (352) 264-6800 Fax (352) 264-6852
Suncom: 651-6800
Home Page: http://environment.alachua-county.org

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Debbie VanSlooten
Administrative Support Manager
dvanslooten@co.alachua.fl.us

September 2, 2004

Ms. Carolyn Morgan
Current Planning
City of Gainesville
P.O. Box 490
Gainesville, FL 32602-0490

RE: Petition 30WSU-01CC
APAC/Yelvington Asphalt Plant

Dear Ms. Morgan:

This letter is in response to your Fax dated September 1, 2004 regarding the applicability of the Alachua County Hazardous Materials Management Code (HMMC) to the above referenced project. Based on the available information, the proposed facility will be regulated as Class "C" facility under the HMMC. Class "C" facilities are required to obtain a Hazardous Materials Storage License prior to start of operations.

The Alachua County Environmental protection Department (ACEPD) has reviewed the submitted site plans; however, formal ACEPD approval of all hazardous materials storage areas is required prior to the issuance of building permits. Additionally, as we stated in our last comment sheet, ACEPD strongly recommends that, as a condition to the issuance of the Wellfield Protection Permit, the applicant be required to provide a roof over the proposed fuel storage area. The recommended roof will reduce the potential for contaminated stormwater to occur if rainfall gets inside the storage area.

Please contact me at 264-6800 if you have any questions.

Sincerely,

Agustin Olmos, P.E.
Environmental Engineer
AO/ao

CITY OF GAINESVILLE — INTER-OFFICE COMMUNICATION

TO: City Commission **DATE:** 7/20/04

FROM: Onelia R. Lazzari

SUBJECT: Concurrency Review for 30WSU-01CC

The APAC Asphalt Plant development, located in the 7600 block of US 441, meets all the Community Development Department requirements for a Certificate of Preliminary and Final Concurrency. See the Public Works Comments sheet for information about stormwater management concurrency. This development is located outside of the TCEA.

APAC ASPHA
AT YELVINGT
GAINESVILLE,

DEVELOPMENT DATA

1. PROJECT DESCRIPTION:

THIS SITE PLAN REPRESENTS AN AMENDMENT TO THE APPROVED YELVINGTON DISTRIBUTION CENTER PROJECT (PETITION No. 42SPC-00DB). THIS AMENDMENT CONSISTS OF THE CONSTRUCTION OF AN ASPHALT PLANT BY APAC OF JACKSONVILLE. THE PROPOSED PROJECT WILL UTILIZE THE EXISTING MASTER STORMWATER MANAGEMENT FACILITIES PREVIOUSLY APPROVED WITH THE YELVINGTON SITE PLAN.

2. PROJECT DESCRIPTION:

THE PROPERTY OWNER IS CONRAD YELVINGTON DISTRIBUTORS, INC.

THE PROJECT DEVELOPER IS APAC OF JACKSONVILLE

4103 S.E. 144th St
STARKE, FL. 32091
(904) 964-2786

3. OVERALL PROPERTY DATA:

A. TOTAL PROPERTY AREA: 49.64 AC. = 2,162,318 S.F. = 100.0%

B. TOTAL BUILDING AREA:
EXISTING:
(YELVINGTON DISTRIBUTION CENTER): = 660 S.F.

PROPOSED:
OFFICE BLDG: = 672 S.F.
COMMAND CONTROL CENTER: = 407 S.F.
TOTAL: = 1,739 S.F. = 0.08%

C. TOTAL IMPERVIOUS AREA:
EXISTING:
(YELVINGTON DISTRIBUTION CENTER)
INCLUDING STABILIZATION AREAS: = 347,667 S.F.

PROPOSED: = 228,980 S.F.

TOTAL: = 576,017 S.F. = 26.6%

D. TOTAL OPEN AREA: = 1,586,301 S.F. = 73.4%

PROPOSED DEVELOPMENT DATA TABLE

1. PROJECT AREA: 5.92 AC. = 258,000 S.F. = 100.0%

2. TOTAL BUILDING AREA:
OFFICE BLDG: = 672 S.F.
COMMAND CONTROL CENTER: = 407 S.F.
TOTAL: = 1,079 S.F. = 0.42%

3. TOTAL IMPERVIOUS AREA: = 226,980 S.F. = 88.0%

4. TOTAL OPEN AREA: = 31,020 S.F. = 12.0%

5. PARKING SPACES:

A. CRITERIA: MANUFACTURING/INDUSTRIAL USE:
ONE SPACE/500 S.F. OF FLOOR AREA

B. REQUIRED:
ONE SPACE/500 S.F. x 1,079 S.F. = 2 SPACES

C. PROVIDED:
3 PARKING SPACES INCLUDING 1 HANDICAP SPACES

6. BUILDING INFORMATION:

		OFFICE* BLDG	COMMAND CONTROL CENTER	TRUCKWASH AREA
A.	TOTAL BUILDING AREA (UNDER ROOF):	672 S.F.	407 S.F.	488 S.F.
B.	TOTAL GROSS FLOOR AREA:	626 S.F.	348 S.F.	360 S.F.
C.	OCCUPANCY CLASS:	BUSINESS	BUSINESS	STORAGE
D.	BUILDING HEIGHT:	12'-1"	12'-1"	20'-8"
E.	SPRINKLER:	NO	NO	NO
F.	CONSTRUCTION TYPE:	VI	II	II
G.	NUMBER OF STORIES	ONE	ONE	ONE

*THIS OFFICE BUILDING WILL BE A PREMANUFACTURED BUILDING AND IT SHALL BE DCA APPROVED.

7. THIS PROJECT AREA IS NOT IN A HISTORIC DISTRICT, GREENWAY, UPLANDS, NATURE PARK, OR SURFACE WATER DISTRICTS GATEWAY DISTRICT.

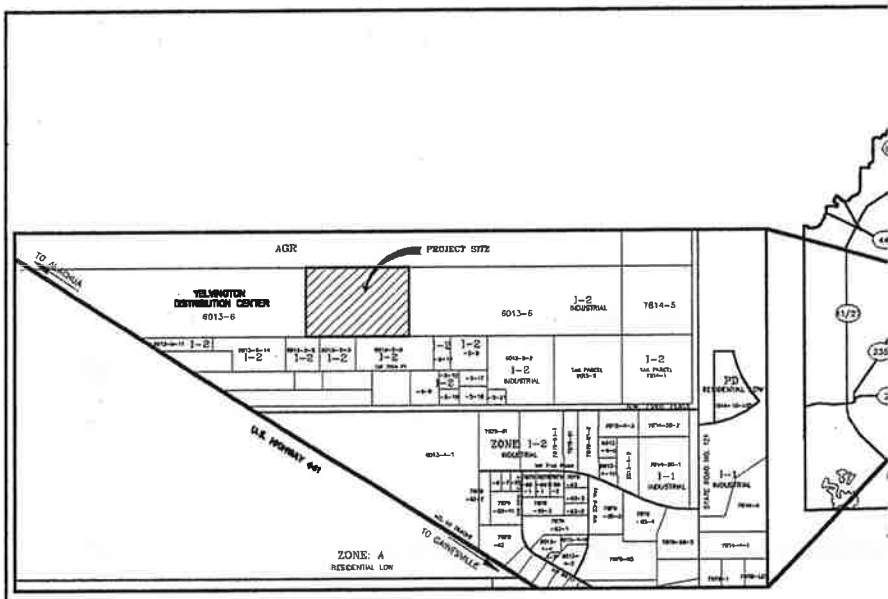
8. THIS PROPERTY IS ZONED I-2, AND HAS INDUSTRIAL LAND USE.

9. TAX PARCEL No.: PART OF TAX No. 6013-6.

10. THE STORMWATER SYSTEM WAS PREVIOUSLY APPROVED AND CONSTRUCTED WITH THE YELVINGTON DISTRIBUTION SITE PLAN AND MEETS THE REQUIREMENTS OF CITY OF GAINESVILLE AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT.

11. THE ASPHALT PLANT INCLUDES OIL TANKS TO PROVIDE FUEL FOR THE PRODUCTION. THESE TANKS INCLUDE SECONDARY CONTAINMENT CONSISTING OF A RAISED CONCRETE BARRIER.

12. THIS SITE IS WITHIN FEMA FLOOD ZONE A AND C AS SHOWN ON THE MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WAYNE CHANGE, INC. DATE 7/22/99. FLOOD ZONE 'A' IS DEFINED AS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS NOT DETERMINED. FLOOD ZONE 'C' IS DEFINED AS AREAS OF MINIMAL FLOODING.



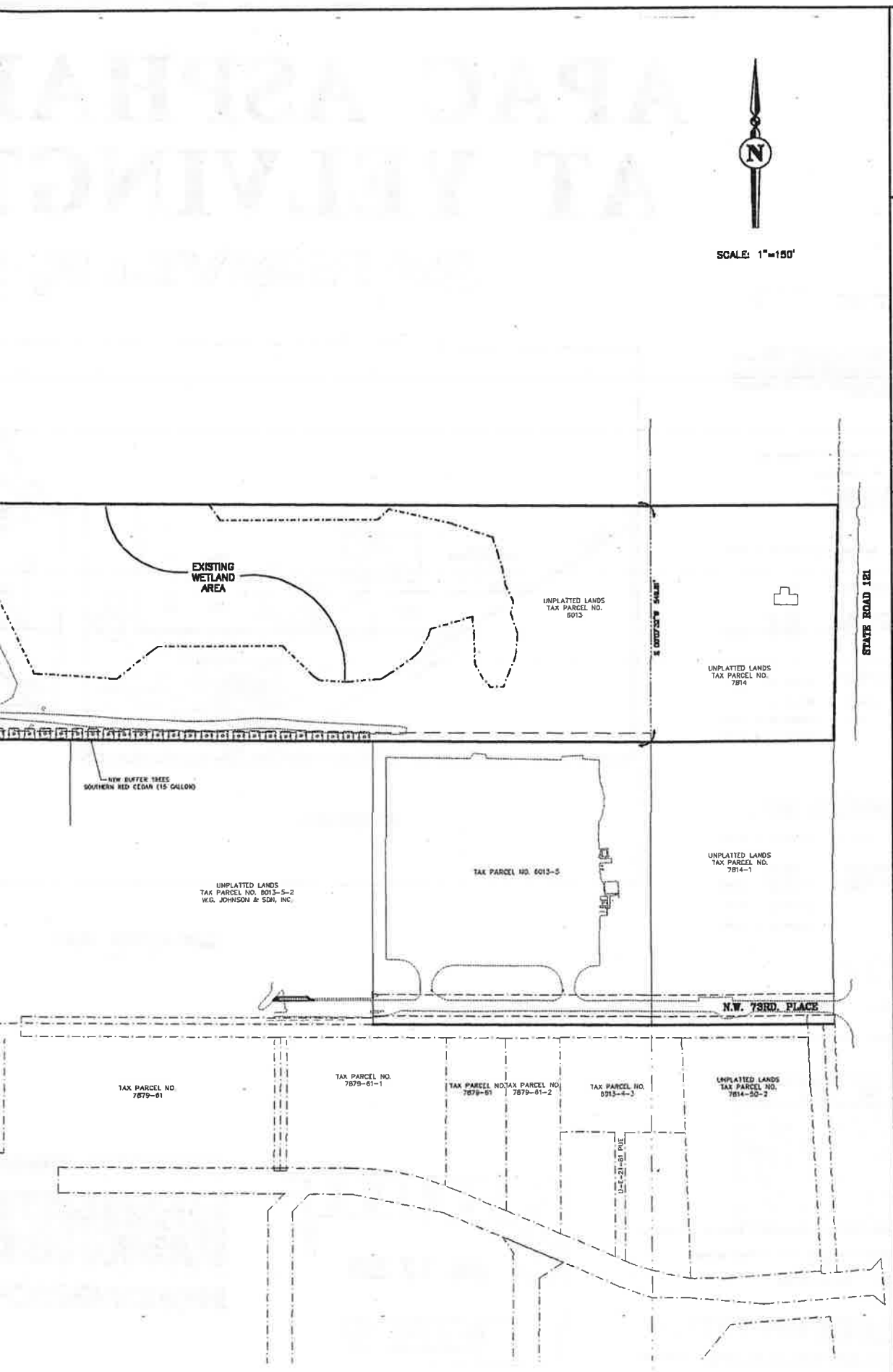
LOCATION MAP
NTS

LOCATION MAP
NOT TO SCALE

TRIP GENERATION

THE WATSON PLANT HAD DAILY TRUCK TRIPS COMBINING PLANT OF 130 TRIPS PER DAY FOR ASPHALT AND CONS HAVE 110 TRIPS PER DAY FOR ASPHALT. THE OLD PLA PER DAY, NOT COUNTING AGGREGATE TO THE SITE. THE ACCURATELY THAT SUPPLY VEHICLES INCLUDING ALL RA 50 TRIPS PER DAY, ALTHOUGH THAT NUMBER CAN VARY THE OLD PLANT ANTICIPATED 40 EMPLOYEE TRIPS PER CONTEMPLATES 20 EMPLOYEE TRIPS PER DAY. THE TOTA PLANT WAS 150 PER DAY AND THE TOTAL TRIPS FOR T

THE YELVINGTON DISTRIBUTION CENTER TOTALED 100 TR THEREFORE, FOR THE TOTAL PROPERTY THE TOTAL TRIP AND 50 VEHICLE TRIPS FOR A TOTAL OF 300 TRIPS.



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CORPORATE AUTHORIZATION NO. EB 2389

No.	Date	Comment

APAC ASPHALT PLANT AT YELVINGTON SITE GAINESVILLE, FLORIDA

OVERALL SITE LAYOUT

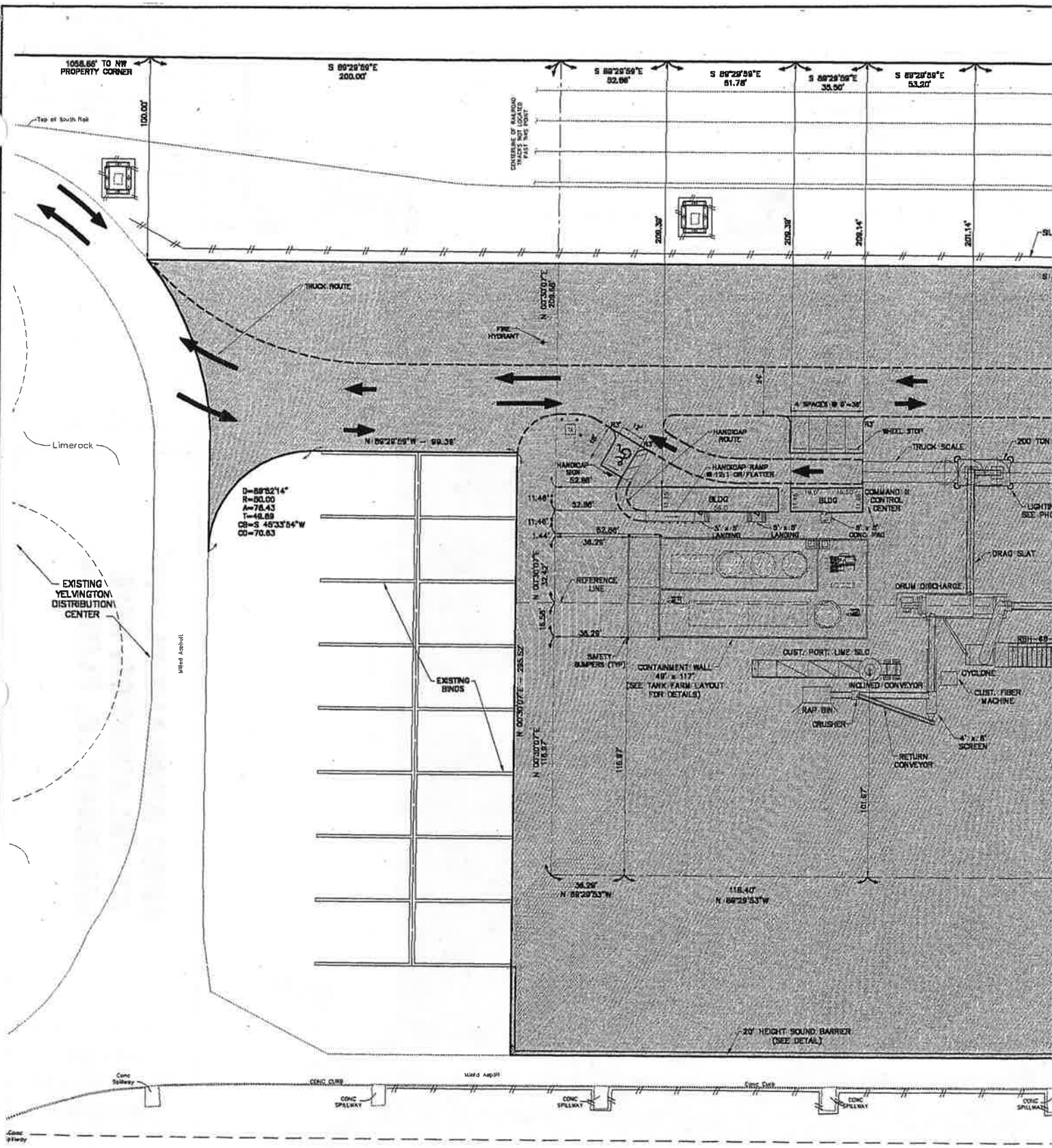
Project Phase:

CORRECTED PLANS

Professional Engineer of Record:

Sergio J. Reyes, P.E. — Engineer
47311 — Certificate No.

Scale:	AS SHOWN	Date:	AUG. 18, 2004
Designed:	ASP	Drawn:	SJR
Project No:	03-195	Sheet No.	2 of 11



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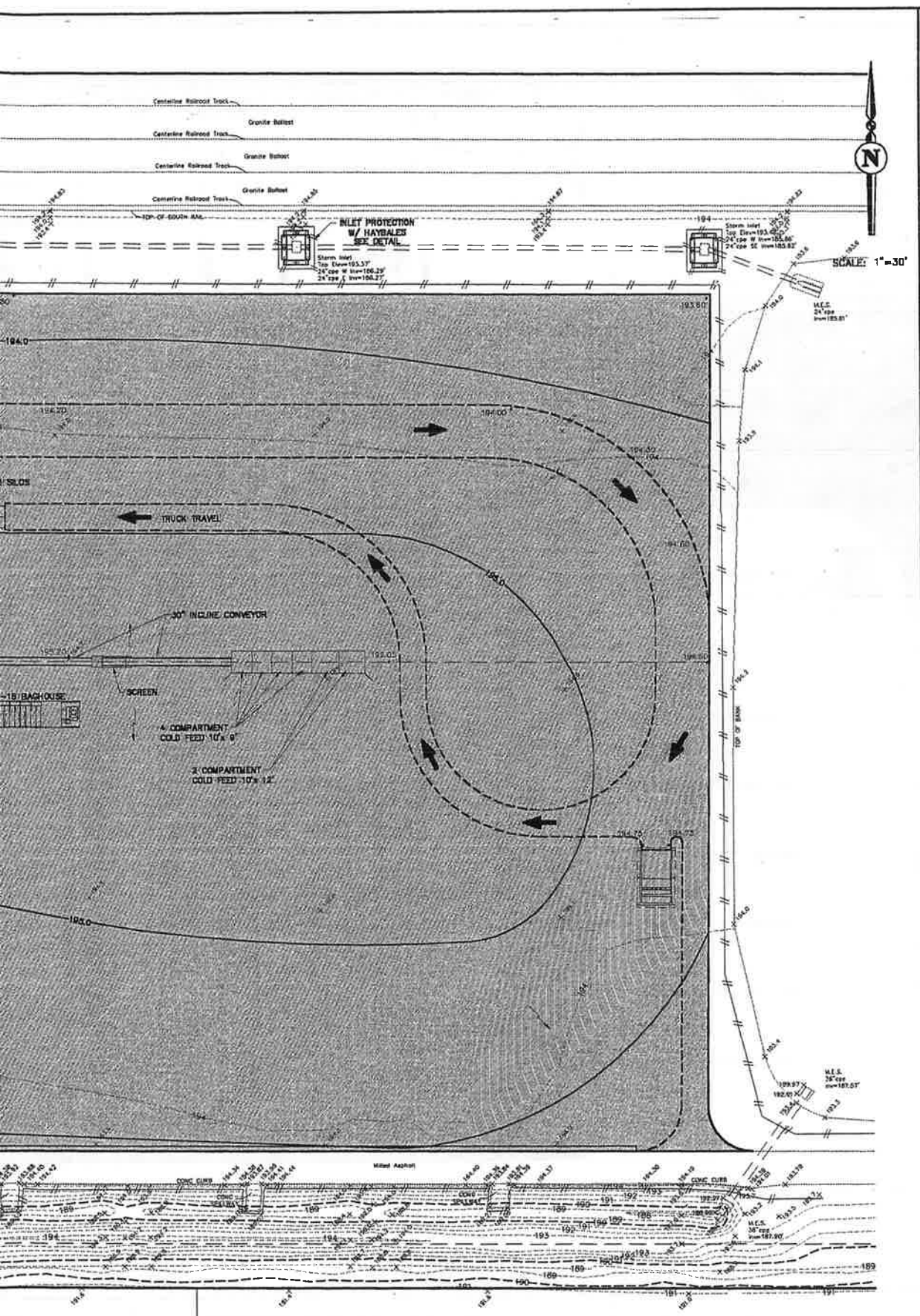

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No.	Date	Comment

APAC ASPHALT PLANT AT YELVINGTON SITE GAINESVILLE, FLORIDA

PAVING GRADING AND DRAINAGE PLAN

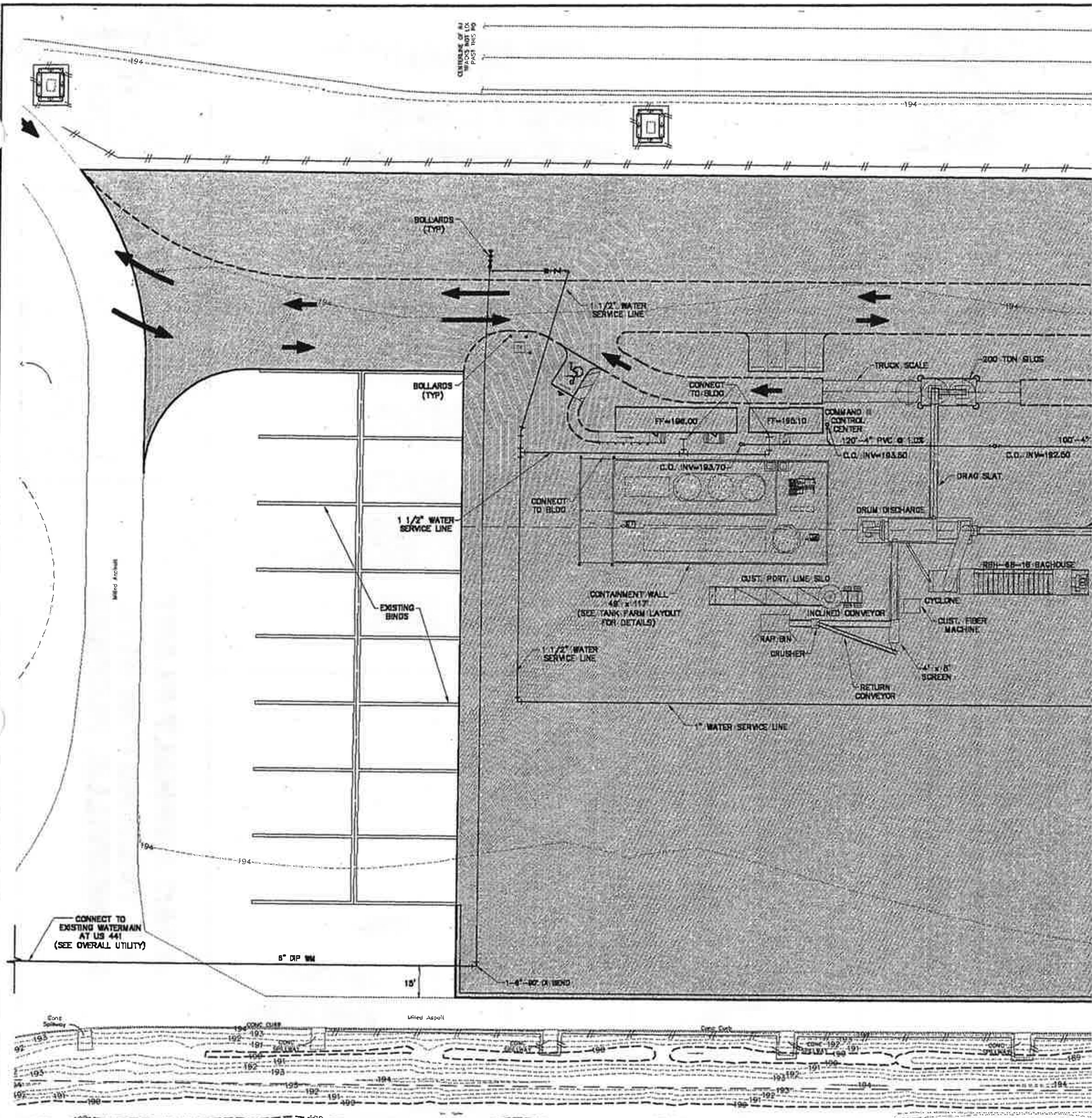
Project Phase:

CORRECTED PLANS

Professional Engineer of Record:

Sergio J. Reyes, P.E. — Engineer
47311 — Certificate No.

Scale:	AS SHOWN	Date:	AUG. 16, 2004
Designed:	ASP	Drawn:	SJR
Project No:	03-195	Sheet No.	4 of 11



GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND VERIFICATION OF EXISTING UTILITIES. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE CITY OF GAINESVILLE.

2. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

3. ELECTRIC SERVICE TO BE COORDINATED WITH GRU ELECTRIC ENGINEERING DEPARTMENT.

4. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING AND DRAINAGE PLAN

5. ALL MATERIAL AND CONSTRUCTION REQUIREMENTS FOR THE WATER AND THE SANITARY SEWER SYSTEMS SHALL BE IN ACCORDANCE WITH GAINESVILLE REGIONAL UTILITIES (G.R.U.) SPECIFICATIONS AND STANDARDS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE, AND FURNISH APPROVED MATERIAL PER CITY OF GAINESVILLE FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.

7. WATER AND SANITARY SEWER AND AN 18" VERTICAL SEPA

8. NO PERMANENT STRUCTURE OF ANY WATER LINE OR 15

9. CONTRACTOR SHALL PROTECT SHALL BE RESTORED AS EX

10. ANY DEVIATION FROM SPEC INSTALLATION WITHIN 20' O MEETING WITH THE CITY AR

11. WATER METER ASSEMBILIES

12. WATER MAINS SIZED 6" AND SHALL BE DIP EXTENDING 6

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CORPORATE AUTHORIZATION NO.
EB 2389

No. | Date | Comment

APAC ASPHALT PLANT AT YELVINGTON SITE GAINESVILLE, FLORIDA

OVERALL UTILITY AND GRINDER PUMP DETAIL

Project Phase:

CORRECTED PLANS

Professional Engineer of Record:

Sergio J. Reyes, P.E. — Engineer
47311 — Certificate No.

Scale: AS NOTED	Date: AUG 16, 2004
Designed: SJR	Drawn: ASP
Project No: 03-151	Sheet No. 6 of 11

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. GENERAL: ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.

2. ALL AREAS OF NEW CONSTRUCTION SHALL BE PREPARED AFTER SITE DEMOLITION. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.

3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-2, A-3, OR A-4 AND SHALL BE PLACED IN 6" – 12" LOOSE LIFTS AND COMPACTED TO 95% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).

   B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.

   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914-3 AND PLACED ACCORDING TO SECTION 160 IN ONE 6" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.

   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN OR 6" DOUBLE LIFT COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.

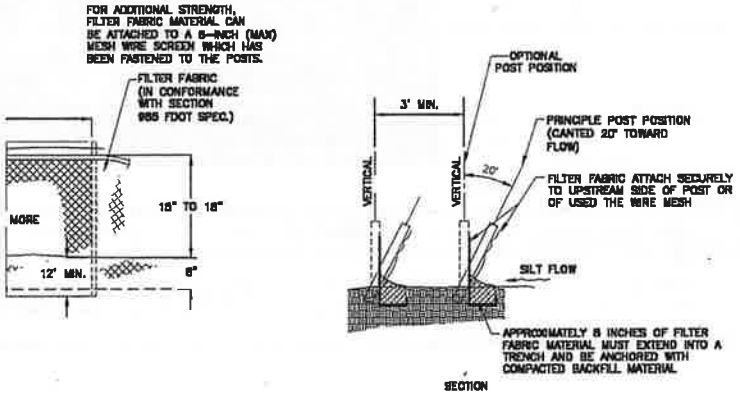
   E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE 2" THICK F.D.O.T. TYPE S-1 AS PER DESIGN SECTIONS AND SHALL CONFORM TO SECTION 331. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330.

4. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 522.

5. ALL PARKING AND STRIPING SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKINGS SHALL BE 6" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.D.O.T. AND M.U.T.C.D. STANDARDS.

6. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBGRADE AND BASE COURSE, IN ACCORDANCE WITH THE DESIGN SECTION. A MINIMUM OF 2 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE SUBSEQUENT PAVEMENT SECTION UNTIL TESTING RESULTS ARE APPROVED FOR PREVIOUS SECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING COSTS.

7. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY IRRIGATION AND ELECTRICAL CONDUIT SLEEVES DURING CONSTRUCTION.



III DOUBLE SILT FENCE DETAIL
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APAC ASPHALT PLANT AT YELVINGTON SITE GAINESVILLE, FLORIDA

DETAILS AND NOTES

Project Phase:

CORRECTED PLANS

Professional Engineer of Record:

Sergio J. Reyes, P.E. — Engineer
47311 — Certificate No.

Scale: AS NOTED	Date: AUG 16, 2004
Designed: SJR	Drawn: ASP
Project No: 03-195	Sheet No. 7 of 11

THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE MODIFIED AND UPDATED DURING CONSTRUCTION AS A RESULT OF WEATHER, UNPREDICTABLE EVENTS AND SITE INSPECTIONS.

THIS DOCUMENT WAS PREPARED IN ORDER TO BE IN COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGES OF STORM-WATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF DEP DOCUMENT No. 62-621.300 (4) (A) FDEP FORM 62-261.300 (4) (B) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

I. PROJECT INFORMATION:

PROJECT: **APAC ASPHALT PLANT AT YELVINGTON SITE**
COUNTY: FLORIDA
SECTION/TOWNSHIP/RANGE: **SECTION 12, TOWNSHIP 9 SOUTH, RANGE 19 EAST**
COUNTY PARCEL NO.: **8013-6**
LATITUDE AND LONGITUDE: **82° 21' 30.2" ; 29° 43' 25.7"**
STREET ADDRESS: **7805 NW 13th STREET**
PROJECT AREA: **5.92 Ac.**
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: **5.82 Ac.**

II. SITE DESCRIPTION:

1. THE PROPOSED PROJECT CONSIST OF THE CONSTRUCTION OF AN ASPHALT PLANT WITHIN THE EXISTING YELVINGTON DISTRIBUTION CENTER.

   THE PROPOSED STORMWATER SYSTEM IS AN EXISTING MASTER STORMWATER BASIN LOCATED EAST OF THE PROPOSED PLANT. THE SYSTEM IS A WET DETENTION SYSTEM WHICH PROVIDES WATER QUALITY, AND FLOOD CONTROL FOR THE WHOLE PROPERTY INCLUDING THE PROPOSED PROJECT.

2. EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE DRAINAGE PLAN. THE OUTFALL AND STORMWATER BASIN ARE SHOWN IN THE OVERALL LAYOUT PLAN.

3. SEQUENCE OF CONSTRUCTION:

   A. PRIOR TO CONSTRUCTION, SILT FENCING AND INLET PROTECTION SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURCES SHALL BE PROTECTED IN ACCORDANCE WITH FDOT INDEX #102.

   B. CONSTRUCTION ENTRANCE WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFFSITE TRACKING OF SEDIMENTS.

   C. THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.

   D. THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.

   E. THE SITE WILL BE ROUGHLY GRADED. IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED.

   F. ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.

   G. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE EXISTING STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.

   H. THE EXISTING STORMWATER BASIN WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.

   I. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

THE CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION OF THE PROJECT. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLIMENT ADDITIONAL BEST MANAGEMENT PRACTICES NECESSARY.

1. THE CONSTRUCTION ACCESS SHALL BE STABILIZED WITH GRAVEL AND TEMPORARY VEGETATION TO PREVENT SILT LEAVING THE SITE.

2. TREE BARRICADES SHALL BE IMPLEMENTED BEFORE CLEARING AND GRUBBING OF ANY OF THE WORK AREAS.

3. BEFORE CLEARING, SILT FENCES SHALL BE INSTALLED AROUND THE PERIMETER OF THE CONSTRUCTION AND AROUND THE BASIN AS SHOWN IN THE PLANS. ALL EXISTING STORM DRAINAGE SWALES AND INLETS SHALL BE PROTECTED PER FDOT INDEX 102.

4. AFTER CLEARING BUT BEFORE EXCAVATION AND GRADING, TEMPORARY BERMS AND SWALES SHALL BE CONSTRUCTED AS REQUIRED TO DIVERT THE FLOW INTO THE CORRESPONDENT STORMWATER BASIN.

5. BASIN AREA SHALL BE PROTECTED AS INDICATED ON THE PLANS.

6. BEFORE STARTING PAVING AND BUILDINGS CONSTRUCTION, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.

7. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE SHALL BE COMPLETELY LANDSCAPED AND/OR GRASSED. FINAL STABILIZATION (INCLUDING SEEDING, MULCHING, SODDING OR RIPRAP) SHALL BE INSTALLED AS REQUIRED. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS AND PRIOR TO FINAL RELEASE.

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES.

1. ALL ENTRANCES TO THE SITE SHALL BE STABILIZED BEFORE CONSTRUCTION AND FURTHER DISTURBANCE BEGINS. GRAVEL PAD SHALL PROVIDE STABILIZATION AND MINIMIZE THE AMOUNT OF SEDIMENT LEAVING THE SITE. MAINTENANCE OF THE ENTRANCE SHALL INCLUDE SWEEPING OF THE AREA ADJACENT TO THE ENTRANCE. STONE AND GRAVEL MIGHT NEED TO BE PERIODICALLY ADDED TO MAINTAIN THE ENTRANCE EFFECTIVE.

2. TREE BARRICADES SHALL BE INSTALLED AROUND THE TREES AS SHOWN IN THE DETAIL PLAN TO PROTECT THE EXISTING VEGETATION.

3. MULCH SHALL BE PLACED IN THE AREAS REQUIRED TO PREVENT EROSION FROM STORMWATER RUNOFF AND THE AREAS SHOWN ON THE PLANS. MULCH SHALL BE ANCHORED TO RESIST WIND DISPLACEMENT AND SHALL BE INSPECTED AFTER RAINSTORM TO IDENTIFY AREAS WHERE MULCH HAS BEEN WASHOUT OR LOOSENED. THESE AREAS SHALL HAVE MULCH COVER REPLACEMENT.

4. SEEDING SHALL BE STARTED AFTER GRADING HAS BEEN FINISHED ON THE AREAS SHOWN IN THE PLANS. SEEDED AREAS SHOULD BE INSPECTED FOR FAILURE TO ESTABLISH, AND NECESSARY REPAIRS AND RESEEDING SHOULD BE MADE AS SOON AS POSSIBLE. ADDITIONAL SEEDING AND MULCH MAY BE REQUIRED AS NECESSARY TO PREVENT EROSION DURING OR AFTER CONSTRUCTION HAS FINISHED.

5. SOD SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS. SOD SHALL BE PEGGED IF INSTALLED ON SLOPES GREATER THAN 3:1. SODDED AREAS SHALL BE MAINTAINED AND INSPECTED TO ENSURE SUCCESSFUL ESTABLISHMENT.

SEDIMENTATION PRACTICES.

1. SILT FENCES SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS AND AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT TO ENSURE THAT THERE ARE NOT GAPS OR TEARS. IF GAP OR TEARS ARE FOUND THE FABRIC SHOULD BE REPAIRED OR REPLACED. SEDIMENT REMOVAL SHALL BE PART OF THE REGULAR MAINTENANCE. SILT FENCES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS FINISHED AND DISTURBED AREAS ARE PERMANENTLY STABILIZED.

2. DIVERSION SWALES, IF REQUIRED, SHALL BE CONSTRUCTED BEFORE MAJOR LAND DISTURBANCE OF THE RECEIVING BASIN. DIVERSION SWALES SHALL BE STABILIZED AFTER CONSTRUCTION TO MAINTAIN ITS EFFICIENCY.

3. INLETS SHOULD BE TEMPORARY PROTECTED TO PREVENT SEDIMENT ENTERING THE INLET. BARRIERS WILL CATCH SOIL, DEBRIS AND SEDIMENT AT THE ENTRANCE OF THE INLET.

4. OUTFALL STRUCTURES SHALL HAVE SILT FENCES TO PREVENT SILT FROM ENTERING THE STORMWATER BASINS AND SHALL BE STABILIZED AS REQUIRED TO PREVENT EROSION FROM WASHOUTS.

V. STORMWATER MANAGEMENT:

1. THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE EXISTING SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.

2. TO TREAT AND CONTROL THE STORMWATER PRODUCED BY THE PROPOSED DEVELOPMENT, THE PROJECT REQUIRES THE INSTALLATION AND CONSTRUCTION OF THE FOLLOWING BMP'S: DISCHARGE TO AN EXISTING MASTER STORMWATER SYSTEM. THE BASINS HAS BEEN DESIGNED TO CONTAIN AND ATTENUATE THE STORMS AND DISCHARGE AT PRE-DEVELOPMENT CONDITIONS, WHILE PROVIDING TREATMENT TO THE RUNOFF AS REQUIRED BY THE DISTRICT AND STATE RULES USING THE GUIDELINES CONTAINED IN THE SRWMD HANDBOOK.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

1. WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO SURFACE WATERS AND ARE NOT AUTHORIZED UNDER THE ISSUED ENVIRONMENTAL RESOURCE PERMIT.

2. THE USE OF GRAVEL AND CONTINUING SWEEPING ACTIVITIES AT THE ENTRANCE OF THE SITE WILL CONTROL THE TRACKING OF SEDIMENT AND DUST LEAVING THE SITE.

3. THE PROPOSED DEVELOPMENT WILL PROVIDE WATER AND SEWER SYSTEM BY CONNECTING INTO THE CENTRAL MUNICIPAL SYSTEM OF GAINESVILLE REGIONAL UTILITIES.

4. ANY APPLICATION OF FERTILIZES AND PESTICIDES NECESSARY TO ESTABLISH AND MAINTENANCE OF VEGETATION DURING CONSTRUCTION AND THROUGH PERPETUITY MAINTENANCE SHALL FOLLOW THE MANUFACTURES RECOMMENDATIONS AND THE APPLICABLE RULES OF THE STATE OF FLORIDA.

5. ANY TOXIC MATERIALS REQUIRED DURING CONSTRUCTION SHALL BE PROPERLY STORED, DISPOSED AND CONTRACTOR AND/OR OWNER SHALL PROVIDE THE APPROPRIATE PERMITS FROM THE LOCAL OR STATE AGENCIES.

VII. APPROVED STATE OR LOCAL PLANS:

1. ALL THE SEDIMENT AND EROSION CONTROLS THAT ARE LISTED IN THE SITE PLAN AS APPROVED BY THE SRWMD ARE INCLUDED IN THIS STORMWATER POLLUTION PREVENTION PLAN (SEE ITEM III AND IV).

2. THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED IF REQUIRED BY ANY LOCAL OR STATE AGENCY OR AS REQUIRED BY UNFORESEEABLE CONDITIONS AND THE OWNER SHALL SUBMIT A RE-CERTIFICATION TO THE NPDES STATE OFFICE THAT THE PLAN HAS BEEN AMENDED TO ADDRESS THOSE CHANGES.

VIII. MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANC
INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS
MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJE
UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPON
FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT
DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITI

IN ADDITION TO THE ITEMS MENTIONED IN THE PREVIOUS
THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 2
BEING REPORTED. IN THE EVENT THAT THE BASINS DO N
PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT E
BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTI

1. MAINTENANCE WOULD BE DIVIDED IN ROUTINE MAINTENANC
AND REPAIR MAINTENANCE. ALL STORMWATER BMP'S SHOU
BE INSPECTED FOR CONTINUED EFFECTIVENESS AND
STRUCTURAL INTEGRITY ON A REGULAR BASIS. THE SYSTE
SHOULD BE CHECKED AFTER EACH STORM EVENT IN ADDI
TO REGULARLY SCHEDULED INSPECTIONS.

2. ROUTINE MAINTENANCE REQUIREMENTS SHOULD BE INCLUDED IN THE INSPECTOR CHECKLIST TO AID THE INSPECTOR IN DETERMINING WHETHER A BMP'S MAINTENAN IS ADEQUATE OR NEEDS A REVISION. INSPECTORS SHALL RECORD OF MAINTENANCE, ROUTINE OR REPAIR, TO PROV EVIDENCE OF AN EFFICIENT INSPECTION AND MAINTENANCE

3. SIDE ENTRANCES: MAINTENANCE SHALL INCLUDE REPLACEMENT OF GRAVEL AND CLEANING THE SOIL THAT TRACKED OFFSITE FOR PROPER DISPOSAL.

4. SILT FENCES: MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL AND INSPECTION TO ENSURE PROPER ANCHORIN AND THAT NO TEARING OR GAPS HAVE OCCURRED. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HA REACHED ONE-THIRD THE HEIGHT OF SILT FENCE.

5. DIVERSIONS SWALES: MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY RAINFALL EVENT AND ONCE EVE TWO WEEKS BEFORE FINAL STABILIZATION. THEY SHOULD CLEARED OF SEDIMENT AND MAINTAIN VEGETATIVE COVER.

6. MULCHING: ROUTINE MAINTENANCE SHALL INCLUDE PERIODICALLY REPLACEMENT.

7. SEEDING: ROUTINE MAINTENANCE SHALL INCLUDE RESEEDIN OF AREAS THAT FAILED TO ESTABLISH.

8. SODDING: ROUTINE MAINTENANCE SHALL INCLUDE WATERIN AND MOWING. REPLACEMENT OF GRASS MAY BE NECESSAR COVER IS NOT FULLY ESTABLISHED.

9. INLETS: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT AND MIGHT INCLUDE REMOVAL OF SEDIMENT ACCUMULATED.

10. OUTFALL STRUCTURES: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT TO ASSU NO EROSION OR SCOUR HAS OCCURRED.

PROJECT

OWNER: _

CONSTRU

Date of Inspection	

CONDITI

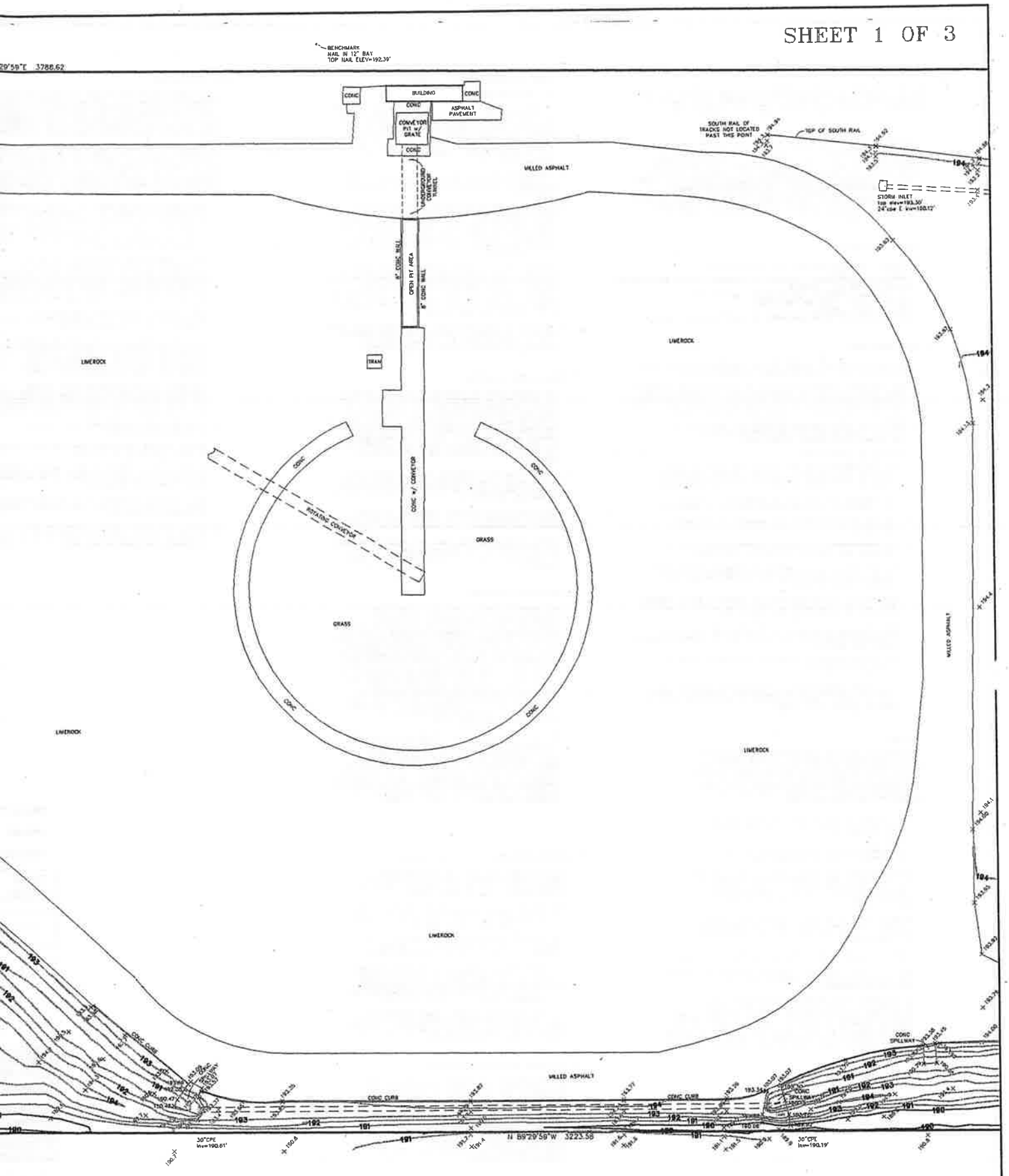
CONTROL

1. Silt Fence	
2. Earth dike	
3. Structural	
4. Swale	
5. Sediment	
6. Check dam	
7. Subsurface	
8. Pipe slope	
9. Level spre	

INSPECTI

Name
The above
Discharge f

"I certify un
qualified pe



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773	70-78	02/16/04	02/18/04	
Fieldbook	Page	Survey Date	Drawing Completed	Revised

PREPARED FOR: 1) CONRAD YELVINGTON DISTRIBUTION
2)
3)
4)

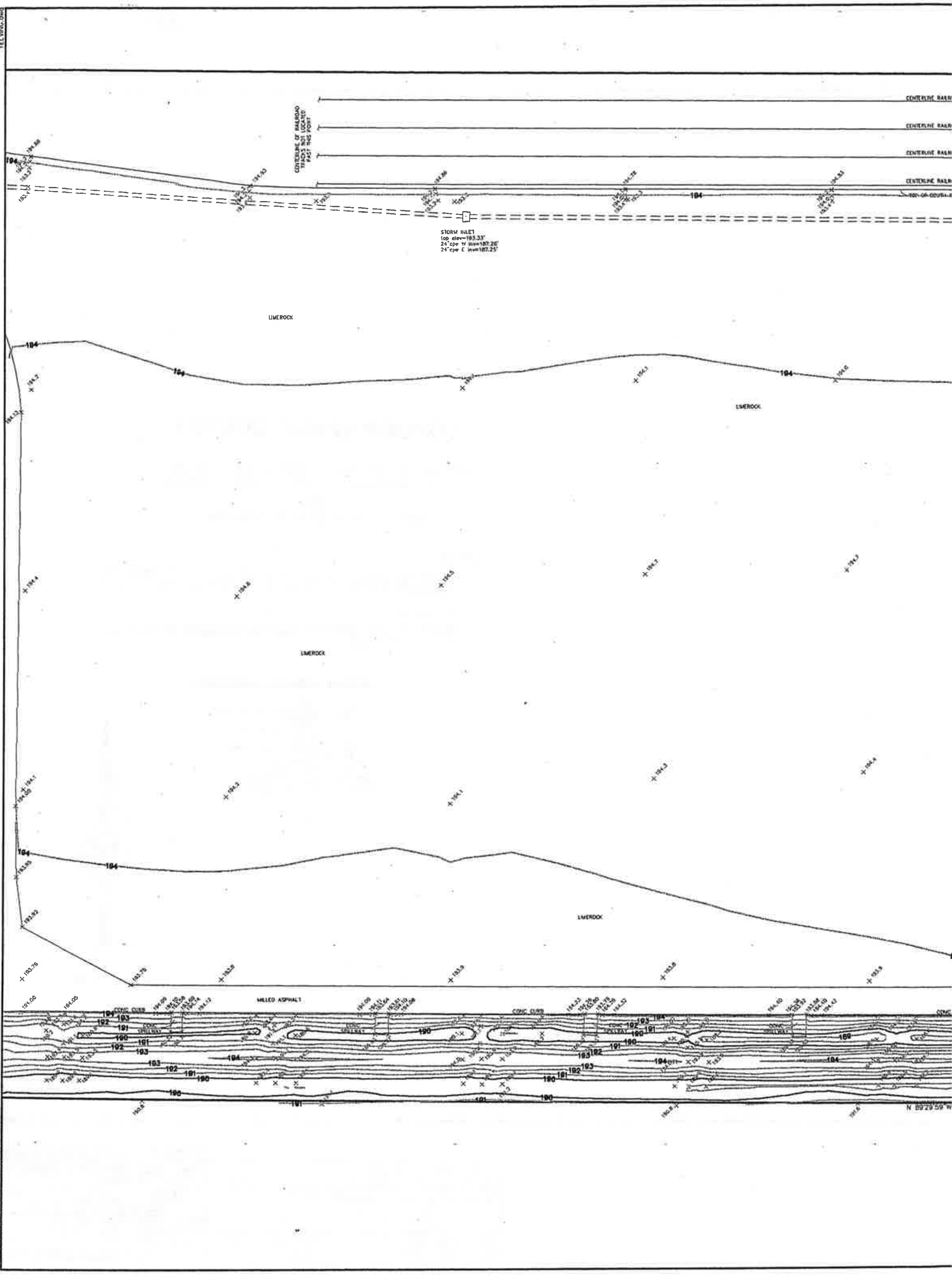
THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2003), FLORIDA STATUTES.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 02/16/04

ENG, DENMAN & ASSOC, INC
ENGINEERS • SURVEYORS • PLANNERS
2404 N.W. 43rd ST.
GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541 FAX (352) 373-7249

Project No. 2003-135 S01
Drawn A.L.
Check B.G.

ENG, DENMAN & ASSOC, INC.
Corporate Authorization No. LB 2389
By: ROBERT W. GRAVER PSM 4239

YELWNG.dwg



Plotted Feb 23, 2004 - 11:37:06 - ALAN

S 89°29'59"E 3768.62

TOPOGRAPHIC SURVEY

IN

SECTION 12, TOWNSHIP 9 SOUTH, RANGE 19 EAST
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

FOR

CONRAD YELVINGTON DISTRIBUTION

NOTES:

1) ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 190.65 FEET ON A RAILROAD SPIKE IN A 16" PINE TREE AS SHOWN HEREON. SAID RAILROAD SPIKE WAS SET BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AS "TBM #34" IN A 14" PINE AND IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

2) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.

3) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LEGEND OF SYMBOLS & ABBREVIATIONS:

CONC	=	CONCRETE
CPE	=	CORRUGATED POLY-ETHYLENE PIPE
ELEV	=	ELEVATION
Inv	=	INVERT
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
TRAN	=	ELECTRICAL TRANSFORMER PAD
w/	=	WITH
LT PL	=	LIGHT POLE
PP	=	POWER POLE
88	=	ELEVATION CONTOUR LINE
OHPL	=	ELEVATION CONTOUR LINE
88.95 X	=	SPOT ELEVATION

SCALE 1"= 30'

MILLED ASPHALT

N 89°29'59"W 3223.58

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Fieldbook	Page	Survey Date	Drawing Completed	Revised
773	70-76	02/16/04	02/18/04	

PREPARED FOR: 1) CONRAD YELVINGTON DISTRIBUTION
2)
3)
4)

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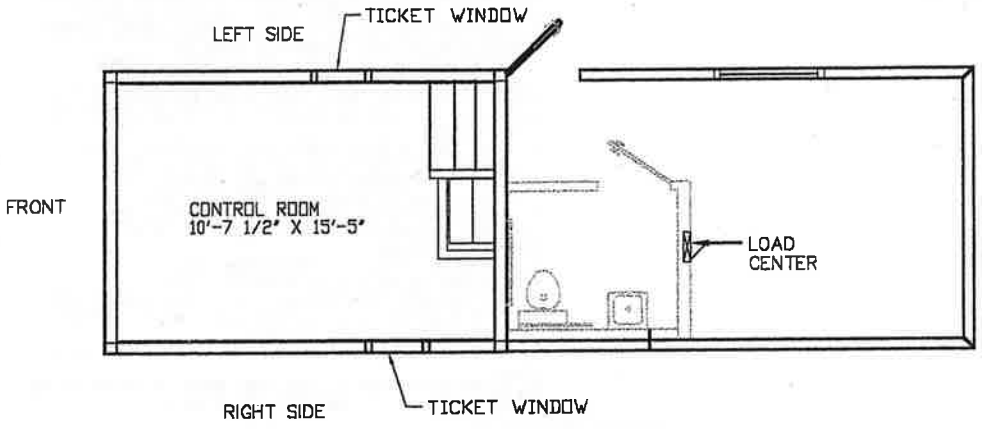
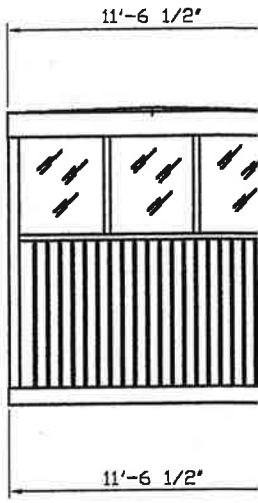
Check B.G.

ENG, DENMAN & ASSOC. INC.
Corporate Authorization No. LB 2389
By: ROBERT W. GRAVER P.S.M. 4239

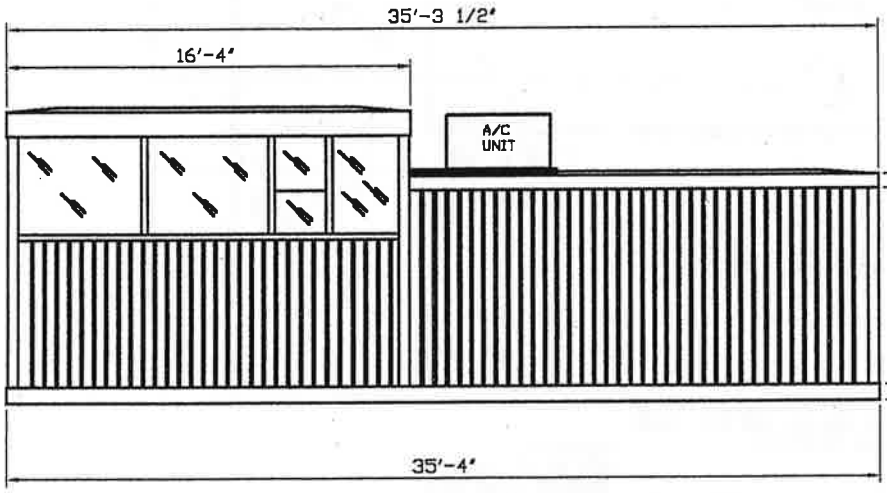
SEE SHEET 1 OF 3 FOR SIGNATURE



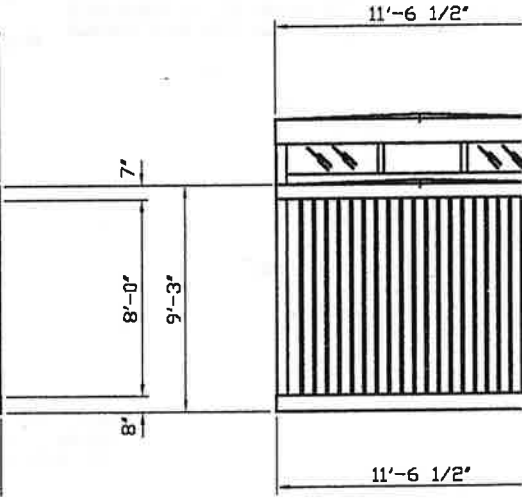
FLOOR PLAN



FRONT ELEVAT



RIGHT ELEVATION

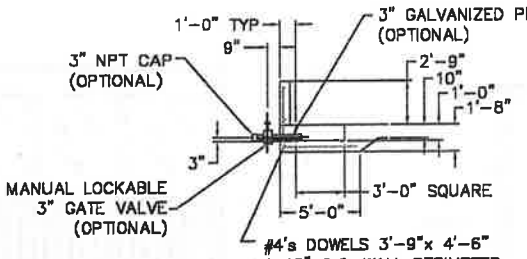


REAR ELEVATI

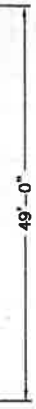
PARTS LIST

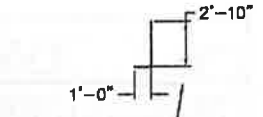
ITM	QTY	DESCRIPTION	JDE# / DWG.#	REMARKS/MFG

NOTES:
1. SOIL SHALL BE VIRGIN CUT OR ENGINNERING FILL. POUR CONCRETE ONLY IN DRY CONDITIONS.
2. THE SLAB SHALL BE CONSTRUCTED ON A GRADED AGGREGATE BASE (21B OR BETTER) COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY. SUBGRADE SOILS BELOW ALL FOOTINGS SHALL BE COMPACTED WITH A SHEEPS FOOT PROOF ROLLER, WACKER PACKER OR JUMPING JACK TYPE COMPACTOR BEFORE PLACING REBAR AND POURING FOOTINGS
3. SUBGRADE SOILS BENEATH THE SLAB ZONES SHALL EXHIBIT A MINIMUM ALLOWABLE CAPACITY OF 2000 PSF.
4. CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.
5. REINFORCING STEEL, ASTM-A615, GRADE 60, SHALL BE FREE FROM MUD, OIL, RUST OR COATINGS THAT WOULD REDUCE OR DESTROY BOND.
6. FOUNDATION SLAB IS A REINFORCED MONOLITHIC POUR.
7. UNLESS OTHERWISE NOTED, LAP ALL BARS 24 BAR DIAMETERS AT CORNERS, SPLICES AND INTERSECTIONS.
8. SPACING AND OR LENGTH OF HORIZONTAL REBAR IN AREAS OF ANCHOR BOLTS CAN BE CHANGED TO MINIMIZE THE CHANCE OF INTERFERANCE WHEN ANCHOR BOLTS ARE PLACED OR DRILLED.
9. PROVIDE ALL NECESSARY REINFORCING STEEL ACCESSORIES TO HOLD BARS IN PROPER POSITION.
10. ALL CONCRETE REINFORCEMENT TO HAVE A MINIMUM COVER OF 3" IF CONCRETE IS AIR EXPOSED AND A MINIMUM COVER OF 4" IF CONCRETE IS SOIL EXPOSED.
11. TANK BEARING SURFACE TO BE LEVEL AND ON THE SAME PLANE.
12. LANDSCAPING AROUND TANK FARM SHALL BE INSTALLED TO INSURE ADEQUATE DRAINAGE AWAY FROM WALL.



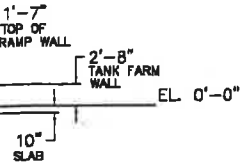
SECTION D-D



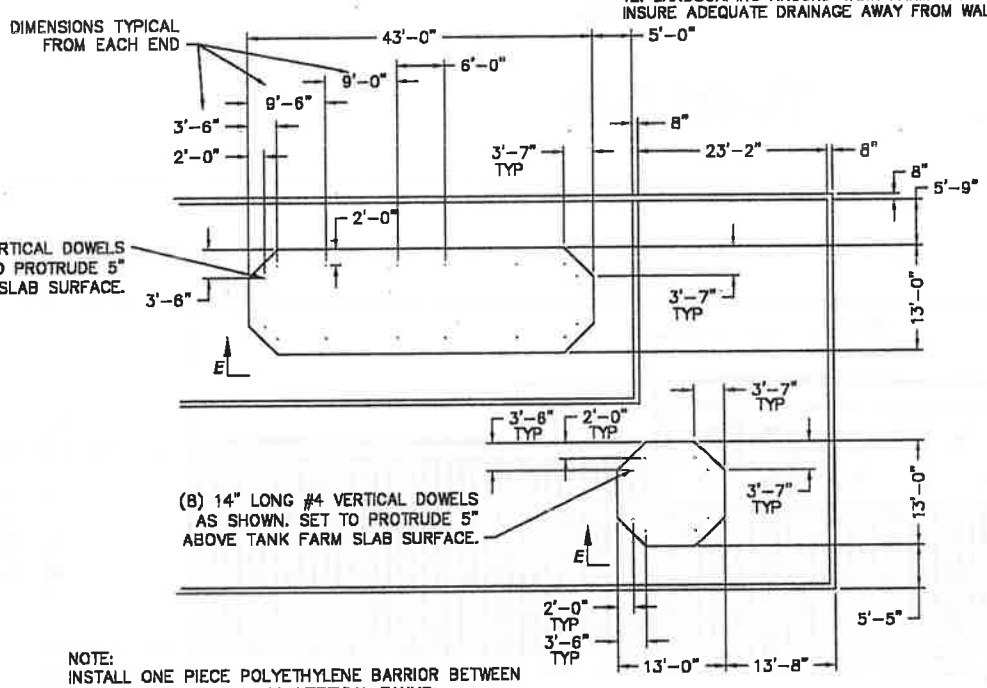


OURED WALLS ALL
UND PERIMETER.
OWELS ON 18" CENTERS VERTICAL.
@ 3" FROM TOP &
ROM BOTTOM HORIZONTALLY.
CAL FOR ALL WALLS.

'-0"



MINIMUM 3" GRADE AGGREGATE BASE COMPACTED IN PLACE (SEE NOTE #2)



NOTE:
INSTALL ONE PIECE POLYETHYLENE BARRIOR BETWEEN CONCRETE SLAB AND ALL VERTICAL TANKS FOR VISUAL LEAK DETECTION.

SECTION E-E

FIRST COAST GAINESVILLE
PLANT NO. DATE

TABLE OF APPLICATION

	DRAWING NO.	DATE
SUPERSEDES		
SUPERSEDED BY		

APAC
PLANT SERVICES DEPT.
ATLANTA, GEORGIA
SUBSIDIARY OF ASHLAND, INC.

TANK FARM LAYOUT
PLOT PLAN
GAINESVILLE, FL

APPROVED BY _____ SCALE: 3/32"=1'-0

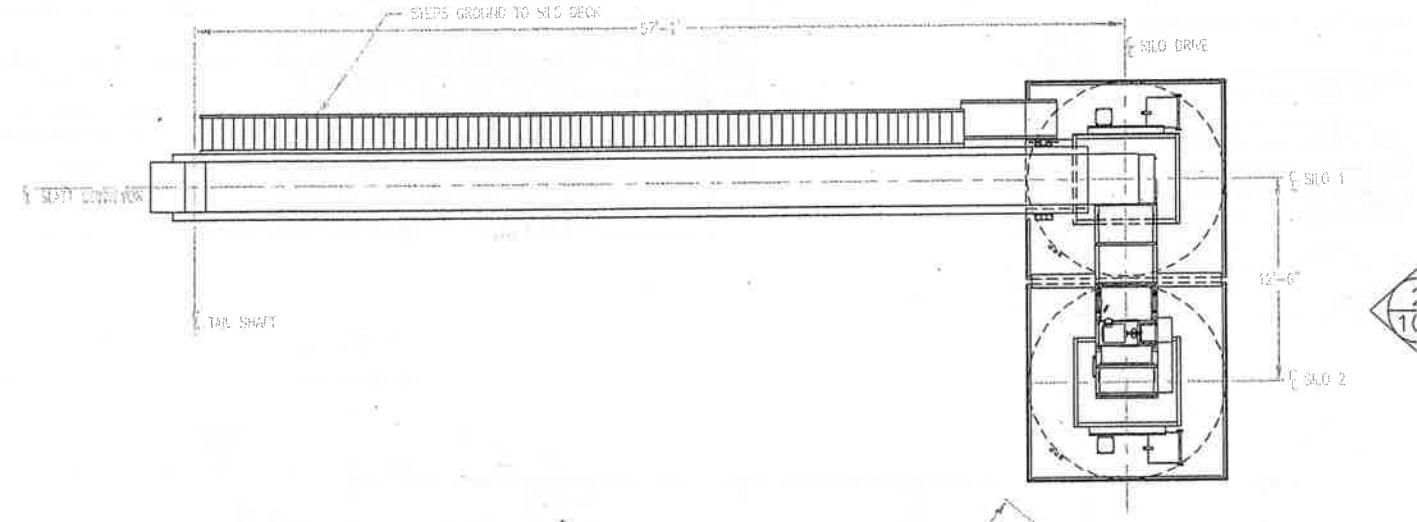
DRAWN	CHECKED	FOLIO	
GGB	REH	D	25837
08/10/2004	08/18/04		SHEET: 1 OF 1

REV	DATE	BY	DESCRIPTION

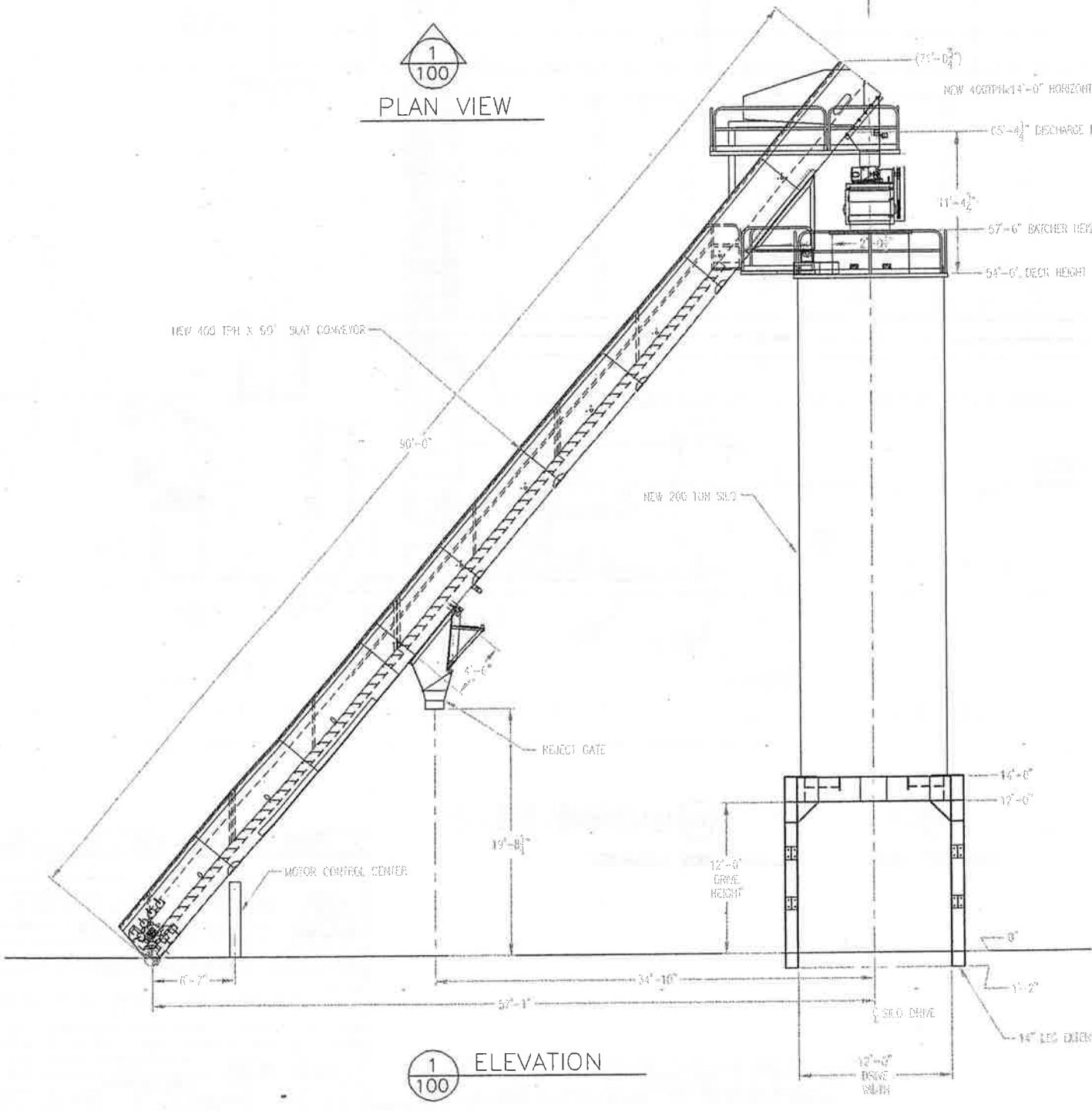
REVISION LIST

PART#	DESCRIPTION	DATE

DRAWING REFERENCES



1/100 PLAN VIEW

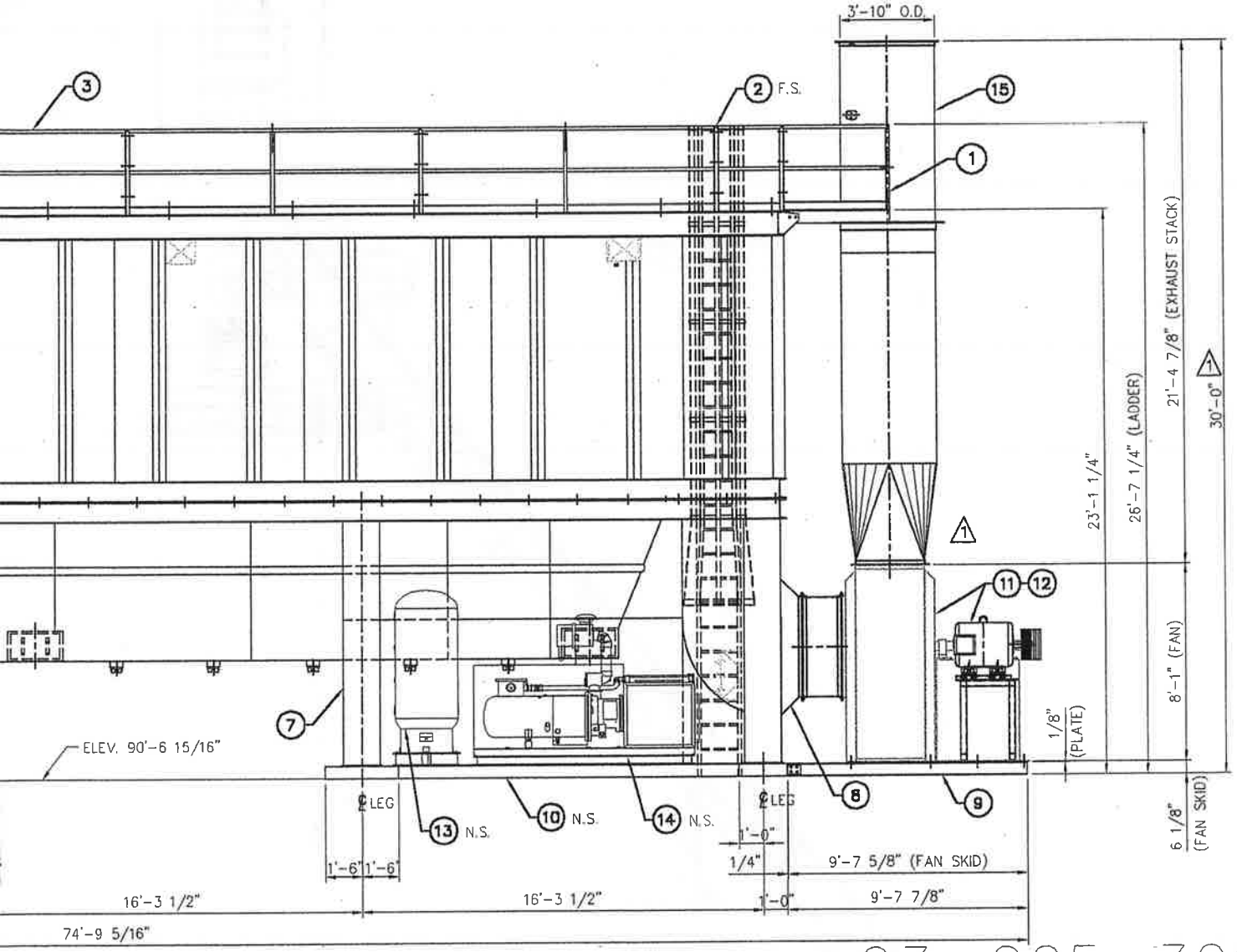


1/100 ELEVATION

9	10	11	12	13	14	15	16

	Weight
03	5543.6
FAN ASS'Y	5543.6
04	4305.6
FAN DRIVE (MARKED PRINT)	4305.6
05	166.5
(75 H.P.)	35.1
ESSOR SKID	131.4
25	2161.3
(3'-10" OD)	2161.3
01	17784.7
LEVATION	17784.7

Item	Qty	Part No.	Description	Weight
XXXX	XXX	BH00296A50	BAGHOUSE SIDE ELEVATION	94972.4
51	1	BH00296A01	BREAKDOWN 3001	41100.1
52	1	BH00296A02	BREAKDOWN 3002	23910.6
53	1	BH00296A03	BREAKDOWN 3003	5543.6
54	1	BH00296A04	BREAKDOWN 3004	4305.6
55	1	BH00296A05	BREAKDOWN 3005	166.5
56	1	BH00296A06	BREAKDOWN 3025	2161.3
57	1	BH00296A07	BREAKDOWN 3201	17784.7



03-205-3001

/ /03

1 1 A07 18 — 25 BREAKDOWN 3201

A50 51 52 53 54 55 56 57 — BAGHOUSE SIDE ELEVATION

NO	REVISION	APPR	BY	DATE
1	REMOVED 16 & 17; LOWERED OVERALL BY 12"		RFJR	12/30/03

ASTEC INDUSTRIES, INC.
P.O. BOX 72787 • 4101 JEROME AVENUE • CHATTANOOGA, TN 37407

CUSTOMER: APAC-ALABAMA, INC./BIRMINGHAM DIV.

PART NAME: BAGHOUSE SIDE ELEVATION

MACHINE: RBH-68-16 W/10' DIA. x 12' LG. CYCLONE

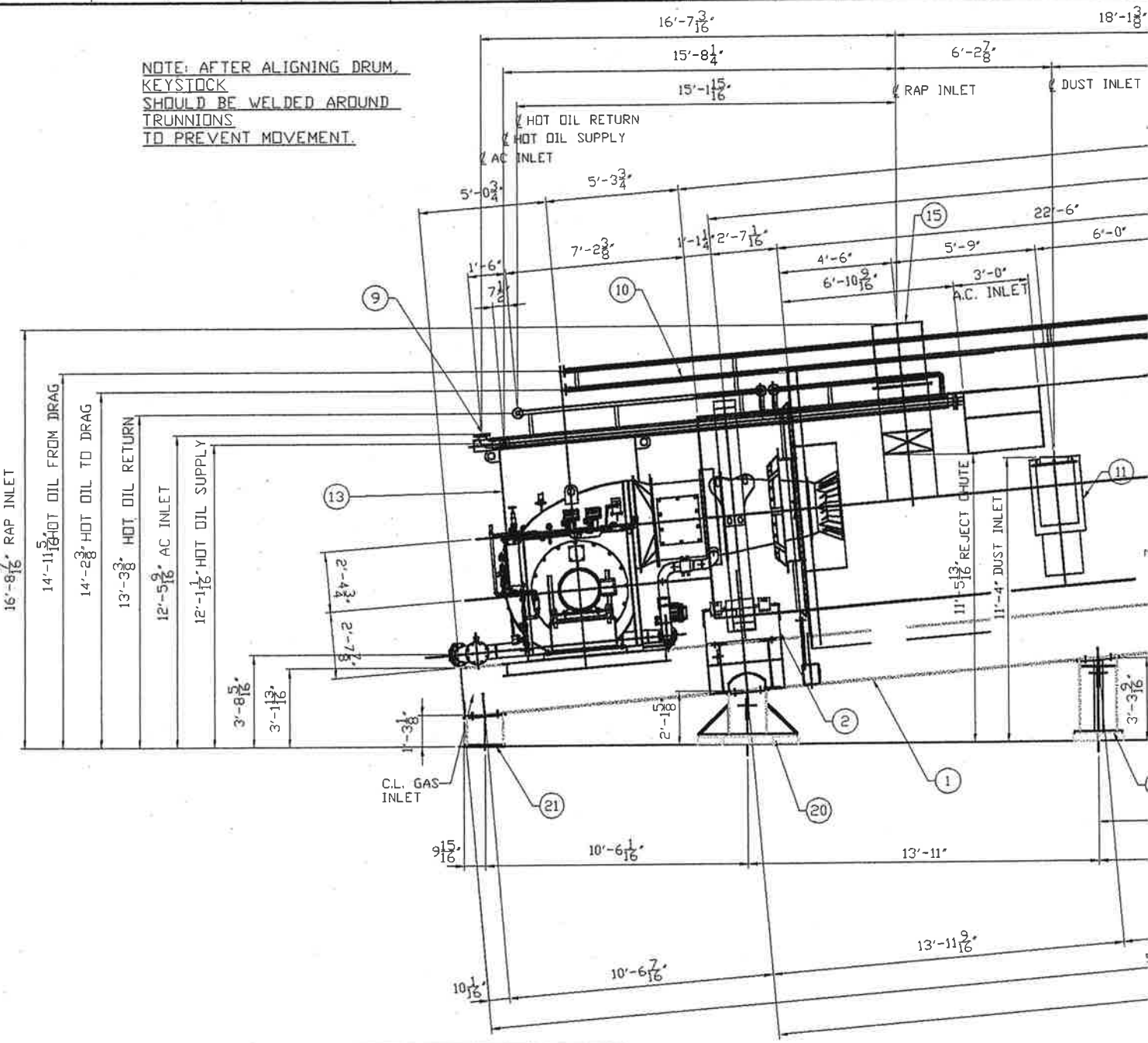
DWN	CHKD	APPR	DATE
RONNY FUNDERBURK			10/20/2003

JOB NO	SHEET	SCALE	DWG NO	REV
03-205	SIMILAR TO DWG. BH00277	5/16"=1'-0"	BH00296	01

TOLERANCES ON DIMENSIONS UNLESS OTHERWISE NOTED ON THE DRAWING ARE:
MACHINING (±0.010") - STRUCTURAL (±1/8") - WELD SIZE (-0", +1/8").

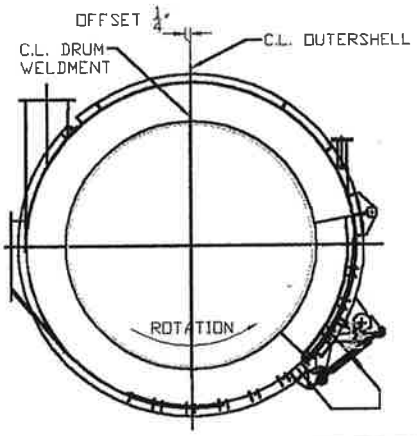
H:\BH\BH00296.01

NOTE: AFTER ALIGNING DRUM, KEYSTOCK SHOULD BE WELDED AROUND TRUNNIONS TO PREVENT MOVEMENT.



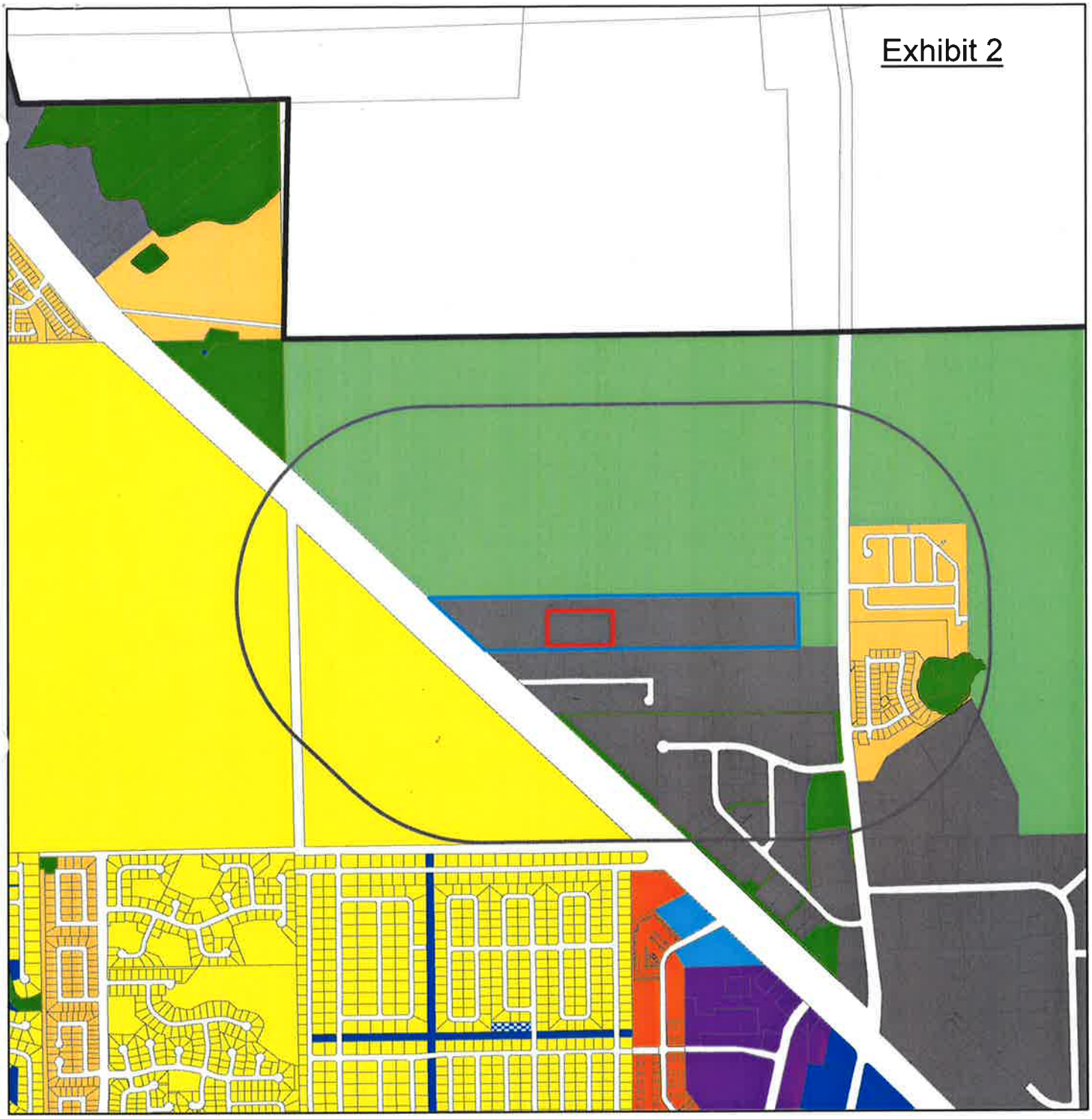
Item	Qty	Part No.	Description	Weight
XXXX	XXX	DM01971A01	SIDE ELEVATION CW	123470.3
1	1	DM01985A01	8' CW MAIN FRAME ASS'Y	14376.4
2	4	DM00001A01	15" x 13" WIDE TRUNN ASSY	4302.7
3	1	DM01989A01	200 H.P. DRIVE ASS'Y C.C.	4034.5
4	1	DM01248A01	INTAKE BREECHING ASSEMBLY	4777.4
5	1	DM01982A01	DRUM SUPPORT BRACE ASS'Y	104.5
7	1	DM01241A01	DISCHARGE CHUTE ASSY & DE	618.1
8	1	DM01972A01	OUTER SHELL 8' CW	21195.7
9	1	DM01192A01	3" JACKETED A.C. PIPE (C.	605.1
10	1	DM01193A01	HOT OIL TO DRAG	276.0
11	2	DM00106A01	DUST & LIME INLET ASS'Y A	566.5
12	1	DM01980A02	DRUM WELDMENT CW PH-100U	33124.6
13	1	DM01992A01	BURNER ARRANGEMENT	5022.3
14	1	DM00086A01	INTAKE DIVERT CHUTE (8' D	1015.8
15	1	DM00117A01	RECYCLE INLET CHUTE ASSEM	1534.9
16	1	DM01983A01	RELOC. 8' FLIGHT LAYOUT C	14083.8
17	1	DM01276A01	DRUM PADDLE ARRANGEMENT	11622.8
18	1	DM01981A01	DRUM SUPPORT "C" & "D"	2649.4
19	1	DM00488A01	DRUM SUPPORT "A"	809.3
20	1	DM00489A01	DRUM SUPPORT "B"	1218.2
21	1	DM01197A01	BURNER END DRUM SUPPORT	64.8
22	1	DM01258A01	INTAKE PLATFORM ASSEMBLY	1467.5

SIDE EL



NOTE:
INNER DRUM WE
IN OUTER SHEL
OF SHELL.

Exhibit 2



City of Gainesville Land Use Districts

- cgparcels
- Single Family
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Mixed Use Residential
- Mixed Use Low
- Mixed Use Medium
- Mixed Use High
- Office
- Commercial
- Industrial
- Education
- Recreation
- Public Facilities
- Agriculture
- Conservation
- Planned Unit Development
- parcels_acpa
- cgbound

Yelvington Property

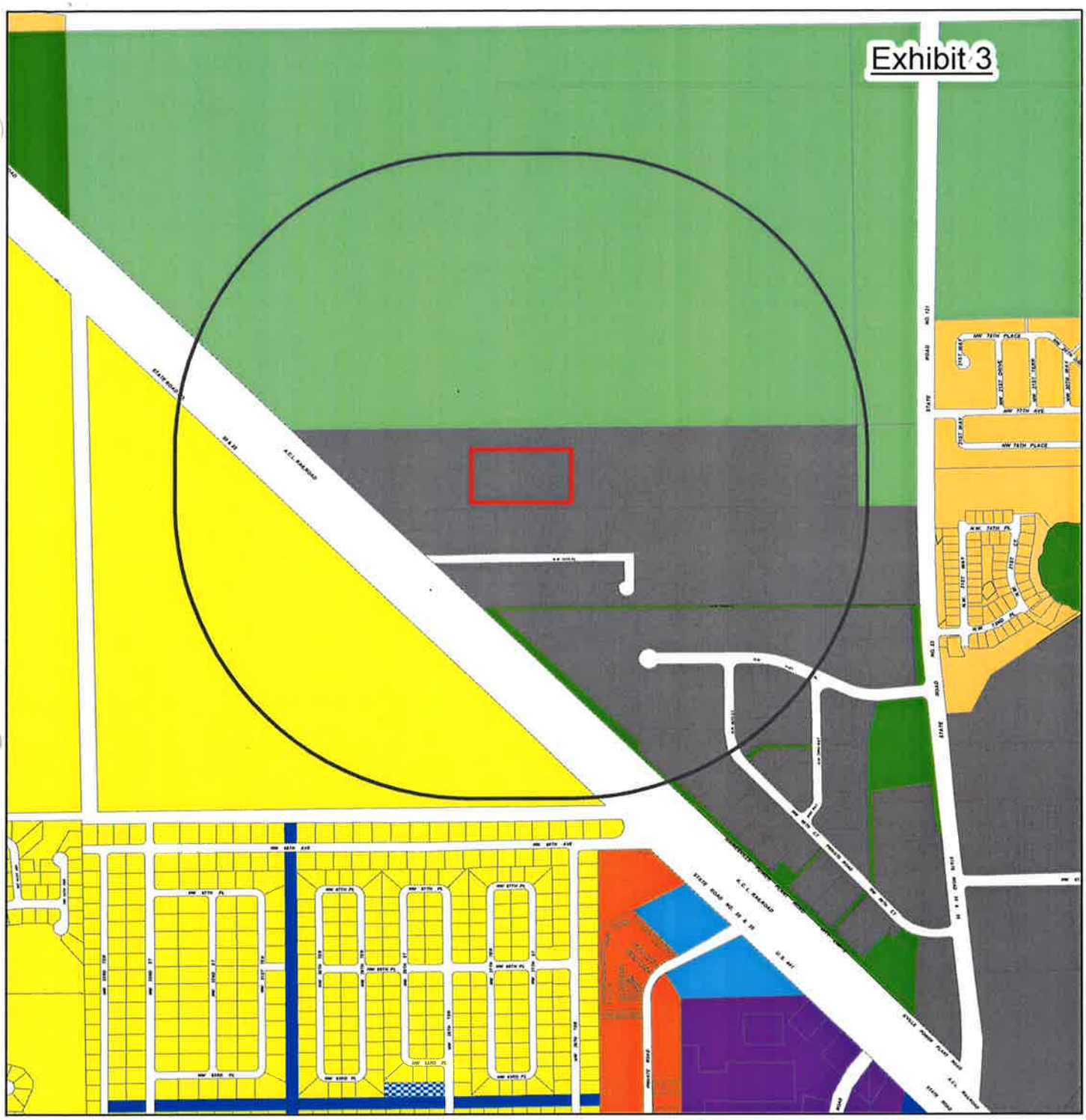
2000-Foot AnalysisRadius Area

Existing Land Use District Categories

N

0 300600 1,200 1,800 2,400 Feet

Prepared by: Dept. of Community Development
City of Gainesville, Florida
September, 2004



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- Mixed Use Medium
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- Office
- Commercial
- Industrial
- Education
- Recreation
- Public Facilities
- Agriculture
- Conservation
- Planned Unit Development

Yelvington Property

2000-Foot Analysis Radius Area

Existing Land Use District Categories

N

0 260 520 1,040 1,560 Feet

Prepared by: Dept. of Community Development
City of Gainesville, Florida
September, 2004
YelvingtonLandUse_Mike_9_14_2004.mxd

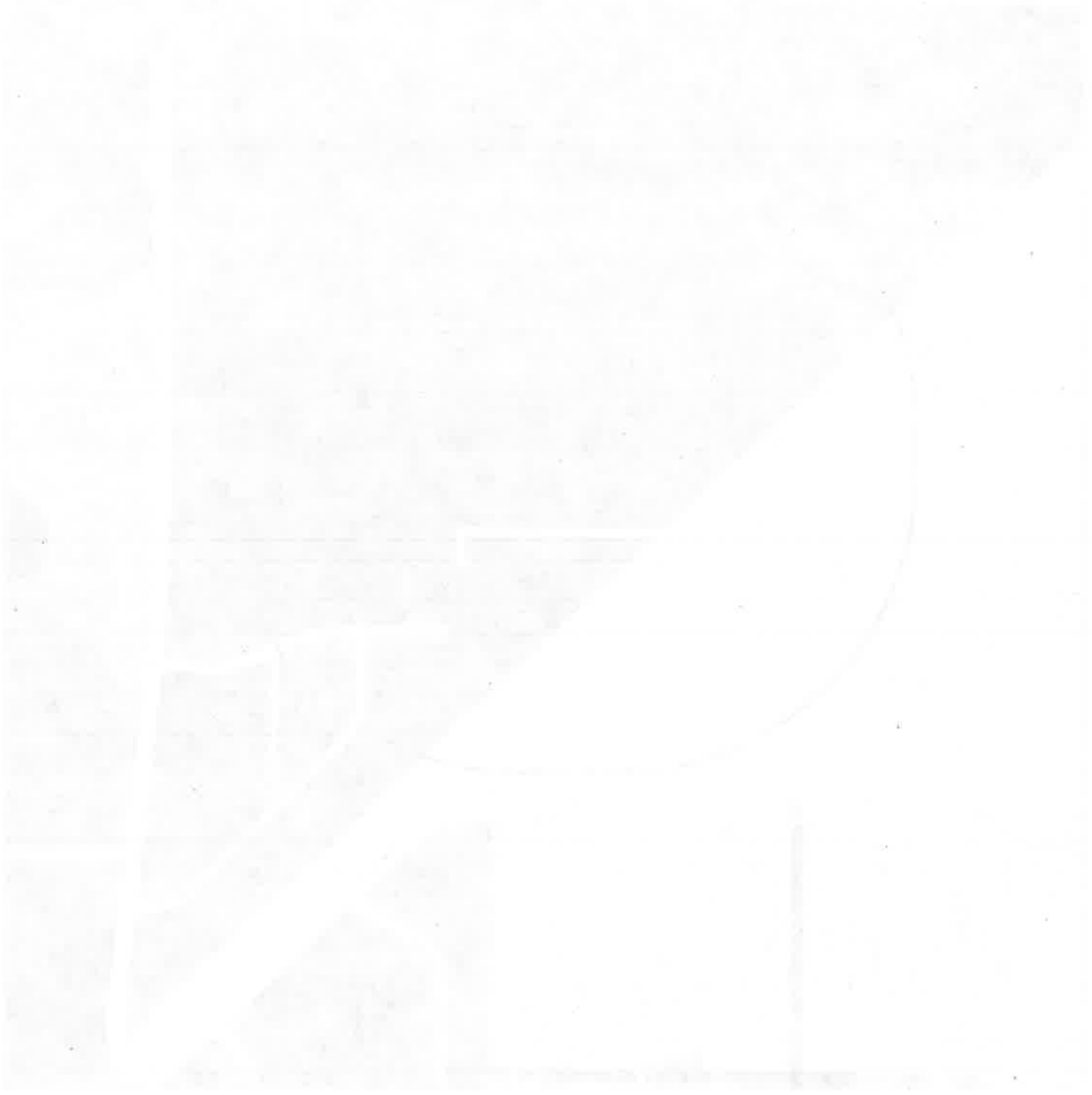

Exhibit 4

received
8-4-04

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

August 2, 2004

Mr. Gary Yelvington
Conrad Yelvington Distributors, Inc.
Post Office Box 1686
Daytona Beach, Florida 32115

Subject: ERP00-0322, Notice of Non-Compliance, Yelvington Distribution Center Created Wetlands, Alachua County

Dear Mr. Yelvington:

Per a recent inquiry by the City of Gainesville Planning Department, I conducted a site visit to the subject location on July 29, 2004, to determine status of the permitted wetland mitigation site. I met with a representative of Creative Environmental Solutions who planted the site.

During our meeting it was determined that mitigation has not been completed according to the plan submitted as part of the subject General Environmental Resource Permit. The plan, submitted by Eng, Denman & Associates (project number 98-417-E00), specifies the following criteria:

1. Criteria: (To be monitored and reported bi-annually)
   A. Growth and canopy will, be measured bi-annually for the planted cypress.
   B. Comments to the growth/vitality of the trees will be provided as 1-tree healthy, 2-tree damaged (wildlife, wind, etc.), and 3-tree stressed.
   C. Herbaceous cover will be estimated an a 1 meter x 1 meter plot provided in the SW corner of each 10 meter x 10 meter plot.

2. Success will be met when the following criteria are met at the end of the 3 year monitoring schedule:

A.. Sixty (60) percent of the planted cypress survives.
B. Less than ten (10) percent of the herbaceous layer is composed of invasive/noxious species.
C. If the criteria are not met at the end of the 3 year period, a revised plan with corrective measures included will be provided to the Suwannee River Water Management District (District). The corrective measures will be monitored as determined by the District.

Please submit the first monitoring report within 60 days of receiving this correspondence. If you have any questions, you can call me at 800.226.1066, or 386.362.1001.

Sincerely,

Louis Mantini/RL

Louis Mantini
Environmental Specialist

LM/rl
Enclosure
cc: Ralph Eng, Eng Denman & Associates, Inc.
Stephen K. Powell, Creative Environmental Solutions, Inc.
Certified Mail Return Receipt Number: 7002 2410 0000 0952 5713

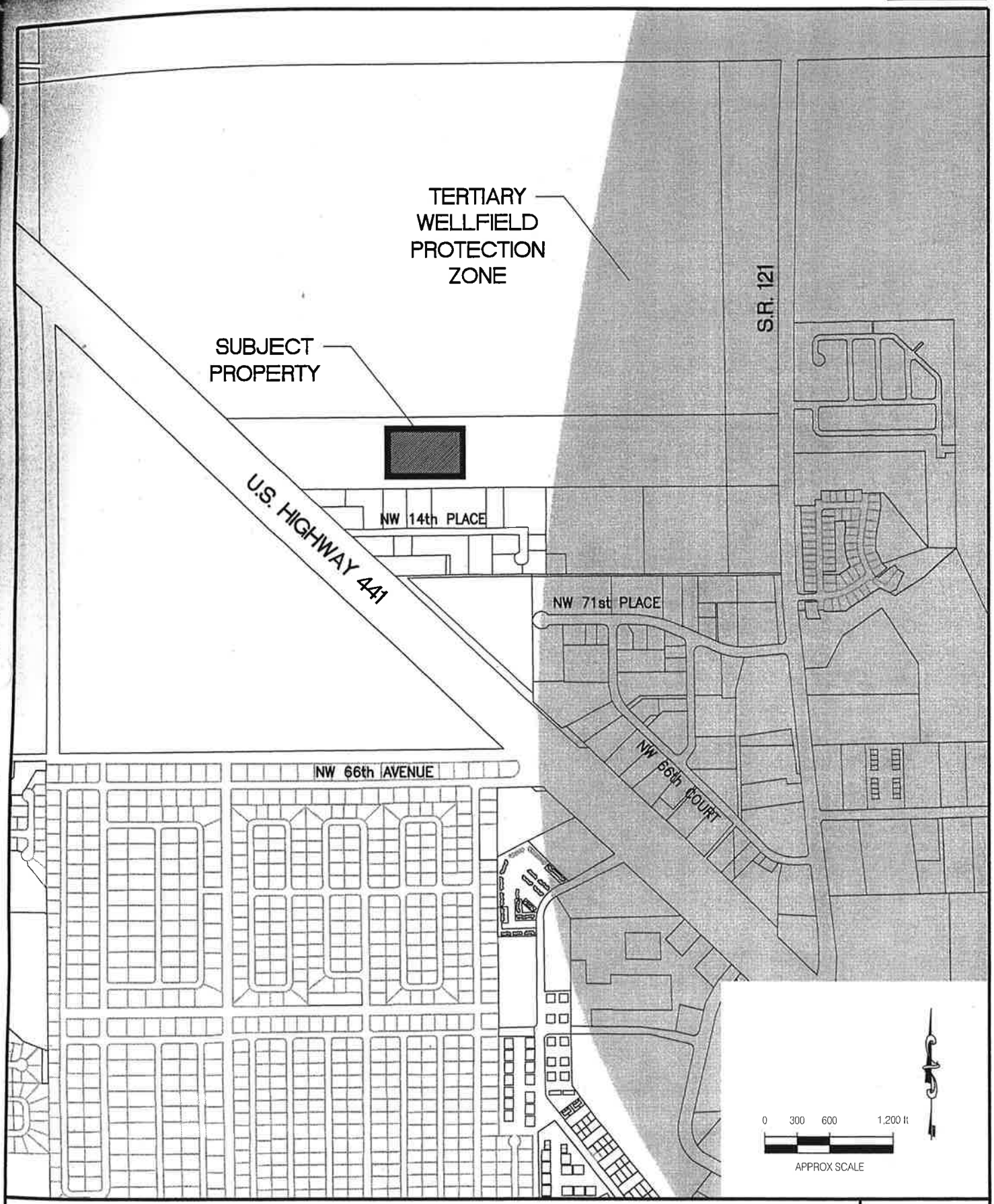

FIGURE 1.
LOCATION OF SUBJECT PROPERTY WITH REGARD TO THE TERTIARY WELLFIELD PROTECTION ZONE
APAC SOUTHEAST, INC., HOTMIX ASPHALT PLANT
GAINESVILLE, FLORIDA

Source: Water & Air Research, Inc., 2004.

water & air RESEARCH, INC.

Exhibit 6

ALACHUA COUNTY
ENVIRONMENTAL PROTECTION DEPARTMENT

201 SE 2nd Avenue, Suite 201, Gainesville, Florida 32601
Tel: (352) 264-6800 Fax (352) 264-6852
Suncom: 651-6800
Home Page: http://environment.alachua-county.org

Board of County Commissioners

Chris Bird
Environmental Protection Director
cbird@co.alachua.fl.us

Ramesh P. Buch
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RECEIVED
SEP - 2 2004
CITY OF GAINESVILLE
PLANNING DIVISION

September 2, 2004

Ms. Carolyn Morgan
Current Planning
City of Gainesville
P.O. Box 490
Gainesville, FL 32602-0490

RE: Petition 30WSU-01CC
APAC/Yelvington Asphalt Plant

Dear Ms. Morgan:

This letter is in response to your Fax dated September 1, 2004 regarding the applicability of the Alachua County Hazardous Materials Management Code (HMMC) to the above referenced project. Based on the available information, the proposed facility will be regulated as Class "C" facility under the HMMC. Class "C" facilities are required to obtain a Hazardous Materials Storage License prior to start of operations.

The Alachua County Environmental protection Department (ACEPD) has reviewed the submitted site plans; however, formal ACEPD approval of all hazardous materials storage areas is required prior to the issuance of building permits. Additionally, as we stated in our last comment sheet, ACEPD strongly recommends that, as a condition to the issuance of the Wellfield Protection Permit, the applicant be required to provide a roof over the proposed fuel storage area. The recommended roof will reduce the potential for contaminated stormwater to occur if rainfall gets inside the storage area.

Please contact me at 264-6800 if you have any questions.

Sincerely,

Agustin Olmos, P.E.
Environmental Engineer
AO/ao

Exhibit 7

City of Gainesville, Florida, Code of Ordinances, Section 30-203: Wellfield Special Use Permit

Prepared for

APAC – Southeast, Inc.
First Coast Division
P.O. Box 24728
Jacksonville, Florida 32241-4728

Prepared by

Water & Air Research, Inc.
6821 S.W. Archer Road
Gainesville, Florida 32608

30WSU-04CC

June 2004
04-5816

Section 30-203 Wellfield Special Use Permit

The property on which the hot mix asphalt (HMA) plant is proposed to be constructed and operated (APAC property) is not located in any wellfield protection zones for Gainesville Regional Utilities Murphree Wellfield. However, the industrial property owned by Conrad Yelvington Distribution, Inc. (CYD), which includes the APAC property is partially located in the tertiary wellfield protection zone. In any event, stormwater from the APAC property will be directed to an existing stormwater basin and then to an existing wetland that is located within the tertiary wellfield protection zone of the Murphree Wellfield. Please see Figure 1 for the location of the proposed HMA plant relative to wellfield protection zones.

This report provides information showing that stormwater from the proposed HMA plant will be in conformance with the applicable criteria for issuance of a special use permit in the tertiary wellfield protection zone of the Murphree Wellfield. City of Gainesville Ordinance Section 30-203 provides the criteria for issuance:

1. That the proposed use or development will not endanger the city's potable water supply
2. That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.
3. That the use or development conforms to the city's comprehensive plan.
4. That the proposed use complies with all federal, state and local laws, rules, regulations, and ordinances now and hereafter in force which may be applicable to the use of the site.
5. That the proposed use is not exempt under Section 30-202 of the Code.

This report provides information that the proposed HMA plant will not adversely affect potable water supplies, and that the development will be in compliance with all applicable requirements.

Protection of the environment generally, and potable water supplies specifically, is accomplished through the application of structural controls and management practices. The operator has committed to practices and controls that exceed the stated requirements. For example, the asphalt binder storage tanks will be within secondary containment.

The requested permit should be issued by the City of Gainesville based upon the evidence presented in this document that the required criteria for issuance of the Wellfield Special Use Permit are satisfied.

Development Will Not Endanger the City's Potable Water Supply

The potable water supply for the City of Gainesville is primarily provided through the Murphree Wellfield, located at the Dr. Walter E. Murphree Water Treatment Plant, 1600 NE 53rd Avenue, Gainesville, Florida. The wellfield is designed to remove water from the Floridan aquifer as it generally makes its way to the west-northwest. In the vicinity of the wellfield, the Floridan aquifer is overlain by a thick layer of clays known as the Hawthorn Group. The low permeability of these clays inhibits downward migration of contaminants into the Floridan aquifer.

For additional protection of the water supply, a series of three wellfield protection zones have been established based on different travel times for water deposited in the areas to enter the

wellfield. Within these zones varying degrees of land use regulation, requirements for the storage of hazardous materials, transport of hazardous cargo, procedures for well construction and abandonment are applied to protect the wellfield. An existing stormwater pond that will be used to serve the proposed HMA plant is located in the outer (tertiary) protection zone.

Groundwater will be protected at the proposed HMA plant through proper storage of materials and application of best management practices.

Proper Storage of Materials

Materials planned to be used at the HMA plant that are defined as hazardous by the Alachua County Code are:

- Petroleum products including asphalt, gasoline, diesel fuel, lubricating oils, motor oils (new and used), hydraulic fluids.
- Substances for which a material safety data sheet is required by the United States Department of Labor, Occupational Safety and Health Administration, pursuant to Title 29 of the Code of Federal Regulations (CFR), part 1910.1200, and that may pose a hazard to human health or the environment.
- Fuel oil, asphalt, and diesel fuel will be stored in bulk, above ground storage tanks within a secondary containment structure. This facility has been designed in accordance with state and county regulations. Accumulated stormwater will be drawn off within one week after a rainfall event or as provided in the facility's FDEP stormwater discharge permit. Water with a sheen will not be discharged without passing through treatment equipment such as an oil separator and sand filter as may be required by the FDEP stormwater discharge permit.

The other materials will be stored in one pint to five gallon containers in good condition and under cover. All such containers will be kept tightly closed when not in use.

Best Management Practices

Best Management Practices (BMPs) spring from the notions of recycling and conserving resources, preventing or controlling pollution, and managing the site to anticipate problems. There is also a separate set of BMPs associated with construction of the proposed facilities.

APAC, the operator, has publicly committed to being a responsible corporate citizen and a good neighbor through its statement of corporate responsibility backed up by the policy and guiding principles of its parent company, Ashland, Inc.

APAC Statement of Corporate Responsibility

- APAC's commitment to protecting public safety and environmental stewardship is demonstrated by our pursuit of becoming a Responsible Care® company.
- Above all, APAC's duty to be a responsible corporate citizen and good neighbor is proven on a daily basis by our employees – The Who In How Things Work™.

® Responsible Care is a registered service mark of the American Chemistry Council in the United States and of other entities in different countries.

Ashland Inc. Policy Statement

In recognition of the company's responsibility to protect and maintain the quality of the environment and the health and safety of employees and the public, it is Ashland's policy to:

- Conduct its business in compliance with environment, health and safety laws and regulations
- Integrate environment, health, and safety activities fully into business planning and operating practices

Ashland Inc. Guiding Principles

Decisions involving Ashland's environmental, health and safety performance are guided by the company's commitment to:

- Establish effective management systems and commit the personnel and financial resources necessary to ensure compliance with this policy
- Provide a safe work environment and training for all employees
- Encourage employees to identify and promptly communicate environmental, health and safety matters of concern to their management
- Conduct our operations efficiently by reducing waste, preventing pollution and conserving energy
- Establish and maintain communications on environmental, health and safety performance with key stakeholders, including employees, shareholders, customers, neighboring communities and public officials.

APAC works closely with federal and state agencies, environmental organizations, local communities, and other interested parties to incorporate environmental protection in their operations. Their efforts are aimed at recycling and conserving resources, prevention or control of pollution, using recycled products, and managing the site to anticipate problems.

Recycling and Conserving Resources

APAC recognizes that recycling can save energy and natural resources, reduce pollution, ease the burdens on landfills, and when properly designed and administered, cut costs and increase a company's profitability. The proposed plant will incorporate recycling of:

- Particulate matter collected by the air pollution control devices into the process to be incorporated in the HMA product
- Returned HMA and startup waste from the process to be incorporated into the HMA product
- Waste heat from aggregate drying to keep the materials at temperature as they are mixed to produce the HMA product
- Wash water used for cleaning the delivery truck cargo boxes back to the wash system to reduce the need for fresh water.

The key to successful recycling is finding uses for recycled materials. The proposed plant will make use of two major recycle streams:

- Recycled Asphalt Pavement (RAP) is incorporated in the HMA product, but will not exceed 50 percent displacement of the aggregate.
- Used oil will be the primary source of energy for the aggregate drier burner. The oil must meet minimum standards, including allowed levels of contaminants. Ash from the combustion of the used oil is ultimately incorporated in the HMA product.

Preventing or Controlling Pollution

Pollution prevention includes the elimination of processes and raw materials that create the pollution, elimination of the source of the pollution, and controlling sources of pollution to minimize releases to the environment. The proposed plant includes several components for pollution prevention:

- Reducing the storage of crushed rock and gravel on the site to an amount no more that what is sufficient to operate the plant for two days at maximum operating conditions
- Grading and paving aggregate and RAP storage areas to control stormwater runoff
- Paving areas used by delivery trucks, supply trucks, and yard equipment to control dust generation
- Paved road surfaces will be swept and/or kept adequately moist to reduce dust emissions
- Controlling particulate matter generated during aggregate drying by passing the emissions through a cyclone and then a bag house
- Use of bio-degradable, water-based solution to coat delivery truck cargo boxes, rather than diesel oil, to control emissions and pollution of stormwater
- Equipping the vents of the asphalt binder tanks with condensers to collect volatiles released from the asphalt
- Installing a "blue smoke" control system to inject potential emissions, released from the silos and the conveyor from the drum, into the burner in the aggregate drier
- Controlling the release of emissions from loads of HMA on delivery trucks by requiring use of an impermeable tarp to cover the HMA in the truck's cargo box
- Spill Prevention Controls and Countermeasures (SPCC) improvements where fuels and asphalt are stored
- Providing secondary containment around storage tanks for fuels and asphalt sized to contain 130 percent of the volume of the largest tank in case of a leak or spill
- Storing containers of chemicals, preferably in corrosion-free plastic containers, on paved area surrounded by curbs capable of holding at least 130 percent of the contents of the largest container

- Eliminating the use of chlorinated solvents and other solvents with toxic and/or potentially dangerous characteristics by use of bio-degradable, water based solvents for removal of asphalt and grease from tools and equipment.

Managing the Site to Anticipate Problems

- Good housekeeping in areas which may contribute pollutants to stormwater discharges so they are maintained in a clean, orderly manner.
- Storage containers will be kept closed at all times, except when adding or removing waste or products.
- A preventive maintenance program will be instituted that includes:
    - Timely inspection and maintenance of stormwater management devices;
    - Inspection of facility equipment and systems to uncover conditions that could cause breakdowns or failures resulting in discharges of pollutants
    - Maintenance of pollution control equipment to ensure they are properly operated and maintained
    - Use of facility personnel to perform the inspections of designated equipment and areas of the facility
    - An inspection frequency based upon a consideration of the level of industrial activity at the facility, but will be a minimum of once per month while the facility is in operation
    - Inspections that occur while the facility is in operation and will, at a minimum, include material storage and handling areas, liquid storage tanks, silos, vehicle cleaning and fueling areas, material handling vehicles, material handling equipment and material processing areas
    - Use of tracking or follow-up procedures to ensure that appropriate actions are taken in response to the inspections
    - Maintenance of records of inspections.
- Employee training programs will be conducted to inform appropriate personnel of the components and goals of the stormwater pollution prevention plan. Training will address topics such as spill response, good housekeeping, truck washout procedures, equipment maintenance procedures, and material management practices.
- Procedures for cleaning up possible spills will be identified and made available to the appropriate personnel. The necessary equipment to implement a clean up will be available to personnel.

Construction Best Management Practices

Florida's stormwater regulatory program requires the use of Best Management Practices during and after construction to minimize erosion and sedimentation and to properly manage runoff for both stormwater quantity and quality. These practices are required at all construction sites. Practices include erosion and sediment control, material and equipment storage, plus waste disposal mechanisms. Suggested management practices categories include:

- Preserve Vegetation and Cover Soils
- Control Runoff During Construction
- Install and Maintain Sediment Controls
- Keep Waste Material Out of Storm Drains and Surface Waters
- Keep Business and Work Areas Clean and Maintain Catch Basins
- Cover Containers and Materials

- Prepare For and Clean Up Spills
- Dispose of Wastes Properly
- Minimize Wastes
- Recycle Wastes
- Preserve and Enhance Surface Waters and Adjacent Vegetation
- Educate Employees

A plan for erosion and sedimentation control must be submitted with the construction drawings. For the proposed HMA plant, this plan will include protection of stormwater pond and associated wetland from deposition of sediment from erosion of the construction site. The plan will include the following BMPs:

- Protection of the whole site to be developed with silt fence around the work area
- Additional protection of each of the northern catch basins with silt fence, straw bales, or other suitable filter media.
- Additional protection using silt fence, straw bales, or other suitable filter media at the outlet of the southern stormwater swale to the stormwater basin
- Protection of the stormwater basin with suitable filter media at the inlet from the catch basins and swale
- Additional protection of the wetland by placing silt fence or other suitable filter media at the outfall from the stormwater pond.
- Inspection by a state certified inspector of the erosion and sedimentation controls at least every two weeks and when there is a rain event of ½ inch or more.

Necessary Public Utilities are Available to the Proposed Site and have Adequate Capacity to Service the Development

The site of the proposed HMA plant is served by Gainesville Regional Utilities (GRU) electricity and water. Arrangements have been made to connect the plant to the GRU sewer system. The site plan addresses the availability and capacity of the necessary public utilities.

Development Conforms to the City's Comprehensive Plan

The site of the proposed HMA plant is within and is generally compatible with I-2 zoning. The site plan addresses conformance to the City's Comprehensive Plan, as applicable.

Proposed Use Complies with all Federal, State, and Local Laws, Rules, Regulations, and Ordinances Now and Hereafter in Force which May be Applicable to the Use of the Site

The proposed HMA plant falls within the jurisdiction of several regulatory agencies in addition to the City of Gainesville:

- Alachua County Environmental Protection Department (ACEPD)

- Florida Department of Environmental Protection (FDEP)
- United States Environmental Protection Agency (EPA)

These agencies are charged with protecting the environment and have special knowledge, expertise, and resources to ensure that the health and welfare of the citizens of Florida are protected.

The proposed HMA plant will be regulated by these agencies as to air emissions, discharges to water resources, and hazardous materials handling and storage.

Air Emissions

Much of the air quality regulatory scheme in Florida is shaped by requirements of the federal Clean Air Act and the EPA regulations promulgated thereunder. Most sources of air pollution must obtain a permit prior to commencing construction and must also obtain an operating permit. An application for an air construction permit was submitted to FDEP in accordance with state regulations. General pollutant emission limits were requested for particulate matter (PM_{10}), sulfur dioxide, nitrogen oxides, carbon monoxide, and volatile organic compounds. The requested level of production is 400 tons HMA per hour and 343,000 tons of HMA per year.

Other air emissions such as fugitive volatile organic solvent emissions, objectionable odors, and unconfined emissions of particulate matter (fugitive dust) are also subject to regulation. The State of Florida imposes work standard requirements to ensure compliance with the regulations. Many of these work standards are listed above as Best Management Practices. In addition, the operations of the proposed HMA plant must conform with City of Gainesville regulations including those applying to objectionable odors.

An individual air permit is expected to be issued by the FDEP. Typically for asphalt plants, FDEP permits contains limits on particulate matter emissions, visible emissions, annual and hourly production rates, hours of operation, and annual fuel use. Fuel use controls emissions of sulfur dioxide, nitrogen oxides, carbon monoxide, and volatile organics.

Water Discharges

Required permits will contain sufficient specific design information to ensure that water quality standards are not exceeded. The design information includes the application of BMPs and structural controls. Water discharges from the proposed development are regulated by:

- EPA, through delegation to FDEP of the requirement for NPDES Multi-Sector General Permits for stormwater associated with industrial activity.

- Suwannee River Water Management District has permitted the construction and operation of the existing surface water management system (ERP00-0322). Stormwater runoff from the proposed HMA plant is routed to this master stormwater basin for the industrial park.

Hazardous Materials

Materials that will be stored on site include some materials with hazardous components. A complete list follows. MSDS sheets for each item are attached in Appendix A. Products with similar properties and/or constituents may be substituted.

Primary Materials Stored On Site

- Petroleum Asphalt – "glue" for aggregate in HMA product.

- Crushed Stone – aggregate for product
- Natural sand or gravel – aggregate for product
- Sand – aggregate for product
- Recycled asphalt pavement (RAP) – blended into product
- Lime – Required for some HMA products
- Crumb rubber – Required for some HMA products
- Polymer 7622 – Required for some HMA products
- Mineral Fiber – Required for some HMA products
- No. 5 fuel oil – for Drum burner
- Diesel Fuel No. 2 – Fuel for heater, on-site equipment, and back up fuel for the Drum plant
- SPX-7 - release agent for truck boxes and other metal surfaces
- Hot Mix Asphalt - Product

Materials Stored in Small Quantities

Spill Control

- Oil Dry absorbent – for organic liquid spills

Cleanup of Asphalt on Tools, etc.

- Aerosol cans of Natural Force degreaser
- Aerosol cans of Grease Off degreaser
- 1216 Really Works solvent

Equipment Needs

- Air tool conditioner – for air tool maintenance
- Stihl two-cycle engine oil – for two-cycle engines on maintenance equipment
- Engine coolants for yard equipment
- Lubricants for Drum plant and yard equipment
- Hydraulic Fluid – For heater and yard equipment

Materials Used at Locations of Paving Jobs

- Asphalt emulsion – for application over prepared limerock at a job location prior to applying HMA. This material is not generally stored on site but unused residuals may occasionally be kept on site for a short time while awaiting transfer

Hazardous materials handling and storage is regulated by FDEP through the requirement for storage tank registration for the fuel oil tank, and by ACEPD for the regulation of all hazardous materials in accordance with Chapters 353 and 354 of the Alachua County Code of Ordinances.

The Alachua County Code Chapter 355 requires that no person will construct, modify, install, replace, or operate a facility regulated under chapter 353, "Hazardous materials management code" (HMMC), in any class with the exception of Class AA, within the applicable wellfield protection zones without a hazardous materials storage license.

The fuel oil, diesel fuel, and asphalt binder tanks will have both primary and secondary containment. All other materials will have at a minimum primary containment. Primary

containment means the first level of product-tight containment, i.e., the portion of a storage container that comes into immediate contact on its inner surface with the hazardous material being contained. Product-tight means impervious to the hazardous material contained so as to prevent the release of the hazardous material from the container. To be product-tight, the container will be made of a material that is physically and chemically resistant to the hazardous material stored.

Secondary containment means a level of containment which is external to and substantially separate from the primary containment, which will prevent the contained material from being discharged or released, and which will allow for leak detection capability between the two levels of containment.

The materials regulated by the HMMC are as follows:

1. Petroleum products as defined in Section 353.23, "definitions." Aboveground petroleum product storage tank systems are subject to the provisions of the county hazardous materials management code.
2. Wastes listed or characterized as hazardous wastes by the Administrator of the United States Environmental Protection Agency pursuant to the Solid Waste Disposal Act, as amended. This list is provided in title 40 (Protection of the Environment) of CFR, part 261, Identification and Listing of Hazardous Waste.
3. Pesticides registered by the Administrator of the United States Environmental Protection Agency pursuant to the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA).
4. Substances for which a material safety data sheet is required by the United States Department of Labor, Occupational Safety and Health Administration, pursuant to title 29 of CFR, part 1910.1200; however, only insofar as they pose a hazard to human health or the environment.
5. Any material not included above which may present similar or more severe risks to human health or the environment. Such determination must be based upon competent testing or other objective evidence provided by the department.

Certain materials are excluded from regulation by HMMC:

(1) Radioactive materials regulated subject to F.S. § 404.166.

(2) The following materials are not subject to the provisions of this code, except for the requirements of Sections 353.28 and 353.29, only as long as these materials are stored, managed, and handled in a manner that does not result in a discharge:

a) Petroleum products subject to F.S. § 376.317, petroleum products, motor oil and antifreeze used in operable powered mobile equipment, American Society of Testing and Materials grade number 5 and number 6 residual oils, bunker C residual oils, intermediate fuel oils used for marine bunkering with a viscosity of 30 and higher, and asphalt oils.

b) Oils and fluids within electric utility transformers, switches, and other electric power transmission and distribution equipment.

c) Agricultural operations storing less than 500 gallons of liquid or 4,000 pounds of solid hazardous materials for agricultural purposes for periods of less than 90 days.

This excludes the diesel fuel, fuel oil, and asphalt binder from the provisions of this code but keeps them under state control as petroleum products.

The HMMC identifies five classes of storage facilities. The classes are structured according to the type of use, the anticipated volumes of hazardous materials to be stored, complexity of the hazardous materials storage facility, and potential for discharge. The storage facility use which includes asphalt plants is Class D.

The HMMC includes storage facility siting prohibitions in environmentally sensitive areas, and specifically limits the construction of new asphalt plants (and other Class D uses), in areas of the county designated as the unconfined zone of the Floridan aquifer system. The proposed HMA plant is not in or near the unconfined zone.

Also excluded under the HMMC is the construction of a new class C or D storage facilities within 100 feet of a sinkhole or surface water body, within 300 feet of an existing off-site private water supply well, or within 500 feet of an existing off-site public water supply well, or within 1,000 feet of an existing municipal water supply well, or at an elevation less than one foot above the 100-year floodplain elevation when within the floodplain of a surface water body. All of these conditions are satisfied at the proposed site.

Also excluded is the construction of a new class C or D storage facility in the perforated or confined zones of the county within 100 feet of a sinkhole or surface water body, within 200 feet of an existing off-site private water supply well, or within 400 feet of an existing off-site public water supply well, or within 700 feet of an existing municipal water supply well, or within the Secondary Wellfield Protection Zone of the City of Gainesville Murphree Well Field as defined in the county unified land development code (Chapter 359), or at an elevation less than one foot above the 100-year floodplain elevation when within the floodplain of a surface water body. All of these conditions are satisfied at the proposed site.

The proposed use complies with all Federal, State, and Local laws, rules, regulations, and ordinances now in force which may be applicable to the use of the site for a HMA plant.

Proposed Use Not Exempt Under Section 30-202

Section 30-202 of the Code provides exemptions from the Wellfield Special Use Permit in certain instances, as follows:

a) Any proposed uses or development associated with the Murphree Water Treatment Plant, or electric transmission and distribution systems or generally the provision of utility service by a government-owned utility shall be exempt from the wellfield protection special use permit requirements.

b) Exemptions from the permit requirements in Section 30-201 shall be allowed for uses and developments that meet all of the following criteria:

c) The use or development is connected to the Gainesville Regional Utilities centralized potable water and wastewater systems; or, if connected to a septic tank, all of the waste produced by the development is domestic and the septic tank meets all applicable state and local regulations.

d) There is no manufacture, storage, use, or sale of hazardous materials at the site or development as defined and regulated in the Alachua County Hazardous Materials Code, other than hazardous materials excluded from the provisions of the hazardous materials code, as may be amended from time to time.

e) There has been proper abandonment, as regulated by the relevant water management district or state agency, of any unused wells or existing septic tanks at the site. An existing

septic tank may remain if it is used for domestic waste only and if it meets all applicable state and local regulations.

f) There is no current or proposed underground storage of petroleum products at the development site

g) The use is consistent with the city's comprehensive plan and land development code and meets all other applicable federal, state and county regulations.

The proposed development is not exempt, as it is not associated with utility service provision by a government-owned utility, and hazardous materials will be used and stored at the site.

Certification

This information was prepared and certified by a professional engineer registered in the State of Florida.

This is to certify that the use of the APAC property for the production of hot mix asphalt by APAC Southeast, Inc. complies with all performance standards described in Code of Ordinances City of Gainesville, Florida, Section 30-345.

William C. Zegel, Sc.D., P.E., D.E.E.
Florida Registration Number #23465
President and Principal Engineer

04 June 2004
Date

MEMORANDUM

Office of the City Attorney

Phone: 334-5011/Fax 334-2229
Box 46

TO: Mayor and City Commissioners

DATE: June 14, 2004

FROM: City Attorney

CITY ATTORNEY

SUBJECT: Conrad Yelvington, as Trustee for the Conrad Yelvington Revocable Trust of 1997 and Gary Yelvington, as Trustee of the Gary Yelvington Revocable Trust of 1997 v. City of Gainesville; Alachua County Circuit Court; Case No.: 01-01-CA-2047

Recommendation: The City Commission receive an update on the status of the litigation and discuss a procedure for hearing an application for a special use permit for an asphalt plant, and possibly either a wellfield protection permit or wellfield special use permit, as applicable, on the property.

In February 2001, several citizens appeared at a City Commission meeting and expressed concerns about the proposed location of an asphalt and concrete batch plant on property on 441 north of the Florida Highway Patrol Station. At that meeting, after hearing the comments of the citizens, the City Commission authorized the City Attorney to draft an ordinance imposing a moratorium on certain uses in its industrial land use areas. Three days later, Watson Construction Company, the owner of the proposed asphalt and concrete batch plant, filed a plan for preliminary site plan approval for the asphalt and concrete batch plant. Watson planned to put the plant on the 441 property owned by Conrad and Gary Yelvington. The Yelvingtons operated a rock aggregate facility on the property.

Watson filed suit, requesting the Court enjoin the City from enacting the moratorium ordinance, or in the alternative, to declare that Watson was not subject to the ordinance. The court refused to do so.

At the same time that the City Commission authorized the City Attorney to draft the moratorium ordinance, the Commission also referred to the Community Development Committee the task of recommending the uses in the I-1 and I-2 to be studied in the moratorium. The subcommittee, and later the full commission, heard testimony, took evidence and considered what uses should be studied in the moratorium. After several public hearings, with input from an environmental consultant hired by City staff, Dr. Zegel, and with input from an environmental consultant hired by Watson, Mr. Cullen, the City Commission imposed a six-month moratorium on 48 uses to be studied during the moratorium. Asphalt plants were included in these uses, but not concrete plants.

The ordinance was adopted on May 14, 2001 providing an effective date of February 12, 2001 for the moratorium. The purpose of the Moratorium Ordinance was to enable the City sufficient time to review, study and hold public hearings on the uses within the Industrial 1 and 2 zoning district that may cause harm to the environment and be incompatible with surrounding land uses. In May of 2001, Watson filed for a temporary injunction, requesting the court enjoin the City from enforcing the moratorium against Watson's proposed construction of an asphalt/concrete batch plant. The Yelvingtons also filed for temporary injunction arguing that the moratorium constituted a temporary taking because an asphalt plant could not be located on the property during the course of the moratorium.

The hearing was held on July 11, 2001 and the Court issued its orders on July 24, 2001. The court denied the request for temporary injunction as to Yelvington, but granted it as to Watson. The Court found that Watson was likely to sustain irreparable harm because Watson's contract to purchase part of the Yelvington property expired during the term of the moratorium. The Court also estopped the City from applying the moratorium ordinance to Watson because of substantial expenses occurred by Watson and because Watson faced a substantial likelihood of success on the merits.

The City appealed the Court's decision granting the temporary injunction. The First District Court of Appeal upheld the granting of the temporary injunction but found the injunction to be invalid because of the Courts failure to require Watson to post a bond for the granting of the temporary injunction. The First District remanded the case back to the trial court for the posting of a bond and further proceedings. No further activity has occurred in the lawsuit.

The next step would be a final hearing before the trial court on the merits of the complaint.

Prepared by:
Elizabeth A. Waratuke,
Litigation Attorney

Submitted by:
Marion L. Radson,
City Attorney

EAW/cgow

City of Gainesville

Inter-Office Communication

Planning Division
x5023, FAX x3259, Station 12

TO: **Wayne Bowers, City Manager** **DATE: September 22, 2004**

FROM: **Planning Staff**

SUBJECT: **Petition 30WSU-01CC - Legislative No. 001254 Additional Materials**

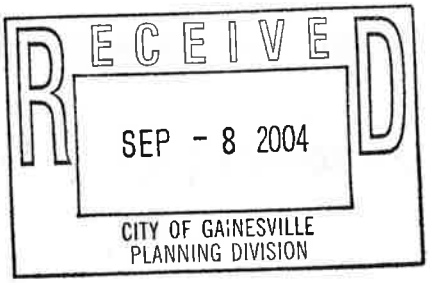
Staff has received the following additional material from the petitioner that will be useful for review by the City Commission.

The additional information includes:

1. Questions prepared by the North West Gainesville Coalition of Homeowners Associations.
2. Reponses to North West Gainesville Coalition of Homeowners (Marilyn Walker) prepared by the petitioners.
3. Reponses by the petitioners to questions from Planning staff.
4. Revised pages for report filed with the application.
5. Asphalt Plant Model Number received on September 20, 2004.
6. Letter from Gary Yelvington stating the intent of the Conrad Yelvington Distributors, Inc. to comply with Sec. 30-345 dated September 8, 2004.
7. Memo from Sergio Reyes to Agustin Olmos dated September 22, 2004.

Marilyn Walker

From: "Marilyn Walker" <walkermarilyn@bellsouth.net>
To: "marilyn walker" <walkermarilyn@bellsouth.net>
Sent: Wednesday, September 08, 2004 9:55 AM
Attach: ATT00050.html
Subject: Letter to Carolyn Morgan



----- Original Message -----
From: Marilyn Walker
To: marilyn walker
Sent: Tuesday, August 31, 2004 10:21 AM

NORTH WEST GAINESVILLE COALITION OF HOMEOWNERS ASSOCIATIONS

Carolyn Morgan
Planning Department

Thank you for providing information on the Yelvington Asphalt Plant. After
the Northwest Gainesville Coalition of Homeowners Association reviewed the
proposal we had some questions.

Note: The 3 abbreviations in the list refer to the Water and Air research
Reports.

SUP (Special use Permit)
GPS (General Performance Standards)
WSUP (Wellfield special Use Permit)

Have you received any reports (Staff Response Forms) back

from other city
departments regarding any concerns on this project?

Will you please provide the answers in writing?

Thank you.

>
>
> Questions on the Yelvington Asphalt Plant
>
> 1. On page 15 of the SUP it states that the plant will be equipped with
> a "Blue Smoke Package." On page 2 of the same document it says that a
> fan will draw "blue smoke" from the top of the HMA silo and inject it
> into the drier burner. Can you please describe this system in more
> detail? We are especially concerned to know if there are parts of the
> blue smoke system where gases could be released to the atmosphere before
> they reach the burner.
>
> 2. On page 16 of the SUP it quotes Gainesville code 30-345 which
> describes a process by which a person designated by the city manager can
> make a ruling about excessive odor beyond the property line of an odor
> emitter. The code says that the operator of the odor emitter can
> disagree with the assessment of the enforcing officer and request that
> chemical measurements be made. This code does not describe the rights
> of residents outside the boundary line to disagree with the enforcing
> officer. Is there any other Gainesville code which gives residents
> specific rights regarding the determination of excessive odor?
>

> 3. On page 8 of the WSUP it says that a hazardous material called SPX-7
> will be used as a "release agent for truck boxes and other metal
> surfaces." Can you give a list of the ingredients in SPX-7?
>
> 4. On page 1 of the GPS is says that the plant will be equipped with
> adequate safety devices to prevent fire and will also be equipped with
> adequate fire fighting equipment. Can you please describe these safety
> devices and fire fighting equipment in detail?
>
> 5. As a follow-up to question #4 above, on page 4 of appendix A of the
> WSUP it states that excessive water spray should not be used on burning
> asphalt and further states that run off water from fighting burning
> asphalt must be kept out of sewers and water sources. What specific
> steps have been taken to avoid the use of excessive water on burning
> asphalt and to keep the runoff from such use from entering the sewer
> system or the ground water system?
>
> 6. On page 3 of the SUP it says that an Air Construction Permit from
> the Florida Department of Environmental Protection has been applied
> for. Has this permit been issued? If so, can we get a copy of it?
>
> 7. Table 2 on page 4 of the SUP lists estimated concentrations of air
> pollutants from the proposed asphalt plant. How exactly were

these
> estimates calculated? At what distance from the plant do they apply?
> Do these estimates include fugitive emissions?
>
> 8. Note 1 on page 5 of the SUP says that DEP (FDEP?) is expected to
> adopt standards regarding fine particle PM2.5. Have these standards
> been adopted?
>
> 9. The section on noise levels beginning on page 9 of the SUP is
> difficult to understand. On page 10 it appears to show that actual
> measurements indicate that the existing facility already exceeds the
> city noise level standards. Then it describes a mathematical model that
> purports to show that "the present sound environment is in compliance
> with the Alachua County Ordinance." It is not clear why the report
> changes from using the city ordinance to the county ordinance. It is
> also not clear how this makes the existing plant in compliance with the
> city ordinance. Finally, it is not clear how any of this relates to
> making the proposed asphalt plant in compliance with the city
> ordinance. Can you please explain this section in non-technical
> language?
>
> 10. On page 13 of the SUP it says that the plant will be permitted to
> run 24 hours a day. Given that measurements show that the existing
> facility already exceeds city noise levels, would it not be

reasonable
> to restrict the hours of operation of the asphalt plant to exclude
> normal sleeping hours?
>
> 11. On page 8 of the WSUP it says that facilities in a wellfield
> protection zone which store hazardous materials must obtain a
hazardous
> materials storage license from the county. Has this facility
obtained
> such a license? If so, can we get a copy of it?
>
> 12. There are various places throughout all three reports where
> statements are made as though they were statements of fact
but with
> little or no substantiation. It would appear that these are
actually
> statements of opinion on the part of the report writer. We
would like
> to make particular note of the following instances:
>
> A. On page 15 of the SUP it states, regarding odor levels, "The
> measures described above will satisfactorily control potential
> odors." No specific details are given above as to the measures
to be
> taken to control odors, they are only described in general. Nor
are
> any guarantees offered that these general measures will in fact
control
> odors.
>
> B. On page 16 of the SUP it states "Any odor impacts will not
> violate applicable local, regional, state, or federal limits." Again
> no specific details are given and no guarantee is offered.
>
> C. On page 6 of the SUP it states "In the field of HMA plants,
the
> proposed APAC plant contains the best available technology."

No
> industry or government standard is cited for determining whether or not
> the plant contains the best available technology.
>
> D. Also on page 6 of the SUP it states" In addition, the APAC will
> use Best Management Practices to control generation of fugitive
> pollutants..." Again, no industry or government standard of Best
> Management Practices is cited.
>
> E. On page 12 of the GPS table 7 lists threshold limit values
> (TLVs) for various air pollutants. On this same page, the author notes
> that "...TLVs are not standards." Indeed they are "merely guidelines"
> used by industrial hygienists. If these are not standards there does
> not appear to be any objective value to including them in the report.
>
> F. On page 1 of the WSUP it states that in regard to the criteria
> for a wellfield special use permit " The operator has committed to
> practices and controls that exceed the stated requirements." The only
> practice/control cited is that the HMA binder storage tanks will have
> secondary containment. There is no specific legally binding document
> from the operator cited to substantiate this claim.
>
>

Response to Questions from Marilyn Walker

Question 3: "On page 8 of the WSUP it says that a hazardous material called SPX-7 will be used as a 'release agent for truck boxes and other metal surfaces,' Can you give a list of the ingredients in SPX-7?"

Response: The list on page 8 is not a list of hazardous materials but a list of all materials expected to be kept on site.

The list of the specific ingredients in SPX-7 is not available because the company has a patent application pending. The Material Safety Data Sheet is provided in the appendix to the WSUP. It states that SPX-7 contains no hazardous materials. The toxicological information provided indicates that the material is irritating but not toxic. This material has been approved for the contemplated use by several states, including, but not limited to, Alabama, Illinois, Ohio, Georgia, Nevada, Louisiana, Maryland, North Carolina, and Indiana.

Question 4: "On page 1 of the GPS is says that the plant will be equipped with adequate safety devices to prevent fire and will be equipped with adequate fire fighting equipment. Can you please describe these safety devices and fire fighting equipment in detail?"

Response: The requested detailed description cannot be provided at this time because in accordance with the procedures of the City of Gainesville, The Fire Protection Engineer will advise on such needed equipment when the building permit is under consideration. Based upon experience with such asphalt plants and concerns raised at the Site Plan Review, we expect that in addition to the required fire hydrant, the storage of fuel will require conformance with National Fire Prevention Association Standards 30.

Question 5: "As a follow-up to question #4 above, on page 4 of appendix A of the WSUP it states that excessive water spray should not be used on burning asphalt and further states that run off water from fighting burning asphalt must be kept out of sewers and water sources. What specific steps have been taken to avoid the use of excessive water on burning asphalt and keep the runoff from such use from entering the sewer system or the ground water system?"

Response: The asphalt is stored within a secondary containment area. A small asphalt fire may be extinguished by CO2, dry chemical, foam, or water spray. Extinguishers containing the extinguishing media preferred by the City of Gainesville Fire Protection Engineer will be located at the facility. A large fire will require the City of Gainesville Fire Department. In either case, the extinguishing media is expected to be contained within the structure. It is possible that excess media that has not been in contact with the products of combustion may be released to the stormwater system. These materials (CO2, bicarbonate, and water) are considered benign. The AFFF/ATC foam does not flow and may be picked up or absorbed on an inert material such as vermiculite.

Question 6: "On page 3 of the SUP it says that an Air Construction Permit from the Florida Department of Environmental Protection has been applied for. Has the permit been issued? If so, can we get a copy of it?"

Response: The Air Construction Permit has not been issued.

Question 7: "Table 2 on page 4 of the SUP lists estimated concentrations of air pollutants from the proposed asphalt plant. How exactly were these estimates calculated? At what distance from the plant do they apply? Do these estimates include fugitive emissions?"

Response: The referenced table refers to the Air Pollution Emissions section of the GPS at the bottom of page 4. As stated in the GPS on page 10, "Estimates using a computer-based air dispersion model (SCREEN3) and emission factors from a USEPA publication (AP-42)" were used to compute the maximum concentrations. The distance was whatever modeling distance gave the maximum value for the pollutant. Generally, maximum values occur near the APAC property boundary. The estimates do include fugitive emissions.

Question 8: "Note 1 on page 5 of the SUP says that DEP (FDEP?) is expected to adopt standards regarding fine particulate PM2.5. Have these standards been adopted?"

Response: We are referring to the Florida Department of Environmental Protection (FDEP). The National standard has not yet been adopted by the State of Florida.

Question 11: "On page 8 of the WSUP it says that facilities in a wellfield protection zone which stores hazardous materials must obtain a hazardous materials storage license from the county. Has this facility obtained such a license? If so, can we get a copy of it?"

Response: The facility has not yet obtained such a license. It must be obtained before operations can begin.

Question 12: "There are various places throughout all three reports where statements are made as though they were statements of fact but with little or no substantiation. It would appear that these are actually statements of opinion on the part of the report writer. We would like to make particular note of the following instances:"

Question 12A: "On page 15 of the SUP it states, regarding odor levels, 'The measures described above will satisfactorily control potential odors.' No specific details are given above as to the measures to be taken to control odors, they are only described in general. Nor are any guarantees offered that these general measures will in fact control odors."

Response: The specific measures for controlling odors are presented in the referenced text. The measures will be appropriately sized to the equipment generating the odorous materials. Blueprints of the equipment will be prepared when it is known whether the plant will be constructed. The specific measures planned for this plant are:

1. Equipping the asphalt binder storage tanks with condensers to collect organic emissions and return them to the storage tanks.
2. Installing a collection system on the vents from the HMA silos to collect fumes from the silos and conveyor and duct them to the inlet fan of the burner.
3. Covering truck beds with impermeable tarps as soon as they are loaded to limit the quantity of air that organics have to vaporize into.

It is impossible to guarantee that there will not be conditions under which odor may be detected beyond the property boundary. However, application of these methods at other asphalt plants has controlled these primary sources of odors sufficiently to meet all existing codes and regulations.

Question 12B: "On page 16 of the SUP it states 'Any odor impacts will not violate applicable local, regional, state, or federal limits.' Again no specific details are given and no guarantee is offered."

Response: It is impossible to guarantee that there will not be conditions under which odor may be detected beyond the property boundary. However, application of these methods at other asphalt plants has controlled these primary sources of odors sufficiently to meet all existing codes and regulations.

Question 12D: "Also on page 6 of the SUP it states 'In addition, the APAC will use Best Management Practices to control generation of fugitive pollutants…' Again no industry or government standard of Best Management Practices is cited."

Response: The specific practices are listed at the top of page 7 of the SUP. This list was developed in consultation with Alachua County Environmental Protection Department. A government standard for control of fugitive pollutants at hot mix asphalt plants was not located.

Question 12E: On page 12 of the GPS table 7 lists threshold limit values (TLVs) for various air pollutants. On this same page, the author notes that '… TLVs are not standards.' Indeed they are 'merely guidelines' used by industrial hygienists. If these are not standards there does not appear to be any objective value to including them in the report."

Response: The objective value is providing a benchmark for comparison.

Question 12F: "On page 1 of the WSUP it states that in regard to the criteria for a wellfield special use permit 'The operator has committed to practices and controls that exceed stated requirements.' The only practice/control cited is that the HMA binder storage tanks will have secondary containment. There is no specific legally binding document from the operator cited to substantiate this claim."

Response: A comparison of the stated requirements with the list of practices and controls presented in the WSUP demonstrates that the operator has committed to practices and controls that exceed these requirements.

Response to Carolyn Morgan's Concerns

1. A reference to a roofed fuel storage area on page 2 of the SUP was incorrectly not deleted from the report. The fuel storage area will not be roofed.
2. The truck traffic volumes presented on page 13 and 14 of the SUP based on a typical production rate of 250,000 TPY through error do not agree with the concurrency numbers.

An amendment to the SUP has been prepared consisting of four corrected pages to the SUP with a September date to eliminate the reference to the roofed fuel area and to adjust the truck numbers.

The revised text regarding the trucks says:

The plant's annual production will be limited to 343,000 tons per year by FDEP air permit. Annual traffic volume for this level of production would be 24,946 truck trips. Assuming 156 work days per year, this level of production will result in an average of 160 truck trips per day. About 70% (112) of these trips are expected to occur between 7 a.m. and 5 p.m. and the remaining 48 trips are expected to occur between 5 p.m. and 7 a.m.

City of Gainesville, Florida, Code of Ordinances, Section 30-70: Use by Special Use Permit

Prepared for

APAC – Southeast, Inc.
First Coast Division
P.O. Box 24728
Jacksonville, Florida 32241-4728

Prepared by

Water & Air Research, Inc.
6821 S.W. Archer Road
Gainesville, Florida 32608

September 2004
04-5816

Section 30-70 General Industrial District (I-2): Use by Special Use Permit

Introduction

In accordance with Code of Ordinances City of Gainesville, Florida, Section 30-70, General industrial district (I-2), this report provides requested information regarding use of I-2 zoned property for SIC IN-2951 Asphalt paving mixtures and blocks by special use permit. This report specifies expected air emissions, surface and groundwater emissions, noise levels, truck traffic volumes (including time-of-day level(s), odor levels, and glare impacts, and compatibility of these emissions and impact levels with other properties, uses and neighborhoods within 2,000 feet. The code requires that the report indicate that these impacts will not violate local, regional, state, or federal limits; and that "Best Available Technology" (BAT) is being used to control impacts.

Hot Mix Asphalt (HMA) is a mixture of aggregate (crushed stone, gravel, recycled asphalt product, and sand), and asphalt binder. For special mixes, lime, mineral fiber, and/or crumb rubber may also be added. The asphalt is the "glue" that binds the aggregate into a stable structure.

There are two basic types of plants used to manufacture Hot Mix Asphalt (HMA) - Batch Plants and Drum Plants. As the name implies, in a Batch Plant, raw materials are added to a large, heated mixer to produce a batch of HMA. A Drum Plant is a continuous operation, continuously receiving raw materials and producing HMA. The plant proposed to be constructed by APAC – Southeast, Inc. is a drum mix asphalt plant. The components of the proposed plant are:

- Cold Feed Bins
- Emission Controls
- Double Barrel Drum Plant (Drier and Mixer)
- HMA Storage Silos
- Aggregate Storage
- Recycled Asphalt Product (RAP) Storage
- Lime Storage Silo
- Ancillary equipment to move and manage materials
- Storage tanks for asphalt binder, diesel fuel, and plant fuel

Aggregates and RAP will be stored in stockpiles on a paved surface. Lime will be stored in a protected silo. Rain water falling on the stockpiles will be collected and transported to the collection basin. After settling suspended matter, the water will pass through an on-site wetland. From the wetland, it will be released to the natural system receiving water from the wetland.

Aggregates are typically moved from the stockpiles to the cold feed bin using a front-end loader. Cold feed bins are used to accurately meter the different aggregates used in the mix to the drying drum. The amount of each aggregate is controlled by a combination of the gate opening at the bottom of the bin and conveyor belt speed. A conveyor below the cold feed bins transfers the aggregate to the dryer where the aggregate is dried and heated. Because drum plants produce mix continuously, a weigh scale is used to weigh the aggregate before it enters the dryer so the amount of asphalt binder can be accurately added.

Aggregates are dried and heated in the rotating drum as they are tumbled through a hot air stream. The hot air is created by a burner and is pulled through the drum by a fan. The burner uses fuel oil as

its energy source. The direction of air flow relative to the direction of aggregate flow for the proposed plant is Counter-Flow in which aggregates move in the opposite direction as the hot air.

As hot air passes through the aggregate it picks up some fine sand and dust particles. These particles are removed by the emissions control system before the air is released into the atmosphere. The proposed plant will have primary and secondary collectors to remove these particles. The fine sand and some dust is collected in the primary collector, a cyclone, and returned to the mix. The secondary collector, a baghouse filter, removes the remaining fine dust. This dust is also returned to the mix.

The HMA is made continuously in the second barrel of the drum. This barrel is a shell located around the drier barrel. In this second barrel, there is no flame. It is heated by recovery of waste heat from the drier barrel. This outer shell of the drum receives the aggregate after it has been dried and heated. The aggregate moves to the outer shell of the drum and travels back down the length of the drum. In this outer barrel, recycled material (RAP) is first added to the aggregate mix. After the temperatures of the recycle and virgin aggregate equalize and the asphalt cement in the recycle returns to a liquid state and has thinly coated the aggregate, liquid asphalt cement is injected into the mixing chamber. Polymers, if used, enter the mixing chamber with the asphalt cement. As the mix moves through the mixing chamber, it is continually stirred by mixing paddles. Baghouse fines, lime and other fine additives enter the mixing chamber at this point and become embedded in the thick layer of asphalt coating the rock. After thorough mixing, the HMA is moved to a storage silo.

Drum mix plants must have storage silo(s) since they produce mix continuously. Storage silos are insulated and may be heated to prevent heat loss. A mix may be stored in a silo for days. Mix is discharged from the silo into trucks for transportation to the paving site. Liquid asphalt binder or cement, the "glue" used to hold the aggregate and any additives together in hot mix asphalt, is a petroleum product. During transfer to a silo, hydrocarbon droplets can escape. This is called "blue smoke." The proposed plant provides a system to capture and dispose of blue smoke. Powerful fans pull the air from the top of the silo(s) and inject it into the flame in the aggregate drier portion of the drum plant.

Before receiving a load of HMA, the boxes on the back of the delivery trucks are washed as necessary in a closed cycle wash to remove soil that could contaminate the HMA product. For example, if a truck had been used to haul sand, its cargo area is washed to remove any residual sand. Each truck has a bio-degradable, water-based solution sprayed on the interior of the delivery truck box before receiving a load of HMA. The purpose of this material is to prevent HMA from adhering to the metal box.

The design of the area proposed for storage of asphalt binder, plant fuel, and equipment fuel will have secondary containment, to control any unplanned releases. Accumulated stormwater will be drawn off within one week after a rainfall event or as provided in the facility's FDEP stormwater discharge permit. Water with a sheen will not be discharged without passing through treatment equipment such as an oil separator and filter as may be required by the FDEP stormwater discharge permit. The station for trucks delivering these materials to the site will be adjacent to this area and will be curbed to control any unplanned releases during the transfer of products.

The proposed plant controls its production using computers and automation. When necessary, it may still be operated manually. The proposed APAC – Southeast, Inc. HMA plant is capable of producing quality hot mix asphalt for use on streets, highways, parking lots, driveways, bike trails, and other structures.

Properties, Uses and Neighborhoods

The proposed Hot Mix Asphalt (HMA) plant will be constructed and operated on a 4.9-acre parcel as shown in Figure 1 and designated the APAC property. This area will be leased from Conrad Yelvington

Distributors, Inc. (CYD). CYD operates an aggregate distribution plant to the west of the APAC property and owns a 49-acre parcel that includes the APAC property. Twenty-seven parcels including highway right-of-way were identified within 2,000 feet of the property lines of the APAC property. These properties were identified on land use maps from the City of Gainesville. They consist of one agricultural/timber parcel, one conservation parcel, one single family parcel, and twenty-three industrial (I-1 and I-2) zoned parcels. As shown in Figure 2, the properties adjacent to the APAC property are in industrial or agriculture/timber use (DOR Code 55). The existing land uses among the industrial zoned properties are one miscellaneous residential (DOR Code 07), one utility (DOR Code 91), one mineral processing (DOR Code 47), three repair shop (DOR Code 25), four light manufacturing (DOR Code 41), four vacant (DOR Code 40), and nine warehouse (DOR Code 48). There are also two right-of-way parcels (DOR Code 94). It should be noted that a PUD called Greenways of Gainesville has been approved but not yet constructed across the railway and US 441 west of the APAC property.

Currently, there are no residential neighborhoods located within 2,000 feet of the APAC property. Considering the minimum distance from the boundary of the APAC property to the boundary of existing residential neighborhoods, the closest neighborhoods are Northwood Oaks at about 2,100 feet, then Hidden Lake and Buck Bay at just over 2,400 feet, and Pineridge Villas located just over 2,700 feet.

Property adjacent to the CYD property, as shown in Figure 2, is zoned industrial (I-2) to the south, single family (PUD) across the railroad and US 441 to the west, agricultural (AG) to the north, and residential (PD) across SR 121 to the east. Portions of Hidden Lake, Buck Bay, and Greenways of Gainesville are all within 2,000 feet of the CYD property.

Air Emissions

Overall emissions to the atmosphere from the proposed Hot Mix Asphalt (HMA) plant include particulate matter, sulfur dioxide, nitrogen oxides, carbon monoxide, and volatile organic compounds. Emission sources are the dryer/mixer drum, transfer of HMA to the silos and trucks, hot oil heater, and fugitive dust from handling aggregate and recycled asphalt pavement (RAP). The existing aggregate plant is a source of fugitive dust from the movement of front-end loaders and handling of aggregate products. The proposed operation will not cause, create, or allow the emission of air contaminants which at the emission point or within the bounds of the property are in violation of the standards of the Florida Department of Environmental Protection (FDEP).

An Air Construction Permit Application will be filed with FDEP. Using emission factors provided by the US Environmental Protection Agency for the purpose, the permit application will request the following maximum emissions limitations:

TABLE 1
Requested Maximum Air Pollutant Emission Limitations

Pollutant	Requested Maximum Emission Rates	
	(pounds per hour)	(tons per year)
Particulate Matter (PM)	27.8	11.94
Fine Particulate Matter (PM 10)	9.19	3.94
Sulfur Dioxide (SO_2)	23.2	9.95
Nitrogen Oxides (NOx)	22.0	9.43

TABLE 1
Requested Maximum Air Pollutant Emission Limitations

Pollutant	Requested Maximum Emission Rates	
	(pounds per hour)	(tons per year)
Carbon Monoxide (CO)	52.0	22.3
Volatile Organic Compounds (VOC)	12.8	5.49

The proposed HMA plant will use control technology to reduce the emission characteristic of hot pavement mixture.

Open storage and open processing operations, including on- site transportation movements, of sand, gravel, recycled asphalt pavement (RAP), and crushed stone will be conducted such that dust and other particulate matter generated will be minimized in accordance with the standards set by FDEP. FDEP has exempted the aggregate plant from air permitting provided water or dust suppressants are used to control fugitive dust. The HMA plant air permit will specify the reasonable precautions to be taken by the facility to control the emissions of similar unconfined particulate matter.

For the proposed HMA plant, reasonable precautions include the following:

- Reducing the storage of crushed rock and gravel on the site to a two day supply for maximum operating levels
- Paving areas used by delivery trucks, supply trucks, and yard equipment to control dust generation
- Sweeping and/or watering paved road surfaces to reduce dust emissions

The proposed HMA plant and the existing CYD plant are expected to generate less than 10 tons of fugitive dust per year. This is relatively coarse particulate matter when compared with particulate matter generated by combustion. It is carried off-site only by highly turbulent winds.

Air toxics (also called hazardous air pollutants) are those air pollutants that are known or suspected to cause cancer or other serious health effects, such as reproductive and birth defects. The degree to which a toxic air pollutant affects a person's health depends on many factors including the quantity and toxicity of the pollutant to which the person is exposed as well as the duration and frequency of exposure. A source of HAPs must be permitted by the state if it emits or has the potential to emit 10 tons per year (tpy) or more of a single HAP or 25 tpy or more of any combination of HAPs. The proposed HMA plant has the potential to emit 1.8 tons of HAPs per year. Over 90 percent of these identified HAPs are the compounds formaldehyde, toluene, hexane, naphthalene, and benzene.

Compatibility with Properties, Uses, and Neighborhoods

The ambient air concentrations resulting from the estimated air emissions of both the proposed HMA plant and the existing aggregate plant have been evaluated with respect to ambient air quality standards and health-based guideline concentrations. This evaluation was conducted for the preparation of a report showing probable compliance with the performance standards of Section 30-345, Land Development Code of the City of Gainesville. A summary of this analysis is shown in Table 2.

been lengthened by locating the plant on the north side of the property. The transmission path will be modified by placing piles of aggregate and recycled asphalt pavement between the HMA plant and the southern boundary of the APAC property, effectively constructing a physical barrier. In addition, absorptive shielding will be installed north of the southern perimeter road that runs the full length of the APAC property. The absorbent material is a soft, spongy blanket specifically designed to absorb some of the energy of the sound waves from the site.

Truck Traffic Volumes (Including Time-Of-Day Level(s))

Truck traffic at the HMA plant will result from RAP, asphalt, and fuel deliveries and from HMA delivery offsite to paving projects. Aggregate such as crushed rock and gravel will arrive at the adjoining property by train and be transferred next door to the proposed HMA plant.

Expected Truck Traffic Volumes

The design production capacity of the asphalt plant is 400 tons per hour. The average load capacity of trucks hauling materials in and out of the plant is 20 tons. The greatest truck traffic volume would result during full production, with simultaneous delivery of raw materials. This scenario would result in 30 truck trips per hour, as follows:

Raw material delivery: 140 tons/hour divided by 20 tons/truck =	7 trips/hour
HMA product delivery: 400 tons/hour divided by 20 tons/truck =	20 trips/hour
	27 trips/hour

This truck traffic volume is based on the maximum production rate per hour, and is not representative of typical daily or annual production.

The plant's annual production will be limited to 343,000 tons per year by FDEP air permit. Annual traffic volume for this level of production would be 24,946 truck trips.

Assuming 156 work days per year, this level of production will result in an average of 160 truck trips per day. Almost 70 percent (112) of these trips are expected to occur between 7 a.m. and 5 p.m. The remaining 48 trips are expected to occur between 5 p.m. and 7 a.m.

Asphalt production is not subject to significant seasonal variation in this area. Raw material delivery is generally spaced throughout the day, with asphalt production concentrated in the morning. Although the plant will be permitted to operate 24 hours per day, typical hours of operation are 7 a.m. to 5 p.m. on weekdays. However, external demands for asphalt paving dictate production hours. For example, large paving jobs on busy highways may require production at night. There may also be an occasional need for production of asphalt at unusual times for emergency road repairs.

Compatibility with Properties, Uses, and Neighborhoods

The expected truck traffic volumes are directly compatible with the industrial and commercial uses that engage in manufacturing or vehicle operations within 2,000 feet of the APAC property.

The expected truck traffic volumes are not expected to impact residential areas in the vicinity because all traffic to and from the proposed plant will enter from and exit to US 441. Trucks conveying HMA or returning to obtain another load will be traveling to and from a paving project. There is no reason that truck traffic to and from the plant will pass through any residential areas in the vicinity of the plant.

Local, Regional, State, and Federal Limits

No local, state or federal limits on truck traffic volumes were identified. Highway level of service data for US 441 in the vicinity of the entrance to the proposed HMA plant is available from the North Central Florida Regional Planning Council. In this area, US 441 is a Class I Arterial with four lanes of traffic. The maximum service volume for the road is determined from the FDOT Generalized Tables of the O/LOS Handbook as 35,700 trips per day. The level of service (LOS) for this highway is B, with an annual average daily traffic (AADT) updated in November 2003 of 25,000, leaving an available service volume of 10,700.

Asphalt Plant Model Number:

Dryer/Mixer: Astec RDB-9640 Double Barrel Drum
Air Filtering System: Astec RBH-68-16 68,195cfm Pulsejet Bag house with cyclone

1. The emissions are collected at various points, and flow through sealed ductwork to the point where the emissions are introduced to the burner. The fan discharge is introduced close to the burner, so the ductwork system acts as a vacuum. If seals were to leak, the vacuum will actually draw outside air into the system instead of forcing emissions out of the system.

Ralph: I will be available for any additional information: 904-591-1266

CONRAD YELVINGTON
DISTRIBUTORS, INC.

September 8, 2004

City of Gainesville
Attn. Carolyn Morgan
Dept. of Community Planning
PO box 490
Gainesville, FL 32601

Dear Carolyn;

Our terminal distribution center located at 7605 N. W. 13th Street, receives by rail, stores on site, and loads into trucks various rock, aggregate stone and sand products naturally removed from the earth. Delivery is primarily by rail. Removal is primarily by truck. The materials are handled, not processed (e.g. crushed) while on site. The Distribution Center intends to be, and is believed to be in conformance with the standards of performance described in the Code of Ordinances, City of Gainesville, Florida, Section 30-345, General performance Standards. The SIC code governing the distribution center is not required to obtain a special use permit.

In addition, Conrad Yelvington Distributors intends to comply with the standards presently in place for a special use permit in the Tertiary Wellfield Protection Zone of the Murphree Wellfield. At the time the Terminal Distribution Center was permitted, it was not required to obtain a special use permit in the Tertiary Wellfield Protection Zone.

Sincerely,

Gary Yelvington
President

GY:km

RECEIVED
SEP 20 2004
CITY OF GAINESVILLE
PLANNING DIVISION

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Morgan, Carolyn R.

From: Sergio Reyes [SReyes@EngDenman.com]
Sent: Wednesday, September 22, 2004 2:10 PM
To: Agustin Olmos
Cc: Morgan, Carolyn R.
Subject: Re: FW: AC and Fuel Calc. Gainesville

Gus:

Apac decided that they are going to provide the fuel farm facility with roof
as recommended by the County DEP and the city. Also, they will provide a fire suppressor system as required by code.

Sergio Reyes P. E.
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