

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

Item No: 1

**TO:** City Plan Board

**DATE:** January 17, 2002

**FROM:** Planning Division Staff

**SUBJECT:** Petition 100WSU-01CC, Eng, Denman, & Associates, Inc., agent for Gainesville Ford, Inc. A special use permit for wellfield protection with associated development plan review for demolition and reconstruction of the existing dealership. Zoned: BA (automotive-oriented business district). Located at 3333 North Main Street.

Recommendation: Staff recommends approval with the attached conditions.

Explanation

The petition is a request for approval of a wellfield special use permit and development plan approval for demolition and reconstruction of the Ford/Mitsubishi Dealership at 3333 North Main Street. The proposed site is 13.15 acres, designated Commercial on the City of Gainesville Future Land Use Map and zoned BA. The proposed development is located in the tertiary zone of the Wellfield Special District and in Zone A of the Transportation Concurrency Exception Area. The site is located in the Flood Plain. A full environmental review was requested of Alachua County Department of Environmental Protection.

The construction is proposed in five phases so that the dealership can remain in operation during the construction. The construction is expected to be continuous. The demolition will include most of the existing developed area, except portions of the main building. The proposed construction will be two separate buildings, totaling 141,620 square feet. A wet detention basin will be constructed along the northeast corner of the site and along east property line. In the southeast corner of the site a recorded easement restricts the use of a 50 foot portion to buffer. Along North Main Street the City has a 35 foot right-of-way, which has been planted with street trees. Sidewalk is existing along North Main Street. A sidewalk is required along the south property line, along Northeast 31<sup>st</sup> Avenue, however the construction of sidewalk in this location would create an unsafe situation for pedestrians and destabilize the existing stormwater ditch.

This property has had an ongoing problem with vehicles parked outside the property lines, within the right-of-way. For this reason staff has recommended that the right-of-way be protected by landscaped fencing or bollards to reduce the

amount of code enforcement necessary to keep the displayed vehicles within the property lines and away from the City's street trees.

The City has reviewed revised lighting requirements, which are pending ordinance adoption. Staff has recommended that the petitioners comply with the proposed amended regulations. A photometric plan meeting these standards and details of proposed lighting fixtures will be required for final approval.

The Alachua County Department of Environmental Protection was requested to do a full environmental review of this site. A number of groundwater monitoring wells are existing on the site. Alachua County is recommending that certain wells continue to be monitored, see attached conditions.

Please see the attached Technical Review Committee staff recommendations and comments for detailed review of the development plan. This development shall meet concurrency requirements per policy 1.1.4 of the concurrency management element.

The proposed plan is in the Wellfield Overlay District. This district requires that certain findings be made in accordance with Section 20-203:

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

See staff reports from Alachua County Environmental Protection Department and from Gainesville Regional Utilities.

- (2) That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.

Utilities are available and have capacity to serve the site.

- (3) That the use or development conforms to the city's comprehensive plan.

The proposed auto dealership is a permitted use in the Commercial Land Use Category and is further implemented by the BA (automotive-oriented business district) zoning.

- (4) 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.

The proposed development will be required to obtain a St. John's River Water Management District permit. Alachua County driveway permits and hazardous materials permits will be required.

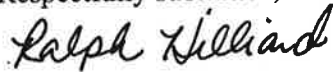
(5) That the proposed use is not exempt under section 30-202 of this Code.

The proposed use is a regulated facility under the Alachua County Hazardous Materials Code, and is therefore not exempt under Section 30-202 of the City of Gainesville Land Development Code.

**Recommendations:**

1. Ford shall comply with the Alachua County Hazardous materials code.
2. The irrigation pipe identified by GRU shall be removed.
3. No sidewalk shall be required along NE 31<sup>st</sup> Avenue due to concerns for pedestrian safety and the stability of the existing stormwater ditch.
4. Ford shall not display or store any cars or other products in landscape areas or outside the property boundaries.
5. No construction shall start on Phases 2 through 5 until the developer has met the conditions identified by Alachua County Environmental Protection Department in their letter of January 11, 2002. If County review of the monitoring wells indicates continued contamination, Ford may be required to amend the proposed plan to avoid creating environmental problems.

Respectfully submitted,



Ralph Hilliard  
Planning Manager

RH:CRM  
Attachments

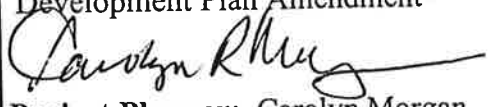


# SITE PLAN EVALUATION SHEET

## DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

### CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"

**306 Northeast 6th Avenue 334-5023**

Petition No. 100WSU-01CC	Date Plan Rec'd: 10/30/01	Review Type: Preliminary and Final Development Plan Amendment
Review For: Plan Board	Review Date: 11/15/01	 Project Planner: Carolyn Morgan

- APPROVABLE**  
(as submitted)
 **APPROVABLE**  
(subject to below)
 **DISAPPROVED**

**Description/Location/Agent:** Ford Dealership/ 3333 N. Main Street/ Eng, Denman and Associates

### RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. The proposed development will be implemented as a phased plan. The phasing must also be represented in the landscape plan and the lighting plan.
  
2. Lighting shall be designed to comply with the requirements of Petition 147TCH-00PB, the pending amendment of Sec. 30-330 and 30-160 with regard to lighting requirements. The lighting plan cannot be approved as submitted. The maximum foot candles for display area and building area is 25. Additionally the ratio of maximum to minimum cannot be more than six to one. Finally the lighting for parking areas is from .5 foot candles to 2.5 foot candles. All the area which are show for vehicular parking, 295 spaces must be reduced to this level. Please submit the cut-sheet for the proposed lighting fixture. It should be a full cut-off luminaire. The light source should completely within the exterior casing.
  
3. The outside staircase on the north elevation appears to be shown as being parallel to the building as shown in the dimension plan.





Board of County Commissioners

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

Ramesh P. Buch  
Land Conservation  
Manager  
rbuch@co.alachua.fl.us

John J. Mousa  
Pollution Prevention  
Manager  
jmousa@co.alachua.fl.us

Robert L. Norton  
Natural Resources  
Supervisor  
rnorton@co.alachua.fl.us

## ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT

201 SE 2<sup>nd</sup> Avenue, Suite 201 • Gainesville, Florida 32601

Tel: (352) 264-6800 • Fax (352) 264-6852

Suncorn: 651-6600

Home Page: [www.co.alachua.fl.us](http://www.co.alachua.fl.us)

January 11, 2002

Carolyn Morgan  
Department of Community Development  
P.O. Box 490  
Gainesville FL 32602

RE: Petition 100WSU-01 CC  
Gainesville Ford-Mitsubishi Inc.

Dear Ms. Morgan:

The Alachua County Environmental Protection Department (ACEPD) has reviewed the special use permit for wellfield protection with preliminary and final development plan review for the above referenced petition and provides the following comments:

1. Data from the November 2001 sampling event conducted by Universal Engineering, Inc. indicates PCE levels above the State of Florida Groundwater Cleanup Target Levels (GCTL) at the following locations: TMW2 located south of the paint shop, and MW-3 located east of the hazardous materials storage area. Additional sampling conducted on January 2002 indicates that the contamination may be confined to the immediate vicinity of the above referenced wells. ACEPD requests quarterly monitoring of TMW2 and MW-3 using EPA Method 8021 until two consecutive sampling events result in all constituents below GCTL.
2. Data from the November 2001 sampling event conducted by Universal Engineering, Inc. indicates chromium levels above the GCTL at TMW-1 located at the southwest corner of the property. ACEPD requests quarterly monitoring of TWM-1 for chromium (EPA Method 6010) until two consecutive sampling events result in concentrations below GCTL.
3. Data from the November 2001 sampling event conducted by Water and Air Research, Inc. indicates MTBE levels above the GCTL at MW-5 (labeled as MW-2 in the Universal Engineering, Inc. report). ACEPD requests monitoring of MW-5 (MW-2) using EPA Method 8021 until two consecutive sampling events result in all constituents below GCTL.

An Equal Opportunity Employer M.F.V.D.



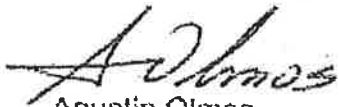
January 11, 2002

Page 2

4. All monitoring wells shall be clearly identified and labeled in all applicable site plans. All monitoring wells with the exception of TMW2, MW-3 and MW-5 (MW-2) shall be properly abandoned prior to onsite construction activities. If TMW2, MW-3 or MW-5 (MW-2) must be abandoned due to the proposed renovations, a replacement well shall be constructed at the same location as soon as possible. Relocation of a monitoring well(s) must be approved by ACEPD.
5. ACEPD should be notified at least 48 hours in advance of any field activities.

Please contact me at (352) 264-6800 once the project is completed or if you have any questions regarding this letter.

Sincerely,



Agustin Olmos  
Hazardous Materials Engineer

AO/ao

CC: Geoff Sample





**ALACHUA COUNTY**  
**ENVIRONMENTAL PROTECTION DEPARTMENT**

201 SE 2<sup>nd</sup> Avenue, Suite 201 • Gainesville, Florida 32601

Tel: (352) 264-6800 • Fax (352) 264-6852

Suncom: 651-6800

Home Page: [www.co.alachua.fl.us](http://www.co.alachua.fl.us)

Board of County Commissioners

October 4, 2001

Chris Bird  
Environmental Protection  
Director  
[cbird@co.alachua.fl.us](mailto:cbird@co.alachua.fl.us)

Ramesh P. Buch  
Land Conservation  
Manager  
[rbuch@co.alachua.fl.us](mailto:rbuch@co.alachua.fl.us)

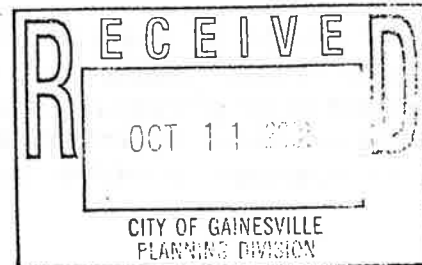
John J. Mousa  
Pollution Prevention  
Manager  
[jmousa@co.alachua.fl.us](mailto:jmousa@co.alachua.fl.us)

Robert L. Norton  
Natural Resources  
Supervisor  
[rtnton@co.alachua.fl.us](mailto:rtnton@co.alachua.fl.us)

Barbara J. Pierce  
Administrative Assistant  
[bpierce@co.alachua.fl.us](mailto:bpierce@co.alachua.fl.us)

Carolyn Morgan  
Department of Community Development  
P.O. Box 490  
Gainesville FL 32602

RE: Petition 100WSU-01 CC  
Gainesville Ford-Mitsubishi Inc.



Dear Ms. Morgan:

ACEPD has reviewed the special use permit for wellfield protection with preliminary and final development plan review for the referenced location and provides the following comments:

1. Gainesville Ford-Mitsubishi, located at 3333 North Main Street, is a regulated hazardous materials facility under the Alachua County Hazardous Materials Code.
2. Three underground petroleum storage tanks were removed from this facility in 1993. Minor contamination was discovered and one monitoring well is currently being sampled semi-annually. The proposed building would be located on top of the well currently being sampled. The next sampling is scheduled for December 2001. If contaminants are below state cleanup target levels, ACEPD can issue a "no further action" (NFA) letter and close the well.
3. Applicant needs to provide a management plan for the temporary storage and relocation of any hazardous materials stored onsite. The management plan must be approved by ACEPD prior to issuance of building permits.
4. Applicant needs to provide detailed plans of all hazardous materials storage areas created as part of the proposed project. Hazardous materials storage areas include, but are not limited to, service bays and paint and body bays. Plans must include information on the storage area layout, location of any aboveground or underground hazardous materials storage tanks, associated piping and any other relevant information. Plans must be approved by ACEPD prior to issuance of building permits.
5. This site is located in the vicinity of the Cabot/Koppers Superfund site. Applicant needs to demonstrate that the proposed project will not impact or be impacted by contamination migrating from the Superfund site. At a minimum, ACEPD recommends that groundwater samples be collected and analyzed for the



Letter to Carolyn Morgan

100WSU-01

pg. 2

contaminants of concern identified at the Superfund Site. Please contact ACEPD for additional information.

6. Concerning natural resources, ACEPD notes that there are flood prone areas on site and tree conservation issues. It is our understanding from city staff that compensation will be provided for filling in the flood prone areas, and that a 50'-wide buffer along the eastern boundary will be maintained. Except as noted herein there do not appear to be significant natural resource concerns associated with this request.

Sincerely,



Agustin Olmos,  
Hazardous Materials Engineer



Geoffrey Sample,  
Senior Environmental Planner



**DEVELOPMENT REVIEW EVALUATION  
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator  
PO Box 147117, Gainesville, FL 32614  
Voice (352) 334-3400 x 1644 - Fax (352) 334-3480

Oct 8, 2001

6 Petition 100WSU-01 CC

Eng, Denman & Associates, Inc., agent for Gainesville Ford, Inc. A special use permit for wellfield protection with preliminary and final development plan review for construction of a new dealership. Zoned: BA (automotive-oriented business district). Located at 3333 North Main Street. (CAROLYN)

- Conceptual Comments
- Approved as submitted

- Approved w/conditions
- Insufficient information to approve

**New Services** SPECIAL USE PERMIT COMMENT - GRU would like to have confirmation on the plans that the 2 inch PVC pipe for the monitoring well will not be submerged in the retention area.

**Water**

**Sanitary Sewer**

**Electric**

**Gas**

**Real Estate** Please add note to utility plan that a blanket utility easement will be provided.

**Morgan, Carolyn R.**

---

**From:** Zoltek, Kimberly O  
**Sent:** Thursday, January 10, 2002 3:54 PM  
**To:** Underwood, F Ellen  
**Cc:** Morgan, Carolyn R.  
**Subject:** RE: Ford Dealership

Per Claudia, the pipe is part of an underdrain system in the pond (maybe drains to an offsite system) and is used as a cleanout (probably to rod out any debris that may plug the underdrain). She said it is less than 3 ft deep.

With that information, I have no further concerns about the pipe.

***Kim Zoltek, P.E.***

*Gainesville Regional Utilities  
Director of Water/Wastewater Engineering  
Phone: (352) 334-3400, ext. 1637  
Fax: (352) 334-2752  
Email: zoltekko@gru.com*

-----Original Message-----

**From:** Zoltek, Kimberly O  
**Sent:** Thursday, January 10, 2002 3:41 PM  
**To:** Underwood, F Ellen  
**Cc:** Morgan, Carolyn R.  
**Subject:** RE: Ford Dealership

Ellen and Carolyn,

I still would like a clarification on how deep the pipe extends below the surface. I'm not sure what a 2" pipe would be used for in a stormwater retention area, but I'm certainly not as familiar with these systems as I am W/WW systems. I just want to make sure it is not a well and if it is, that it is properly grouted. I tried calling Sergio, but he is not in. I spoke to Claudia Vega and she said she will look into it and get me an answer.

Kim

-----Original Message-----

**From:** Underwood, F Ellen  
**Sent:** Wednesday, January 09, 2002 9:22 AM  
**To:** Zoltek, Kimberly O  
**Cc:** Morgan, Carolyn R.  
**Subject:** RE: Ford Dealership

Kim,

I just spoke with Carolyn. She is writing her report today and needs to know if this email from Sergio addressing that 2" pipe satisfies all of our requirements for the Special Use Permit.

Thanks,  
Ellen

-----Original Message-----

**From:** Morgan, Carolyn R.  
**Sent:** Thursday, December 20, 2001 8:58 AM  
**To:** Zoltek, Kimberly O; Underwood, F Ellen  
**Subject:** FW: Ford Dealership

-----Original Message-----

**From:** Sergio Reyes, P.E. -EDA [<mailto:eda@atlantic.net>]

**Sent:** Thursday, December 20, 2001 8:15 AM

**To:** Morgan, Carolyn R.

**Subject:** Ford Dealership

Carolyn:

The 2" pipe by the existing retention basin at the ford dealership project is part of the existing stormwater facility and it will be removed as any other component of the existing storm water system.  
If you have any other question please let me know.

Sergio Reyes, P. E.  
2404 NW 43rd Street  
Gainesville, FL 32606

[EDA@ATLANTIC.NET](mailto:EDA@ATLANTIC.NET) <<mailto:EDA@ATLANTIC.NET>>

352-373-3541

352-373-7249 (Fax)

**CONCURRENCY REVIEW  
PLANNING DIVISION - (352) 334-5022**

Sheet 1 of 1

<b>Petition</b>	<u>100WSU-01CC</u>	<b>Date Received</b> <u>10/30/01</u>	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input type="checkbox"/> PB	<input checked="" type="checkbox"/> Other Review Date <u>10/31/01</u>	<input checked="" type="checkbox"/> Final
<b>Project Name</b>	<u>Gainesville Ford, Inc.</u>		<input type="checkbox"/> Amendment
<b>Location</b>	<u>3333 N. Main St.</u>		<input checked="" type="checkbox"/> Special Use
<b>Agent/Applicant Name</b>	<u>Eng. Denman</u>		<input type="checkbox"/> Planned Dev.
<b>Reviewed by</b>	<u>Onelia Lazzari</u> 		<input type="checkbox"/> Design Plat
			<input type="checkbox"/> Concept

Approvable (as submitted)     
  Approvable (subject to below)     
  Insufficient Information  
 PD Concept (Comments only)     
  Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. Please add a note on Sheet 6 labeling the internal sidewalk system and indicate that it is 5-foot wide. **(NOTE: This was previously requested on the last comments sheet, but has not been done.)**
2. Please amend the trip generation shown on the cover sheet as follows: 1) for the a.m. trip generation, please use a.m. peak hour of Adjacent Street Traffic, one hour between 7 and 9 a.m. as shown on p. 1443 of Volume 2 of the ITE Trip Generation manual; 2) for the p.m. trip generation, please use p.m. peak hour of Adjacent Street Traffic, one hour between 4 and 6 p.m. as shown on p. 1444 of Volume 2 of the ITE Trip Generation manual; and 3) please submit a corrected, separate 8 1/2 x 11 sheet showing trip generation that can be attached to the Concurrency Application Form. **(NOTE: This was previously requested on the last comments sheet, but has not been done.)**



Board of County Commissioners

**ALACHUA COUNTY  
PUBLIC WORKS DEPARTMENT  
ENGINEERING & TRANSPORTATION DIVISION**

P.O. Box 1188 • Gainesville, Florida 32602-1188

Tel: (352) 374-5245 • Fax: (352) 337-6243

Suncom / Tel: 651-5245 • Fax: 651-6243

E-Mail: [pubwork@co.alachua.fl.us](mailto:pubwork@co.alachua.fl.us)

Home Page: [www.co.alachua.fl.us](http://www.co.alachua.fl.us)

Michael J. Fay  
Interim Assistant  
Public Works Director  
Engineering  
E-Mail: [mfay@co.alachua.fl.us](mailto:mfay@co.alachua.fl.us)

Darryl S. Courtney  
Development Review  
E-Mail: [courtney@co.alachua.fl.us](mailto:courtney@co.alachua.fl.us)

Jim King  
Construction Inspections  
Superintendent  
E-Mail: [jking@co.alachua.fl.us](mailto:jking@co.alachua.fl.us)

William Lecher, P.E.  
Design/Contract Manager  
E-Mail: [wlecher@co.alachua.fl.us](mailto:wlecher@co.alachua.fl.us)

John Sabatella, AICP  
Senior Planner  
E-Mail: [jsabatel@co.alachua.fl.us](mailto:jsabatel@co.alachua.fl.us)

Robert Wigglesworth, P.L.S.  
Real Property Coordinator  
E-Mail: [rwiggles@co.alachua.fl.us](mailto:rwiggles@co.alachua.fl.us)

October 19, 2001

Claudia S. Vega, P.E.  
Eng, Denman & Associates, Inc.  
2404 NW 43 Street  
Gainesville, FL 32606

RE: Driveway & Drainage Connection Permit  
North Main Street - Segment No. 0209  
Gainesville Ford Dealership

Dear Ms. Vega:

Staff has completed our review of the plan for the driveway and drainage connections to North Main Street for this site. Our comments are indicated on the attached marked copy of the plan. The means to address these comments is outlined in the enclosed addendum. To address the items of primary concern:

1. Revise the proposed southern connection from a curbed radius return connection to a standard concrete apron connection as per FDOT Index No. 515, Sheet 2 of 6. We recommend that the existing connection be utilized as indicated in your previous submittal.
2. Provide a complete drainage report that clearly indicates that pre-development discharge rates and volumes to each of the County structures you are connecting to does not exceed post-development conditions. Given the reduction in the number of drainage connections and increase in pipe sizes, this condition does not appear to be met.
3. If the existing fire hydrant in the vicinity of the southern driveway connection must be relocated, a separate Right of Way Use Permit will be required. This must be indicated on the plan by note.

sars\DSC\Reviewed\Ford.wpd



Plan Comments Addendum  
Page One of One

Sheet 8:

1. Revise the proposed southern connection from a curbed radius return connection to a standard concrete apron connection as per FDOT Index No. 515, Sheet 2 of 6.

Sheet 10:

1. Provide a complete drainage report that clearly indicates that pre-development discharge rates and volumes to each of the County structures you are connecting to does not exceed post-development conditions. Given the reduction in the number of drainage connections and increase in pipe sizes, this condition does not appear to be met.
2. Revise the pipe size for the drainage connection to structure S-30 to a maximum of 18" which corresponds to the existing pipe size in this structure and the pipe crossing under Main Street, or demonstrate that the flow from the 24" pipe is less than the flow from the existing 18" pipe.
3. Specify the removal of the existing driveway connection that is not being utilized and provide for the restoration of the right of way to meet surrounding conditions.
4. If the existing fire hydrant in the vicinity of the southern driveway connection must be relocated, a separate Right of Way Use Permit will be required. This must be indicated on the plan by note.

Sheet 12:

1. Include all necessary notes pertaining to work within North Main Street right of way.
2. Provide all existing information for structure S-30. This needs to include the existing top and invert elevations.



# SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>100WSU-01CC</u>	Review Date: <u>11/15/01</u>	Review Type:
Review For : <u>Technical Review Committee</u> Plan Reviewed: <u>11/15/01</u>		<u>Preliminary Final</u>
Description, Agent & Location: <u>Gainesville Ford</u>		Project Planner:
<u>Eng. Denman</u>	<u>3333 N. Main Street</u>	<u>Carolyn Morgan</u>

**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:

1. Please complete the stormwater management sheet and also revise the phone number on the sheet to 334-5072.
2. F.D.O.T approval of the proposed discharge of stormwater into the secondary system for Main Street will be required before final signoff.
3. Please delineate the 100 year floodplain on one of the proposed site plans that shows full buildout of the site.
4. The sidewalk required by the City's Land Development Code along the north side of NE 31<sup>st</sup> Ave. cannot be located between the edge of pavement and the existing drainage ditch. This would require the removal of several trees along the embankment of the ditch which would be detrimental to the stability of the sideslope. It is recommended that a sidewalk be placed along the south side of NE 31<sup>st</sup> Ave. upon the future development of that area.

# SITE PLAN EVALUATION SHEET

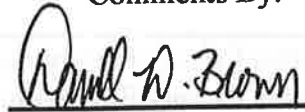
## FIRE PROTECTION/LIFE SAFETY REVIEW

Petition No. 100 WSU-01 CC	Review Date: <u>10/11/01</u>	Review Type: <u>Preliminary</u>
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>10/9/200</u>	
Description, Agent & Location: <u>3333 N. Main St, Ford Dealership</u>	Project Planner: <u>Carolyn Morgan</u>	

APPROVABLE     APPROVABLE     DISAPPROVED     CONCEPT  
SUBJECT TO COMMENTS

- Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted.
- Revisions are necessary for plan to meet 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:



Darrell W. Brown  
Fire Inspector

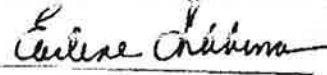
REVISIONS / RECOMMENDATIONS:

# SITE PLAN EVALUATION SHEET

## CITY ARBORIST 334-2171 - Sta. 27

Petition: 100WSU-01 CC	Review date: 11/01/01	Review: Preliminary & Final
Review For: Technical Review Committee		Planner: Carolyn
Agent: Eng. Denman & Associates, Inc., agent for Ford, Inc. at 3333 North Main Street.		

**APPROVED** (as submitted)
  **APPROVED** (with conditions)
  **DISAPPROVED**

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input checked="" type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  Earline Uhrman Urban Forestry Inspector
---	---

Sheet 10 of 13; Paving, Grading and Drainage Plan: Please add this note under the legend on page 10: "Contractor is to call City of Gainesville Parks Division at 334-2171 for a barricade inspection before any clearing and grubbing work begins."

Sheet LS-2: I recommend White Ash on this site rather than Live Oaks. Live Oaks produce many acorns and White Ash has almost no litter to fall onto cars.

The 24" heritage Live Oak (1647) and the Southern Magnolia (826) are very important to save for our Urban Forest. I believe the City is willing to return ownership to the Ford Dealership of 27' of right-of-way along Main Street. Thus the buildings could be moved forward to save trees 1647 and 826. Both trees could be preserved in landscape islands.

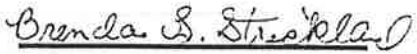
Impact on the Urban Forest will be determined at a later date.

# SITE PLAN EVALUATION SHEET

## BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 100WSU-01CC Review For : <u>Plan Board</u> Description, Agent & Location: <u>Eng. Denman &amp; Associates, Inc.,</u> <u>Gainesville Ford, Inc., 3333 N Main St</u>	Review Date: <u>09/13/01</u> Plan Reviewed: <u>11/5/200</u>	Review Type: <u>Preliminary Final</u> Project Planner: <u>Carolyn Morgan</u>
--	--	---

APPROVABLE    
  APPROVABLE    
  DISAPPROVED    
  CONCEPT  
 SUBJECT TO COMMENTS

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.	Comments By: <div style="text-align: center;">                       Brenda G. Strickland                      Plans Examiner                 </div>
--	--

**REVISIONS / RECOMMENDATIONS:**

1. Accessible parking spaces serving a particular building shall be located on the shortest safely accessible route of travel from adjacent parking to an accessible entrance. A clear accessible route is not shown. There appears to be bollards and curbing shown in the accessible routes.
2. Each accessible parking space must be prominently outlined with blue paint, and must be repainted as necessary, to be clearly distinguishable as a parking space designated for persons who have disabilities and must be posted with a permanent above-grade sign bearing the international symbol of accessibility, meeting the requirements of color and design approved by the Department of Transportation and the caption "PARKING BY DISABLED PERMIT ONLY." Such sign must indicate the penalty for illegal use of the space. **Provide FDOT marking detail, showing size of strips.**
3. Provide dimensions and slope, if any, on all sidewalks, parking spaces, platforms and ramps.
4. As part of the site plan review process the floor plan has not been reviewed for Building Code compliance.

**LEGAL DESCRIPTION :** (AS FURNISHED)

**BOUNDARY, TOPOGRAPHY**

IN THE NORTHWEST 1/4 OF SECTION 28, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA

TAX PARCEL 8231-55-2  
GETTEL ENTERPRISES, INC.

**Parcel 1**  
Commence at the Northeast corner of Section 28, Township 9 South, Range 20 East and run South 89° 08' 56" West along the North line of said section, 3411.06 feet, thence run South 1° 03' 22" East 83 feet to the South right of way of State Road 22A, thence continue South 1° 03' 22" East, 1860.00 feet to the point of beginning, thence run South 89° 08' 56" West a distance of 850 feet to a point on the East right of way of North Main Street, thence run North 1° 03' 22" West along said right of way a distance of 100 feet to a point, thence run North 84° 56' 36" East a distance of 100 feet to a point, thence run South 1° 03' 22" East, a distance of 100 feet to the point of beginning, less the West 35 feet of the heretofore described property as shown in the deed given by S. M. and M. D. Dorley C. Wall to the City of Gainesville.

**Parcel 2**  
Commence at the Northeast corner of Section 28, Township 9 South, Range 20 East and run South 89° 08' 56" West along the North line of said section, 3411.06 feet, thence run South 1° 03' 22" East 83 feet to the South right of way of State Road 22A, thence continue South 1° 03' 22" East, 1860.00 feet to the point of beginning, thence continue South 1° 03' 22" East, 357.81 feet, thence run South 89° 22' 21" West, 890.02 feet to the East right of way of State Road 22A, thence run North 1° 03' 22" West along said right of way, 304.78 feet, thence run North 89° 08' 56" East, 850.00 feet to the point of beginning, less the West 35 feet of the heretofore described property as shown in the deed previously given by C. P. Hester and John Hester to the City of Gainesville, being one half of Section 28, Township 9 South, Range 20 East, Gainesville, Alachua County, Florida.

**Parcel 3**  
A parcel of land in the Northwest 1/4 of Section 28, Township 9 South, Range 20 East, Alachua County, Florida, being more particularly described as follows: Commence at the northeast corner of section 28, Township 9 South, Range 20 East, Alachua County, Florida, thence South 89° 08' 56" West along the southerly line of said section 28, for 3410.59 feet, thence South 01° 03' 22" East for 63.00 feet to an intersection with the southerly right of way line of Northeast 20th Avenue, thence North 01° 03' 22" East along the East line of said lot 1 of said "North Main Street Commercial Park", as per plat recorded in plot book "M", page 36 of the public records of Alachua County, Florida, thence continue South 01° 03' 22" East along the southerly right of way line of said "North Main Street Commercial Park" for 228.23 feet to the Southeast corner of lot 1 of said "North Main Street Commercial Park" and the point of beginning, thence continue South 01° 03' 22" East, along said southerly right of way line the southerly extension thereof for 232.20 feet to an intersection with the southerly right of way line of NE 2nd Avenue (50 foot wide right of way) as per description recorded in Official Records Book 430, page 206 of said public records, thence South 89° 20' 48" West, along said westerly right of way line for 850.02 feet to an intersection with the easterly right of way line of North Main Street, 100 feet wide right of way line, and an intersection with the southerly extension of the westerly line of said "North Main Street Commercial Park", thence North 01° 03' 22" West along said easterly right of way line and along said southerly extension and said westerly line for 232.92 feet to the Southeast corner of the aforementioned lot 1, thence North 89° 23' 43" East along the southerly line of said lot 1 for 850.05 feet to the aforementioned point of beginning.

**Also shown on:**  
A parcel of land situated in the NW 1/4 of Section 28, Township 9 South, Range 20 East, Alachua County, Florida, being partly in one being a portion of Lot 1 of North Main Street Commercial Park as per plat recorded in Plot Book "M", Page 36 of the Public Records of Alachua County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of Section 28, Township 9 South, Range 20 East, Alachua County, Florida, for a point of reference, thence South 89° 08' 56" West along the North line of said section 28, a distance of 3410.59 feet, thence South 01° 03' 22" East, a distance of 63.00 feet to an intersection with the southerly right of way line of Northeast 20th Avenue (100 foot wide), thence South 01° 03' 22" East on the northerly extension of the East line of said lot 1, a distance of 1200 feet more or less to the Northeast corner of said lot 1, thence continue South 01° 03' 22" East along the East line of said lot 1, a distance of 500 feet more or less to a 4"x4" concrete monument marked P.S. 2115 on the West line of the Parcel 4235 owned by Burck and Griggs II at the Northeast corner of lands described in Official Records Book 1654, Pages 2226 and 2227 of the Public Records of Alachua County, Florida, and the point of beginning, thence continue South 01° 03' 22" East along the West line of said lands owned by Burck and Griggs II, the East line lands described in Official Records Book 1654, Pages 2226 and 2227, the East line of said lot 1, and the southerly extension of said lot 1, a distance of 852.16 feet to a 1/2" iron rod and cap staked 10 0094 on the North right of way line of NE 3rd Avenue (50 foot wide) as described in Official Records Book 1436, Page 206 of said Public Records, thence South 89° 14' 57" West along said right of way line a distance of 850.31 feet to a metal cap staked 10 8994 on the East right of way line of North Main Street (100 foot wide) and the southerly extension of the West line of North Main Street Commercial Park, thence North 01° 03' 22" West along said East right of way line and said southerly extension of the West line of North Main Street Commercial Park, along said 1/2" iron rod and cap staked 10 0094 021 of the Southeast corner of North Main Street Commercial Park and the Southeast corner of land described in Official Records Book 892, Page 338 of said Public Records, thence North 89° 02' 28" East along the South line of land described in Official Records Book 892, Page 338, a distance of 35.07 feet to a 4"x4" concrete monument of the Southeast corner of land described in Official Records Book 892, Page 338, thence North 01° 03' 22" West along the East line of land described in Official Records Book 892, Page 338, a distance of 414.66 feet to a 4"x4" concrete monument staked P.S. 2115 at the Northeast corner of lands described in Official Records Book 892, Page 338, the Northeast corner of lands described in Official Records Book 1654, Pages 2226 and 2227, and the Southeast corner of said parcel 8231-55-2 owned by Gettel Enterprises, Inc.; thence North 89° 14' 57" East along the South line of land owned by Gettel Enterprises, Inc., and the South line of the parcel 8231-55-1 owned by Gettel Enterprises, Inc., and the North line of lands described in Official Records Book 1654, Pages 2226 and 2227, a distance of 215.12 feet to the point of beginning.

Containing 13.119 Acres more or less

BUILDING	TYPE	AREA (SQ. FT.)	FINISHED FLOOR ELEV. (FEET)	HEIGHT (FEET)
BLDG 1	CONC BLOCK	1506.6	170.00	14.11
BLDG 2	CONC BLOCK	1233.6	170.26	7.56
BLDG 3	METAL	24185.7	170.25	12.78
BLDG 4	CONC BLOCK	814.9	170.28	13.7
BLDG 4A	CONC BLOCK	INCLUDED	172.32	13.7
BLDG 5	METAL	8998.8	170.28	15.23
BLDG 6	METAL	2402.3	169.32	12.84
BLDG 6A	METAL	INCLUDED	169.72	11.43

**SURVEYOR NOTE :**

- 1) TO THE BEST OF MY KNOWLEDGE, THERE ARE NO ENCUMBRANCES, BOUNDARY LINE DISPUTES, EASEMENTS, OR CLAIMS OF EASEMENTS, OTHER THAN ARE SHOWN ON THIS DRAWING.
- 2) IN THE OPINION OF THIS SURVEYOR THE BOUNDARY SHOWN HEREON BEST REPRESENTS THE LOCATION OF THE SUBJECT PROPERTY IN RELATION TO THE DESCRIPTION AND THOSE PROPERTY CORNERS FOUND TO BE ACCEPTABLE TO THIS SURVEYOR.
- 3) BUILDING HEIGHTS ARE MEASURED TO THE LOWEST EYE OF THE ROOF.
- 4) TOTAL PARKING SPACES: 533 STANDARD 2 MANICAP  
THERE MAY BE ADDITIONAL PARKING SPACES WHICH THE PAINTED LINES ARE NOT VISIBLE. THIS SURVEYOR USES HIS BEST JUDGEMENT TO LOCATE SPACES AS THEY EXIST.
- 5) THERE MAY BE ADDITIONAL UTILITIES AND/OR ENCUMBRANCES NOT SHOWN ON THIS SURVEY.
- 6) ADDRESS OF SUBJECT PROPERTY: 3333 N. MAIN ST., GAINESVILLE, FL 32609

**BUILDING SETBACKS:**

- MINIMUM YARD SETBACKS FOR BA ZONING: 2 MANICAP
- ANGLE OF LIGHT CONFINEMENT FOR ALL PRINCIPAL AND ACCESSORY STRUCTURES: 45 DEGREES
- WHERE THE SIDE OR REAR ADJACENTS ARE RESIDENTIAL OR PROPOSED RESIDENTIAL ON THE CITY OF GAINESVILLE COMPREHENSIVE PLAN 12' OR THE DISTANCE OF THE LEVEL OF LIGHT OBSTRUCTION INCREASES IS GRANTED.

**ELEVATION NOTE:**

ELEVATION SHOWN HEREON ARE BASED ON CITY OF GAINESVILLE SANITARY SEWER DATUM.  
EXAMPLE: +187.53 = CONC. AND PAVEMENT SHOT  
168.4 = GROUND SHOT

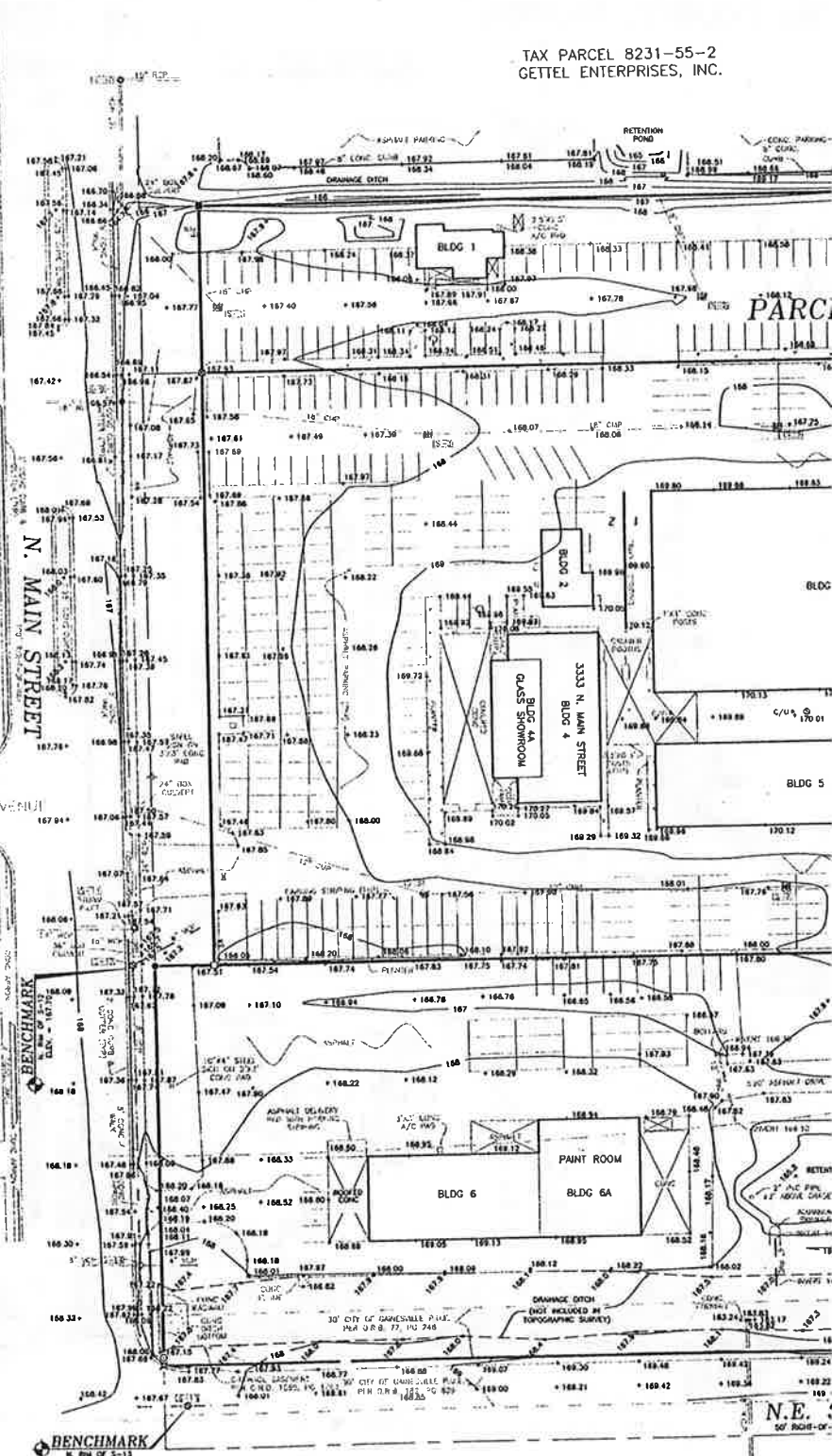
**ZONING: (BA)**  
BUSINESS AUTOMOTIVE  
CITY OF GAINESVILLE

**FENCE NOTE :**

SOME FENCES BEING AS SHOWN HEREON, (IF APPLICABLE) HAVE BEEN DRAWN ENLARGED FOR SAKE OF GRAPHIC REPRESENTATION.

**BEARING NOTE :**

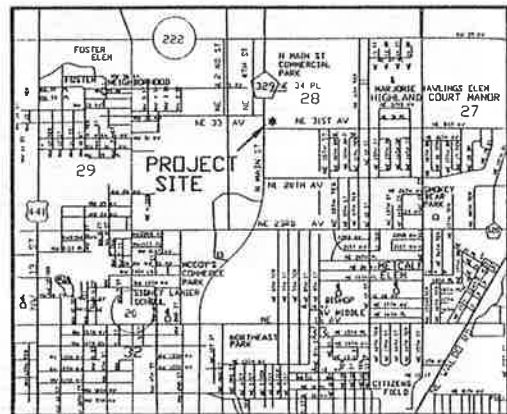
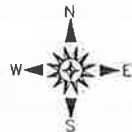
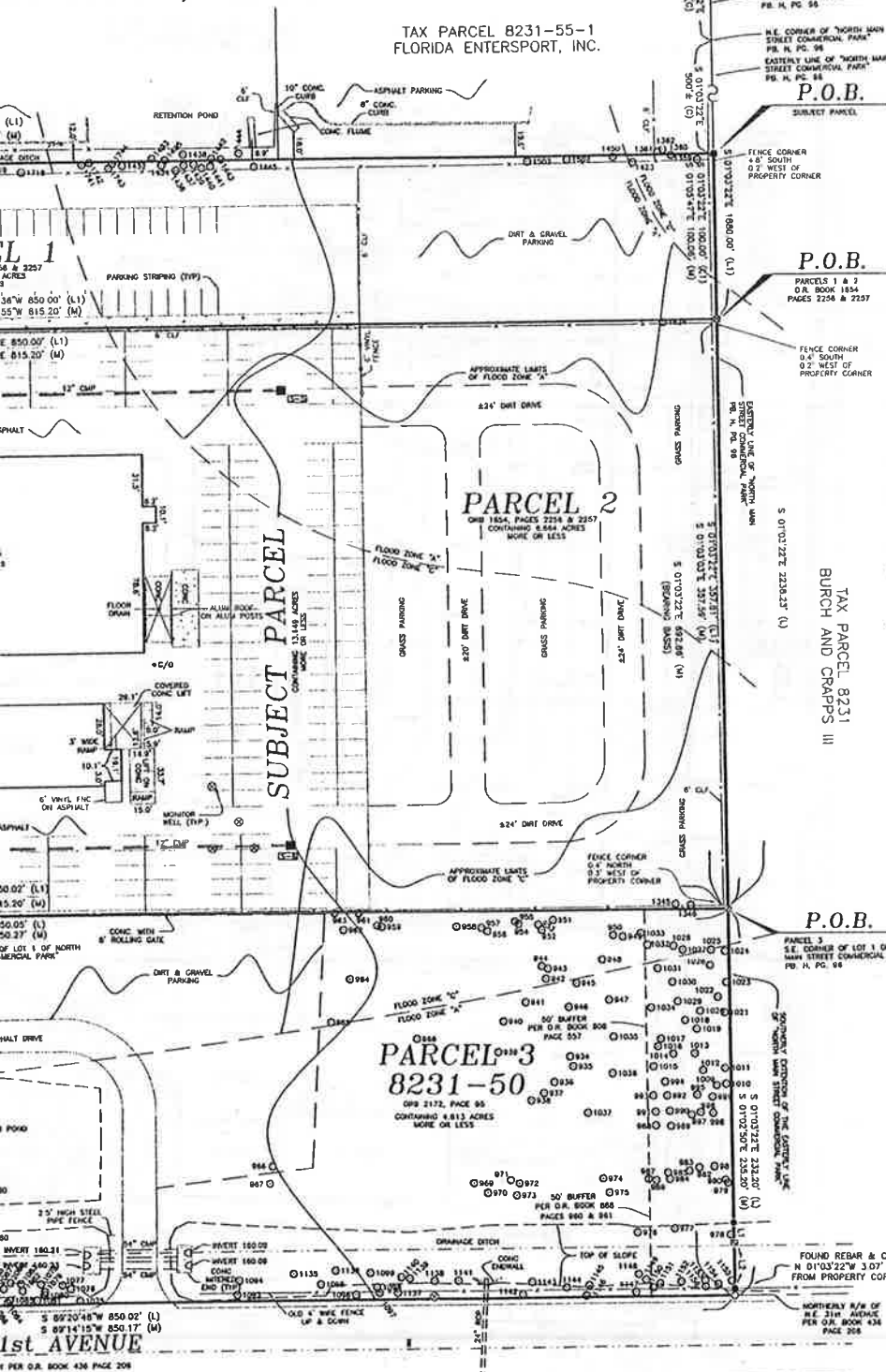
BEARINGS SHOWN HEREON ARE BEING ASSUMED VALUE OF 0.000000000 EAST PROPERTY LINES OF PARCEL, AND A PORTION OF TAX PARCEL 82



# TOPOGRAPHIC SURVEY

SECTION 28, TOWNSHIP 9 SOUTH,  
ALACHUA COUNTY, FLORIDA

TAX PARCEL 8231-55-1  
FLORIDA ENTERSPORT, INC.



**SURVEYOR NOTE :**

- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO ENCROACHMENTS, BOUNDARY LINE DISPUTES, EASEMENTS, OR CLAIMS OF EASEMENTS, OTHER THAN AS DEPICTED ON THIS DRAWING.
- IN THE OPINION OF THIS SURVEYOR, THE BOUNDARY SHOWN HEREON BEST REPRESENTS THE LOCATION OF THE SUBJECT PROPERTY IN RELATION TO THE DESCRIPTION AND THOSE PROPERTY CORNERS FOUND TO BE ACCEPTABLE TO THIS SURVEYOR.
- BUILDING HEIGHTS ARE MEASURED TO THE LOWEST EYE OF THE ROOF.
- TOTAL PARKING SPACES: 533 STANDARD 2 PARKING SPACES WHICH MAY BE ADDITIONAL PARKING SPACES WHICH THE PARTIED ARE NOT VISIBLE. THIS SURVEYOR USED HIS BEST JUDGEMENT TO LOCATE SPACES AS THEY EXIST.
- THERE MAY BE ADDITIONAL UTILITIES AND/OR IMPROVEMENTS NOT SHOWN ON THIS SURVEY.
- ADDRESS OF SUBJECT PROPERTY: 3233 N. MAIN ST. GAINESVILLE, FL. 32609

**BUILDING TABLE**

BUILDING TYPE	AREA (SQ FT)	FISHED FLOOR ELEV. (FEET)	HEIGHT
BLOG 1 CONC BLOCK	1308	170.00	14.11
BLOG 2 CONC BLOCK	1223.6	170.28	7.58
BLOG 3 METAL	24185.7	170.25	12.78
BLOG 4 CONC BLOCK	1728	170.28	13.7
BLOG 5 METAL	8998.6	170.28	15.23
BLOG 6 METAL	9453.1	160.30	12.64
BLOG 6A METAL	INCLUDED	169.22	11.43

**LEGEND:**

- ⊕ = SET NAIL & DISK  
L.B. 5884
- = SET REBAR & CAP  
P.S.M. 5582
- = FOUND 1/2" REBAR & CAP  
L.B. 921 517 F
- ⊙ = FOUND REBAR & CAP  
L.B. 2903
- ⊖ = FOUND 3/4" IRON PIPE
- ⊠ = FOUND 4" x 4" CONC. MON.  
NO IDENTIFICATION
- ⊡ = FOUND 4" x 4" CONC. MON.  
P.L.S. 2115
- ⊢ = FOUND 4" x 4" CONC. MON.  
P.L.S. 810 H&H GREEN
- ⊣ = FOUND 4" x 4" CONC. MON.  
P.L.S. 509 W&W
- ⊤ = STEEL TRAFFIC SIGN
- ⊥ = WATER METER
- ⊦ = WATER VALVE
- ⊧ = BACK-FLOW PREVENTER
- ⊨ = WATER WELL WITH STORAGE TANK  
AND ELECTRIC BOX
- ⊩ = CONCRETE POWER POLE
- ⊪ = CONCRETE LIGHT POLE
- ⊫ = METAL LIGHT POLE
- ⊬ = WOOD POWER POLE
- ⊭ = WOOD LIGHT POLE
- ⊮ = MORTAROUS WELL
- ⊯ = STORM SEWER MANHOLE
- ⊰ = STORM INLET
- ⊱ = SANITARY SEWER MANHOLE
- ⊲ = SANITARY SEWER VALVE
- ⊳ = FIRE HYDRANT
- ⊴ = HANDICAP PARKING
- ⊵ = PLANTER/LANDSCAPING
- ⊶ = CONCRETE

**ABBREVIATIONS :**

- A/C = AIR CONDITIONER
- ALUM = ALUMINUM
- ASPH = ASPHALT
- B = BINE BACK
- BLOC = BUILDING
- CL = CALCULATED FROM MEASURED
- CLF = CHAIN LINK FENCE
- CM = CONCRETE MORTAR
- CONC = CORRUGATED METAL PIPE
- C/O = SANITARY SEWER CLEAN-OUT
- CONC = CONCRETE
- ELEC = ELECTRIC
- ELV = ELEVATION
- ENO = FOUND
- ENR = FENCE
- FN = PER LEGAL DESCRIPTION (AS PROVIDED)
- LI = LICENSED SURVEYOR INSTRUMENTS
- LAND = LAND SURVEYOR
- MA = MANHOLE
- O.S. = OFFICIAL RECORD BOOK
- ONB = OFFICIAL RECORD BOOK
- PLAT = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- PUB = PUBLIC UTILITIES CASK/SET
- PVC = POLYVINYL CHLORIDE PIPE
- ROCK = ROCK
- R/W = RIGHT OF WAY
- SD FT = SQUARE FEET
- TEB = TEMPORARY BENCHMARK
- TYP = TYPICAL

**LINE TABLE :**

COURSE	BEARING	DISTANCE
L1 (M)	N 02°24'44"W	12.35'
L2 (M)	N 05°15'54"W	28.78'
L3 (M)	N 80°40'29"E	55.07'

**CERTIFICATE OF SURVEYOR :**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS MAP BY ANYONE OTHER THAN THIS SURVEYOR IS PROHIBITED.

I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 402.27, FLORIDA STATUTES AND CHAPTER 1201.14, FLORIDA ADMINISTRATIVE CODE.

*James E. Brinkman*  
James E. Brinkman, PSM - F.O. CERT 5562  
DATE: 9-28-01

**BRINKMAN SURVEYING & MAPPING INC.**  
MAIL: 11518 N.W. 8145 TERRACE, ALCATRA, FL 32815  
OFFICE: 8489 NORTHWEST LUTHER KING JR. BLVD., ALCATRA, FL 32815  
PHONE: (904) 492-3001 FAX: (904) 418-3750

SCALE: 1" = 50'  
DATE: 4-27-2000  
FIELD WORK COMPLETED ON: 4-15-2000  
PREPARED FOR: GAINESVILLE FORD, INC.

DRAWN BY: J.B.  
CHECKED BY: J.B.  
FIELDBOOK: 15, PAGE 46  
DRAWING NUMBER: 073-00

**TITLE NOTE :**

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEYOR HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS ON THIS PARCEL FOR ANY CLAIMS OF TITLE, EASEMENTS, OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS ARE NOT CERTIFIED HEREON.

**FENCE NOTE :**

SOME FENCE LINES AS SHOWN HEREON, IF APPLICABLE, HAVE BEEN DRAWN ENLARGED FOR SAKE OF GRAPHIC REPRESENTATION.

### GENERAL NOTES

**PROJECT DESCRIPTION:**  
THE PROPOSED PROJECT IS A NEW CAR DEALERSHIP FOR FORD. THE PROJECT CONTAINS A 121,356 S.F. FLOOR AREA BUILDING FOR OFFICES, DISPLAY AREA AND CUSTOMER SERVICE.

**OWNER INFORMATION:**  
GAINESVILLE FORD, INC.  
3333 N. MAIN STREET  
GAINESVILLE, FL 32609  
PHONE: 352-376-5371

**PROJECT LOCATION:**  
3333 N. MAIN STREET  
GAINESVILLE, FL 32609

1. TOTAL SITE AREA:	572,756 S.F. = 13.15 ACRES = 100.00%
2. BUILDING AREA:	137,420 S.F.
MAIN BUILDING:	137,420 S.F.
MITSUBISHI:	4,200 S.F.
TOTAL:	141,620 S.F. = 24.7%

3. PAVEMENT AND SIDEWALK AREA:	
TOTAL:	249,862 S.F. = 43.6%

4. TOTAL IMPERVIOUS AREA:	361,182 S.F. = 62.7%
5. OPEN AREA:	161,574 S.F. = 28.3%

#### B. PARKING:

A. PARKING CRITERIA: 3 SPACES, OR 1 SPACE PER 300 S.F. OF FLOOR AREA (INCLUDING COVERED DISPLAY AREAS, OFFICES AND SERVICE AREAS), PLUS 1 SPACE PER 5000 S.F. OF OUTDOOR STORAGE AND DISPLAY AREA, WHICHEVER IS GREATER.

#### B. SPACES REQUIRED:

1.0 SPACE/300 S.F. X 141,620 S.F.	=	283 SPACES
PLUS 1.0 SPACE/5000 S.F. X 98,688 S.F.	=	12 SPACES
<b>TOTAL PARKING REQUIRED:</b>		<b>295 SPACES</b>

C. SPACES PROVIDED: 295 SPACES, INCLUDING 7 HANDICAP

#### 7. BICYCLE PARKING:

A. CRITERIA:	5 PERCENT OF REQUIRED NUMBER OF VEHICLE PARKING
B. SPACES REQUIRED:	0.05 X 295 SPACES = 15 SPACES
C. PROVIDED:	16 SPACES

#### 8. MOTORCYCLE PARKING:

A. CRITERIA:	1 SPACE FOR EACH 40 PARKING SPACES
B. SPACES REQUIRED:	1 SPACE/40 SPACES X 295 SPACES = 7 MOTORCYCLE SPACES
C. PROVIDED:	7 SPACES

#### 9. BUILDING INFORMATION:

	MAIN BUILDING	MITSUBISHI
A. BUILDING GROSS FLOOR AREA:	137,420 S.F.	4,200 S.F.
B. CONSTRUCTION TYPE:	IV UNPROTECTED, SPRINKLED	IV UNPROTECTED
C. OCCUPANCY CLASS:	B - BUSINESS (27,299 1ST FLOOR & 13,006 MEZZANINE) MIXED USE STORAGE (89,489 1ST FLOOR & 7,650 MEZZANINE)	B - BUSINESS
D. NUMBER OF STORES:	ONE + MEZZANINE	ONE
E. SPRINKLER SYSTEM:	YES	NONE
F. BUILDING HEIGHT:	45'	22'
G. GROSS FLOOR AREA:	137,420 SF 84,055 GSF UNDER ONE ROOF AS DEFINED BY CODE AND INCLUDES 20,456 OF MEZZANINE AS DEFINED BY 303.2.3 303.2.3.2 TOTAL AREA OF MEZZANINES WITHIN A ROOM SHALL NOT EXCEED ONE THIRD OF SPACE IN WHICH THEY ARE LOCATED. ENCLOSED SPACE UNDER A MEZZANINE SHALL NOT BE INCLUDED IN A DETERMINATION OF THE SIZE OF THE SPACE OF THE SPACE IN WHICH THE MEZZANINE IS LOCATED. 303.2.3.3 EXCEPTIONS: (1) IN SPRINKLED BUILDINGS, A MEZZANINE HAVING TWO OR MORE MEANS OF EGRESS NEED NOT OPEN INTO THE ROOM IN WHICH IT IS LOCATED, IF AT LEAST ONE MEANS OF EGRESS PROVIDES DIRECT ACCESS TO AN EXIT AT THE MEZZANINE LEVEL. 2. EXITS OPEN DIRECTLY TO THE EXTERIOR OF THE BUILDING VIA CORRIDOR.	

AREA MODIFICATION AS PER 303.1.1 ALLOWS FOR UNLIMITED S.F. IF 40FT CLEAR ALL AROUND

- THE SITE WILL COMPLY WITH THE STATE OF FLORIDA HANDICAP ACCESSIBILITY CODES AND STANDARDS.
- THE SITE WILL COMPLY WITH THE CITY OF GAINESVILLE'S REQUIREMENT FOR SAFETY AND PARKING LOT LIGHTING SHALL COMPLY WITH CITY ORDINANCE REQUIREMENTS.
- FORD DEALERSHIP, INC. WILL BE THE ENTITY RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER.
- PROPERTY TAX INC. PARCEL 1,2&3 OF 8231-50
- PROPERTY IS ZONED BUSINESS AUTOMOTIVE.
- LAND USE IS COMMERCIAL.
- ALL EXIT DOORWAYS SHALL OPEN ONTO A LANDING OF AT LEAST 5' X 5' AND SHALL BE FLUSH WITH THE FINISH FLOOR OF THE BUILDING.
- AN UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED.
- THE SITE IS LOCATED IN THE ZONE A OF THE TRANSPORTATION CONGRESSIONAL EXEMPTION AREA (TCEA) PER POLICY 11.6.A OF THE CONDUCTIVITY MANAGEMENT ELEMENT. A SIDEWALK CONNECTION FROM THE PUBLIC SIDEWALK ALONG MAIN STREET TO THE FRONT OF THE BUILDING WILL BE CONSTRUCTED AS PART OF PHASE 4 OF THIS DEVELOPMENT.
- THE SITE IS LOCATED IN THE FLOOD PLAN.

### TRIP GENERATION

LAND USE: B41 - NEW CAR SALES  
PROPOSED GROSS FLOOR AREA = 141,620 S.F.  
EXISTING GROSS FLOOR AREA = 88,373 S.F.  
NET INCREASE GROSS FLOOR AREA = 76,048 S.F.

- AVERAGE DAILY TRIPS (NET INCREASE)  
37.50 TRIPS/1000 S.F. X 76,048 S.F. = 2,852 TRIPS (NET INCREASE)  
50% ENTERING, 50% EXITING
- A.M. PEAK HOUR OF GENERATION  
1.64 TRIPS/1000 S.F. X 76,048 S.F. = 140 TRIPS (NET INCREASE)  
54% ENTERING, 46% EXITING
- P.M. PEAK HOUR OF GENERATION  
2.50 TRIPS/1000 S.F. X 76,048 S.F. = 190 TRIPS (NET INCREASE)  
43% ENTERING, 57% EXITING

### LEGAL DESCRIPTION

#### Parcel 1:

Commence at the Northeast corner of Section 28, Township 9 South, Range 20 East and West along the North line of said section, 3411.06 feet; thence run South 1°03'22" East, right of way of State Road Number 5-232, thence continue South 1°03'22" East, 1600.00 feet; thence run South 89°06'36" West, a distance of 800 feet to a point on the East Main Street; thence run North 1°03'22" West along said right of way a distance of 100 feet; thence run North 89°06'36" East a distance of 800.00 feet to a point; thence run South 1°03'22" 100 feet to the point of beginning. Less the West 35 feet of the heretofore described parcel given by S. M. Hall AND Dorothy C. Hall to the City of Gainesville.

#### Parcel 2:

Commence at the Northeast corner of Section 28, Township 9 South, Range 20 East and West along the North line of said section, 3411.06 feet; thence run South 1°03'22" East, right of way of State Road Number 5-232, thence continue South 1°03'22" East, 1600.00 feet; thence continue South 1°03'22" East, 557.81 feet; thence run South 88°22'21" West, a distance of 100 feet to a point on the East line of the East right of way of State Road 329; thence run North 1°03'22" West along said right of way a distance of 100 feet to the point of beginning. Less the West 35 feet heretofore described property as shown in the deed graduate given by C.P. Kester and of Gainesville, being and lying in Section 28, Township 9 South, Range 20 East, Gainesville, Florida.

#### Parcel 3:

A parcel of land in the Northwest 1/4 of Section 28, Township 9 South, Range 20 East, being more particularly described as follows: Commence at the Northeast corner of section 28, Township 9 South, Range 20 East, Alachua County, Florida; thence South 89°09'06" West along the North line of the North 300 Avenue, a distance of 43.00 feet to an intersection with the line of North 300 Avenue and the Northeast corner of "North Main Street Commercial Park", as per plat recorded 88 of the public records of Alachua County, thence continue South 01°03'22" East, along "North Main Street Commercial Park" for 2228.23 feet to the Southeast corner of lot 1 of "Street Commercial Park" and the point of beginning; thence continue South 01°03'22" East, a distance of 100 feet to a point on the Eastern extension thereof for 232.20 feet to an intersection with the North line of 31st Avenue (20 foot wide right of way), as per description recorded in Official Records of said public records; thence South 89°20'48" West, along said Northern right of way line, a distance of 100 feet to the Eastern right of way line of North Main Street (100 foot wide right of way); thence North 01°03'48" West along said Eastern right of way line and along said Southern West line for 232.92 feet to the Southeast corner of the aforementioned lot 1, thence along the Southern line of said lot 1 for 855.05 feet to the aforementioned point of beginning.

PHASE	FLOOR AREA	D
I	4,200 S.F.	1
II	59,282 S.F.	1
III	53,880 S.F.	1
IV	24,278 S.F.	2
V	-	2
<b>TOTAL</b>	<b>59,282 S.F.</b>	<b>5</b>



P.B. H, PG. 96  
 EASTERLY LINE OF "NORTH MAIN STREET COMMERCIAL PARK"  
 P.B. H, PG. 95  
**P.O.B.**

SUBJECT PARCEL

LINE TABLE :

COURSE	BEARING	DISTANCE
L1 (M)	N 02°24'44"W	12.35'
L2 (M)	N 00°41'54"W	28.79'
L3 (M)	N 89°40'28"E	35.07'

**EDENMAN & ASSOCIATES**  
 ENGINEERS SURVEYORS PLANNERS  
 2404 N.W. 43rd ST.  
 GAINESVILLE, FLORIDA 32606-6602  
 TEL: (352) 373-2541  
 FAX: (352) 373-2249  
 EMAIL: eda@edenman.com

CORPORATE AUTHORIZ  
 EB 2389

**P.O.B.**  
 PARCELS 1 & 2  
 O.R. BOOK 1654  
 PAGES 2256 & 2257

TAX PARCEL 8231  
 BURCH AND CRAPPS III

**P.O.B.**

PARCEL 3  
 S.E. CORNER OF LOT 1 OF "NORTH MAIN STREET COMMERCIAL PARK"  
 P.B. H, PG. 95

50' BUFFER  
 PER O.R. BOOK 888  
 PAGES 980 & 981

FOUND REBAR & CAP  
 N 01°03'22"W 3.07' (M)  
 FROM PROPERTY CORNER

NORTHERLY R/W OF  
 N.E. 31st AVENUE  
 PER O.R. BOOK 438  
 PAGE 206

**FORD DEALERSHIP  
 MAIN STREET**

**EXISTING  
 CONDITIONS  
 PLAN**

Project Name: **PRELIMINARY**

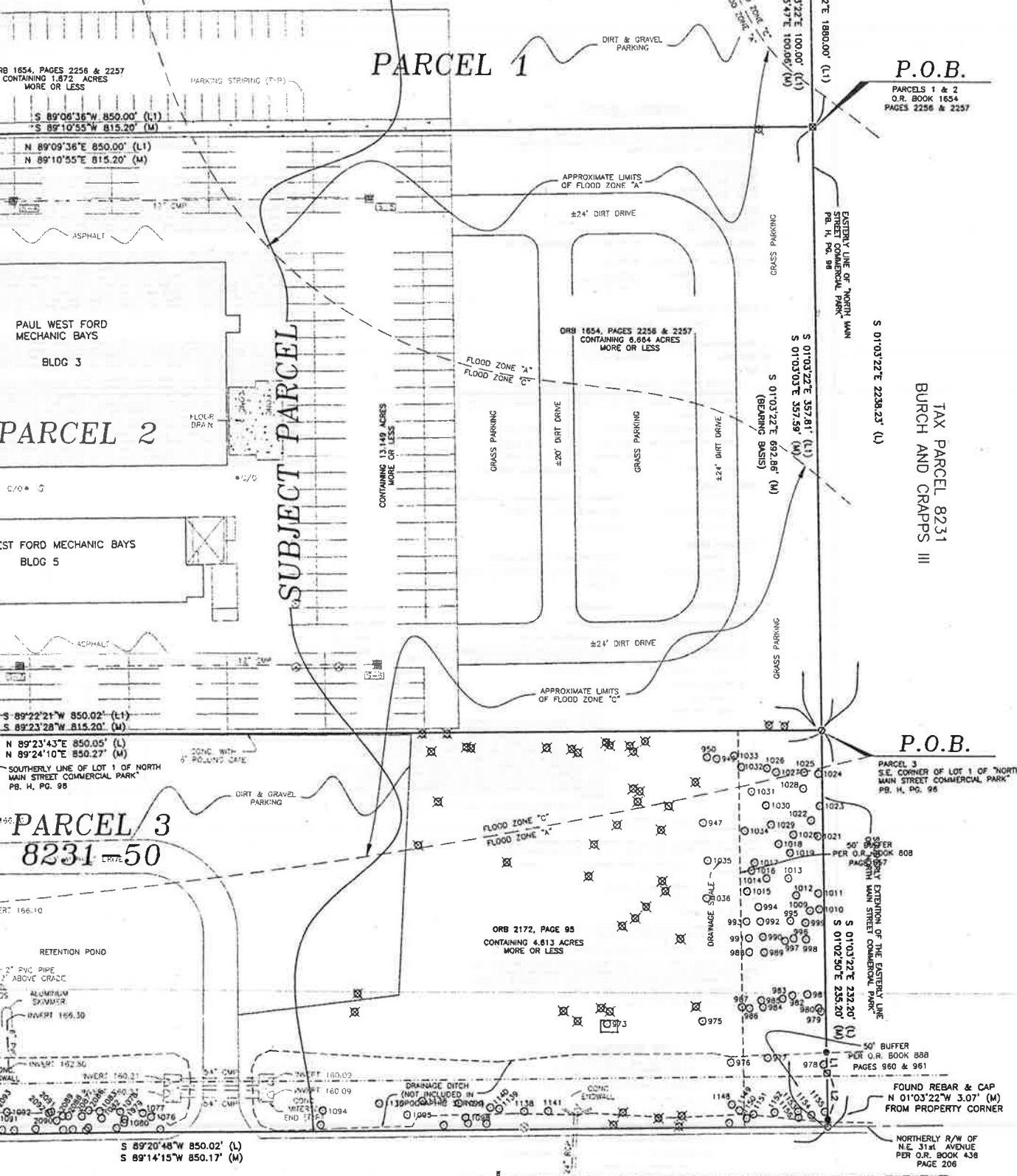
Professional Engineer of P.

Claudia S. Vega P.E. 51532  
 Engineer Florida P.E. No.

Scale: 1" = 30' Date: AUGUST, 2001

Designed: CVJ Drawn: TAM

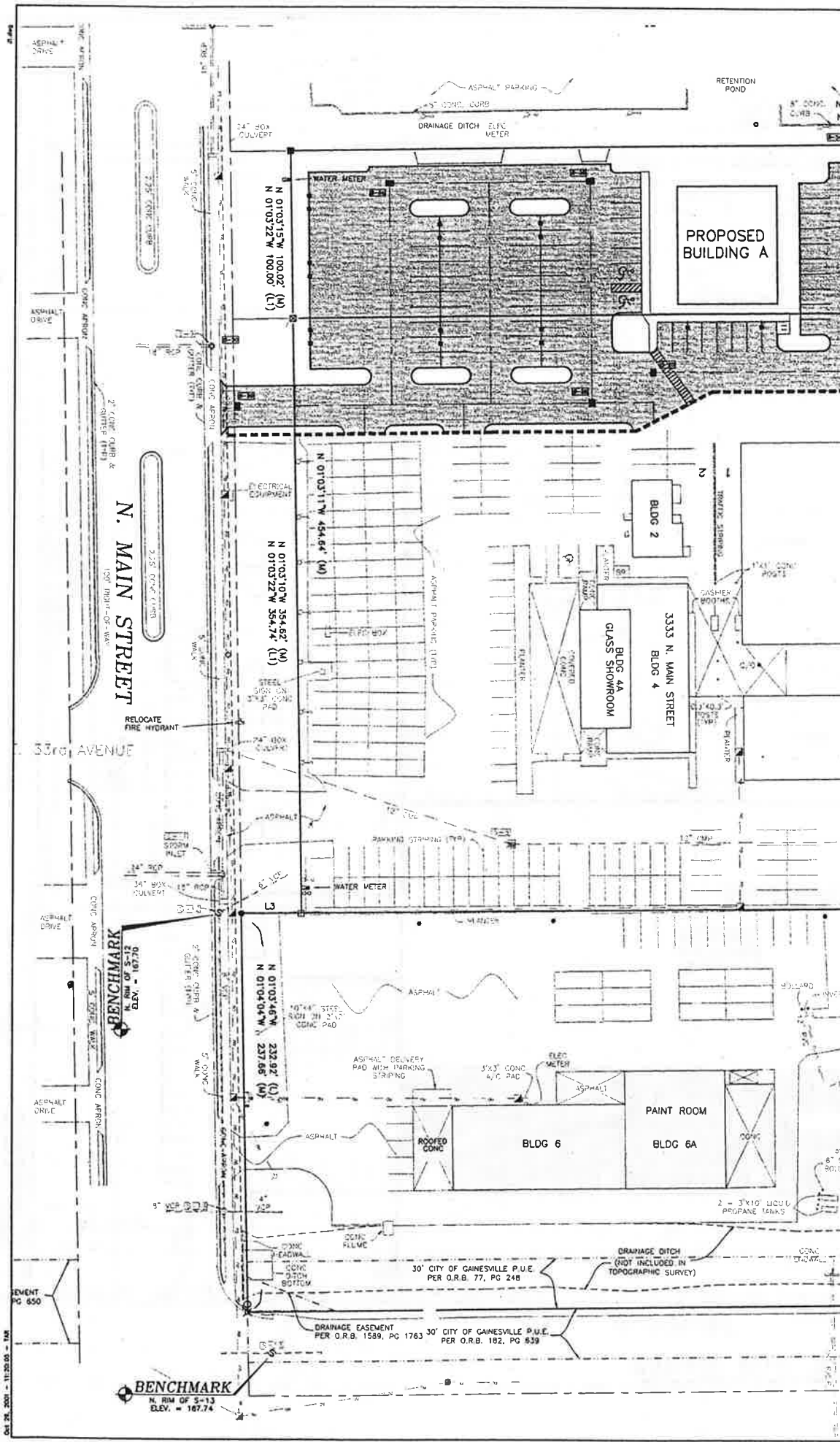
Project No: 01-258 Sheet No. 2 of 13



N.E. 31st AVENUE  
 50' RIGHT-OF-WAY PER O.R. BOOK 438 PAGE 206

S 89°20'48"W 850.02' (L)  
 S 89°14'15"W 850.17' (M)





**N. MAIN STREET**

**33rd AVENUE**

**PROPOSED BUILDING A**

**BLDG 2**

**BLDG 4**  
**GLASS SHOWROOM**

**3333 N. MAIN STREET**

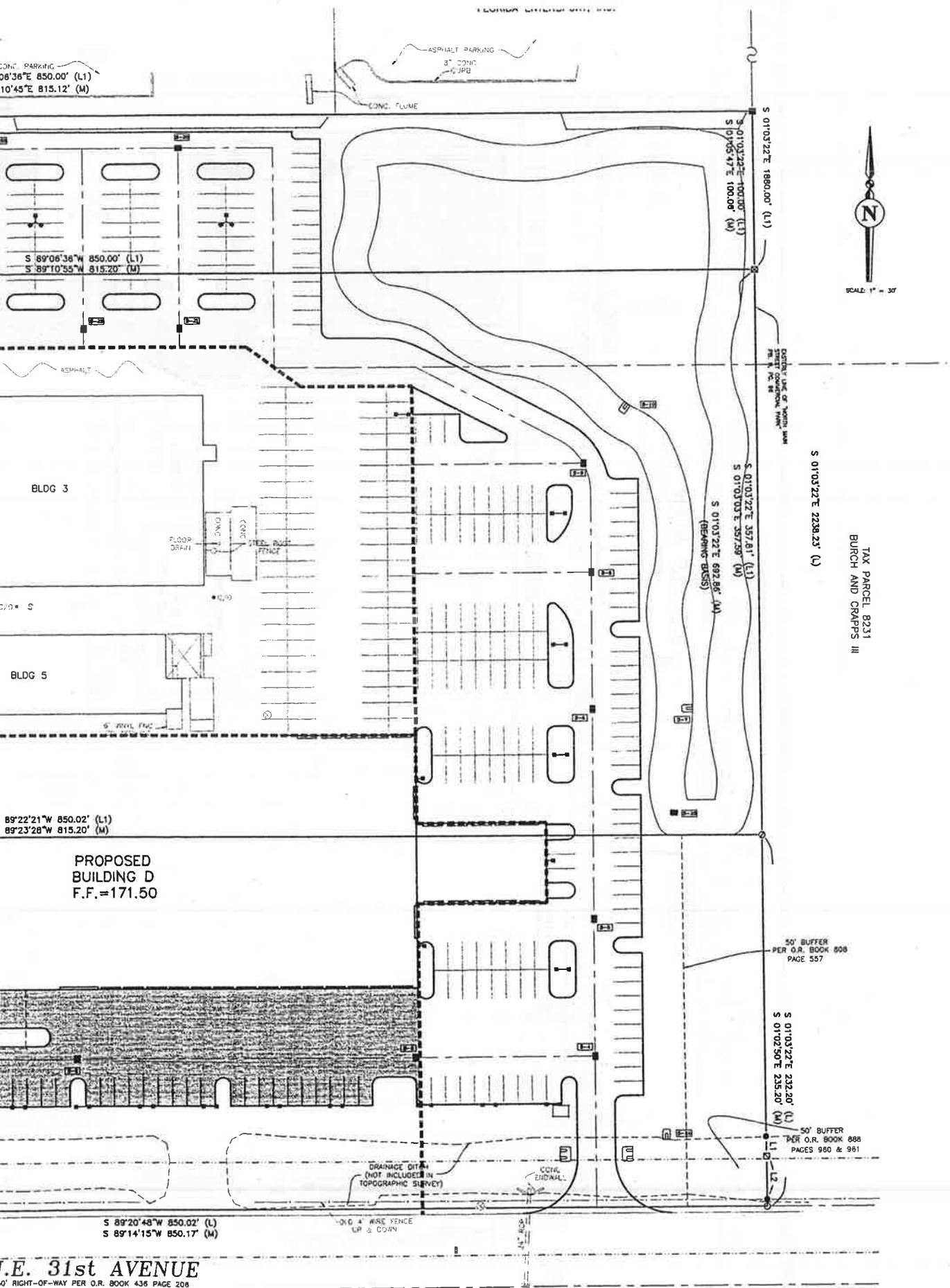
**BLDG 6**

**PAINT ROOM**

**BLDG 6A**

**BENCHMARK**  
N. RM OF S-13  
ELEV. = 167.74

DATE: 04-20-2009  
TIME: 09:28:11  
PAGE: 100



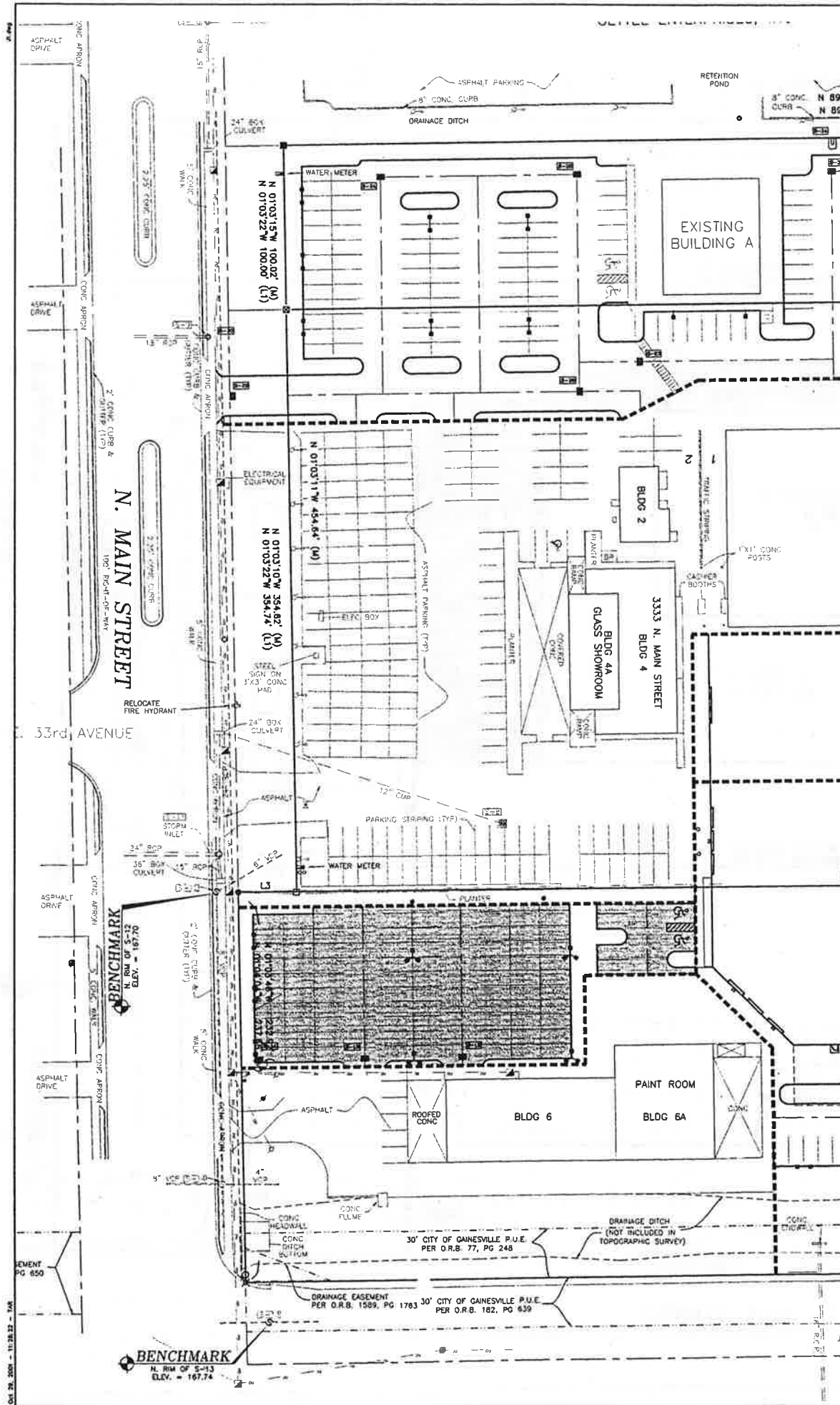
**FORD DEALERSHIP  
 MAIN STREET**

TAX PARCEL 8231  
 BURCH AND CRAAPS III

**PROPOSED  
 LAYOUT  
 PHASE 2**

Project Name:		<b>PRELIMINARY</b>	
Professional Engineer or R:		Professional Engineer or R:	
Engineer:	Claudia S. Vega, P.E.	Florida P.E. No.:	51532
Scale:	1" = 30'	DATE:	AUGUST, 2001
Design:	CSV	Drawn:	TAR
Project No.:	01-258	Sheet No.:	1 of 3

**E. 31st AVENUE**  
 0' RIGHT-OF-WAY PER O.R. BOOK 436 PAGE 208



11-28-22 - TAK  
 10/24/2008 - 1000 - 1000

**BENCHMARK**  
 N. RIM OF S-13  
 ELEV. = 167.74

CONC. PARKING  
S 38°E 850.00' (L1)  
S 0°45'E 815.12' (M)

RETENTION POND

DRAINAGE DITCH

ASPHALT PARKING  
8" CONC  
CURB

CONC. FLUME



S 89°06'36"W 850.00' (L1)  
S 89°10'55"W 815.20' (M)

RENOVATED  
BUILDING B  
71.50

EXISTING  
BUILDING C

S 89°22'21"W 850.02' (L1)  
S 89°23'28"W 815.20' (M)

EXISTING  
BUILDING D

S 89°20'48"W 850.02' (L)  
S 89°14'15"W 850.17' (M)

**E. 31st AVENUE**  
RIGHT-OF-WAY PER O.R. BOOK 436 PAGE 206

S 01°03'22"E 1880.00' (L1)  
S 01°03'22"E 1000.00' (L1)  
S 01°05'47"E 1000.00' (M)

EASTERN LINE OF NORTH MAIN  
STREET COMMERCIAL PARK  
PB. H. PG. 98

S 01°03'22"E 357.81' (L1)  
S 01°03'03"E 357.59' (M)  
S 01°03'22"E 682.86' (L)  
(BASELINE BASIS)

S 01°03'22"E 2288.23' (L)

TAX PARCEL 8231  
BURCH AND CRAPPS III

50' BUFFER  
PER O.R. BOOK 508  
PAGE 557

S 01°03'22"E 232.20' (L)  
S 01°02'50"E 235.20' (M)  
50' BUFFER  
PER O.R. BOOK 688  
PAGES 980 & 981

DRAINAGE DITCH  
(NOT INCLUDED IN  
TOPOGRAPHIC SURVEY)

CONC.  
ENDWALL

**FORD DEALERSHIP  
MAIN STREET**

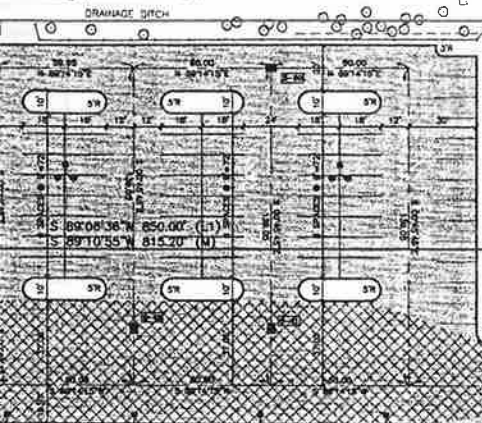
**PROPOSED  
LAYOUT  
PHASE 4**

Project Phase	<b>PRELIMINARY</b>	
Professional Engineer of Record	Claudio S. Vega, P.E.	
Engineer	Florida P.E. No.	31532
Scale	1" = 30'	Date: AUGUST, 2001
Designer	CSV	Drawn: TJB
Project No.	01-238	Sheet No. 6 of 8





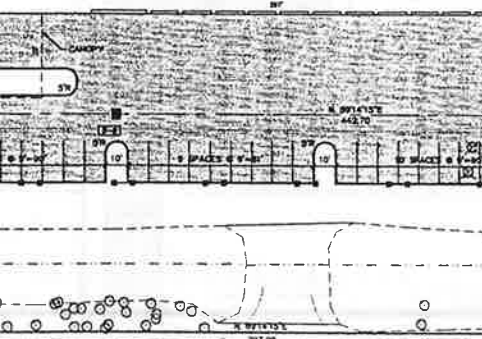
RETENTION POND  
 19°06'36"E 850.00' (L1)  
 19°10'45"E 815.12' (M)



PROPOSED RENOVATED BUILDING B

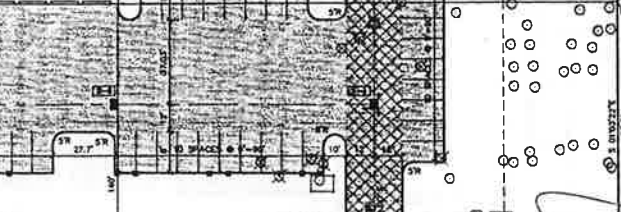
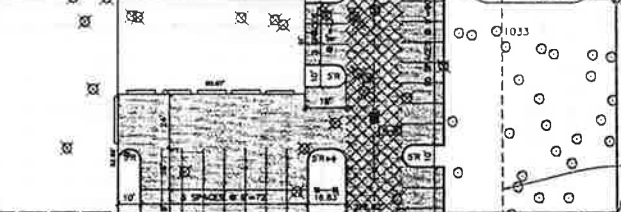
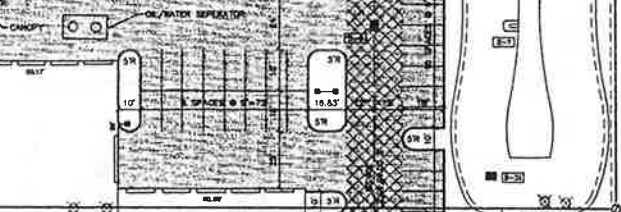
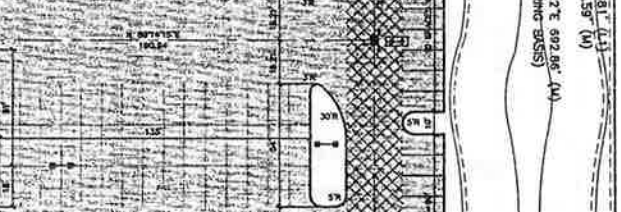
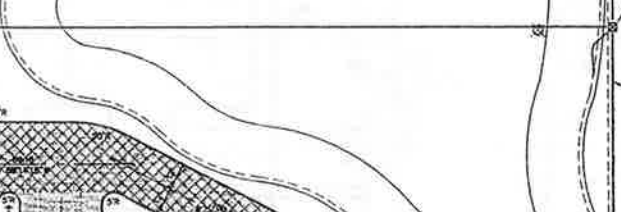
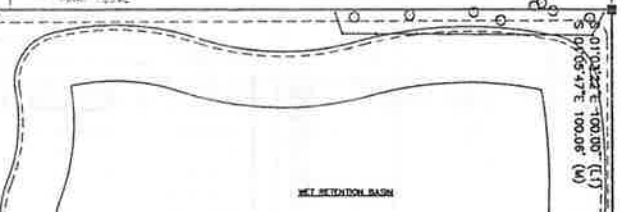
PROPOSED BUILDING C

PROPOSED BUILDING D



S 89°22'21"W 850.02' (L1)  
 S 89°23'28"W 815.20' (M)

**E. 31st AVENUE**  
 10' RIGHT-OF-WAY PER O.R. BOOK 436, PAGE 206



LINE TABLE :

COURSE	BEARING	DISTANCE
L1	N 02°24'44"W	12.35'
L2	N 00°41'54"W	28.79'
L3	N 89°40'29"E	35.07'



LEGEND

[Symbol]	TREE BARRIAGE
[Symbol]	LIMITS OF ASPHALT PAVEMENT
[Symbol]	LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
[Symbol]	LIMITS OF 2" ASPHALT PAVEMENT
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	PROPOSED CONTOUR ELEVATION

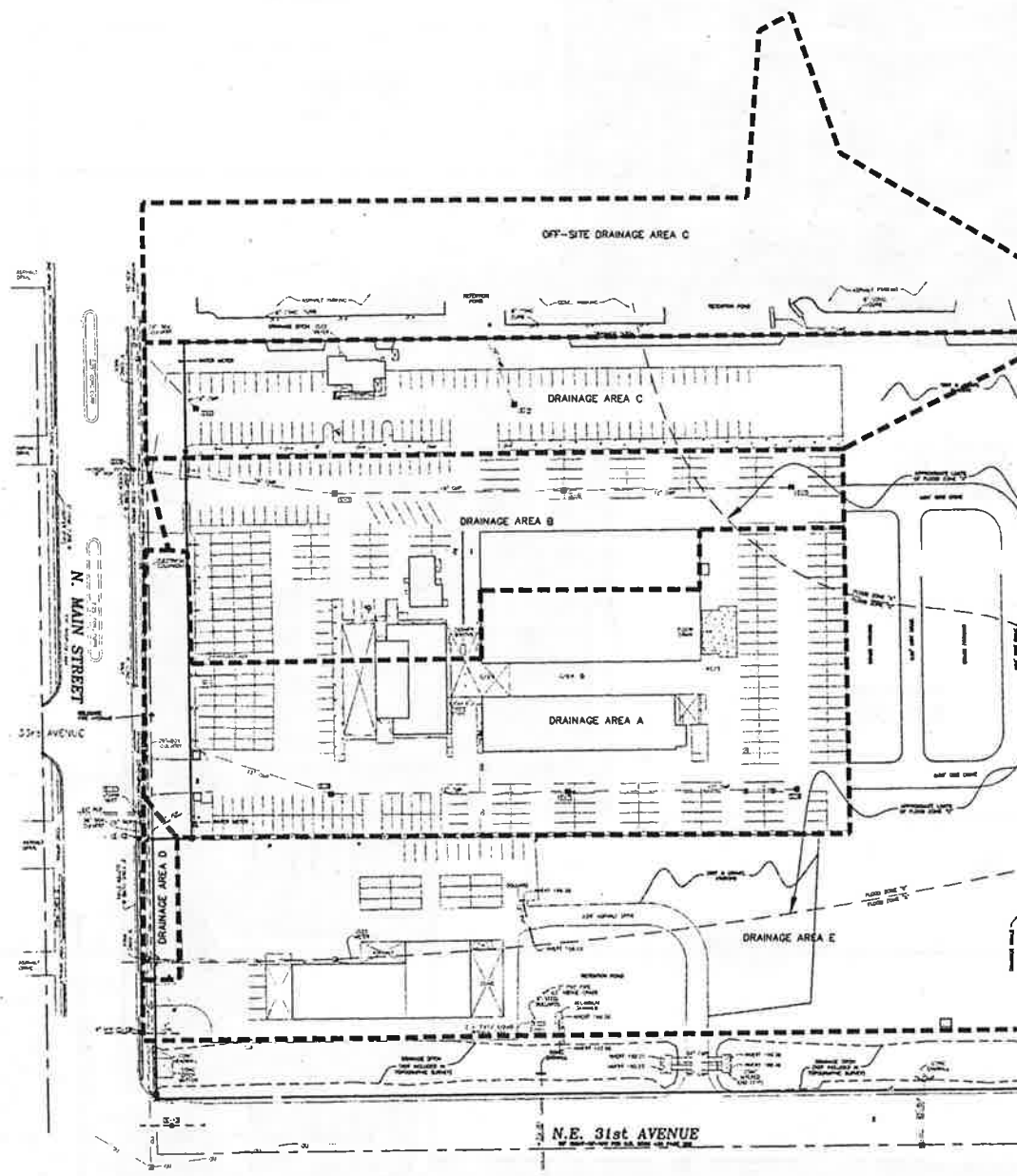
**FORD DEALERSHIP  
 MAIN STREET**

**DIMENSION  
 PLAN**

Project Phase: **PRELIMINARY**  
 Professional Engineer of P

Claudia S. Vega, P.E. 51532  
 Engineer Florida P.E. Co.

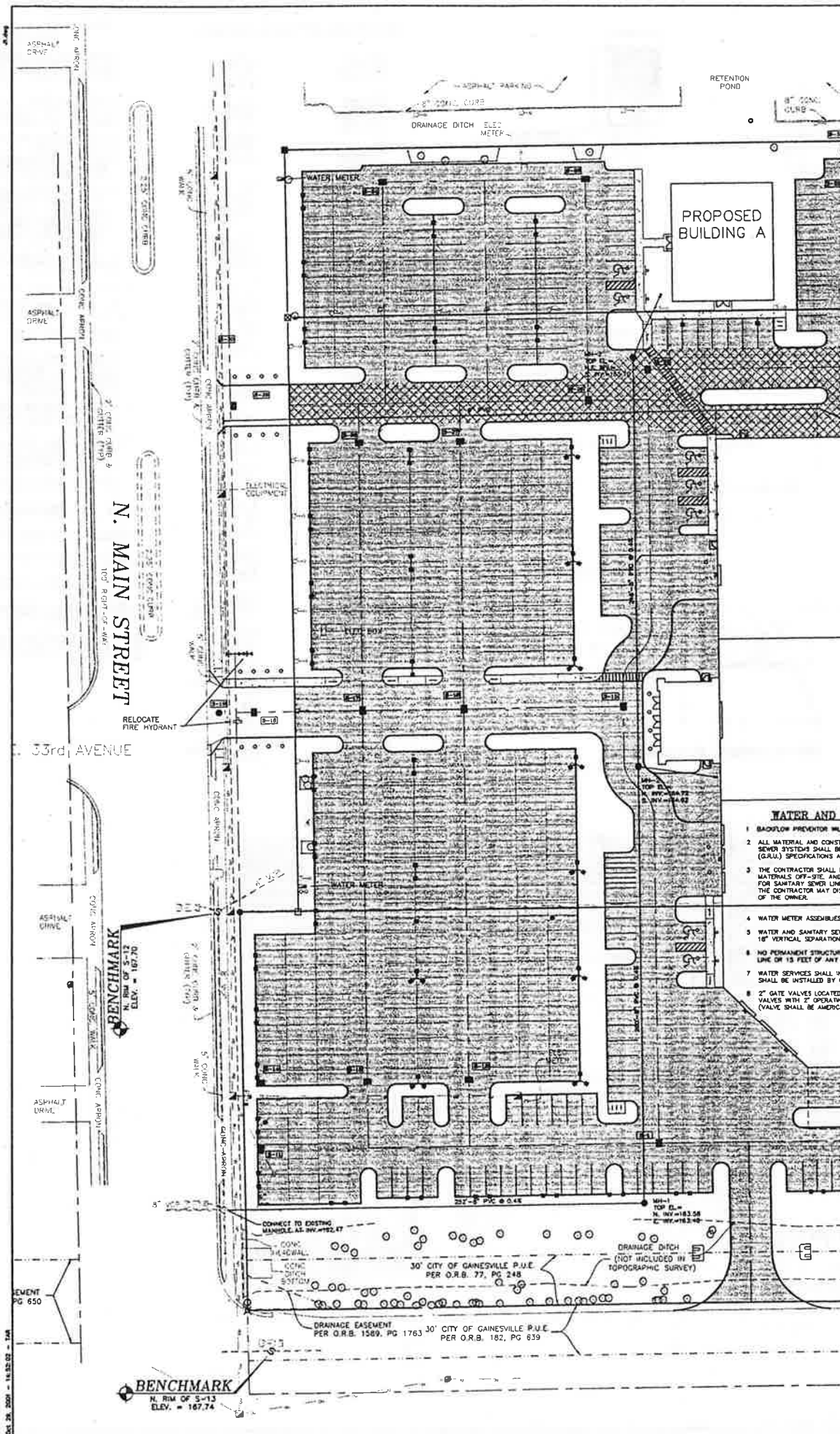
Scale: 1" = 30' Date: AUGUST, 2009  
 Designer: CSV Drawn: FAR  
 Project No: 01-258 Sheet No. 6 of 12



PRE-DEVELOPMENT CONDITIONS







PROPOSED BUILDING A

N. MAIN STREET  
100' RIGHT-OF-WAY

33rd AVENUE

BENCHMARK  
N. RM OF S-12  
ELEV. = 167.70

BENCHMARK  
N. RM OF S-13  
ELEV. = 167.74

- WATER AND SEWER**
- 1 BACKFLOW PREVENTOR SHALL BE INSTALLED AT THE POINT OF ENTRY TO THE BUILDING.
  - 2 ALL MATERIAL AND CONSTRUCTION SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF GAINESVILLE SPECIFICATIONS AND STANDARDS.
  - 3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES DAMAGED BY THE CONSTRUCTION.
  - 4 WATER METER ASSEMBLIES SHALL BE INSTALLED AT THE POINT OF ENTRY TO THE BUILDING.
  - 5 WATER AND SANITARY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 18" VERTICAL SEPARATION AT ALL POINTS.
  - 6 NO PERMANENT STRUCTURE SHALL BE INSTALLED WITHIN THE 15 FEET OF ANY SEWER LINE.
  - 7 WATER SERVICES SHALL BE INSTALLED WITH 2" OPERATING VALVES WITH 2" OPERATING VALVES WITH 2" OPERATING VALVES (VALVE SHALL BE AMERICAN MADE).
  - 8 2" GATE VALVES LOCATED AT THE POINT OF ENTRY TO THE BUILDING SHALL BE INSTALLED WITH 2" OPERATING VALVES WITH 2" OPERATING VALVES (VALVE SHALL BE AMERICAN MADE).

OCT. 26, 2005 - 14.55.50 - 104

**STORMWATER STRUCTURE SCHEDULE**

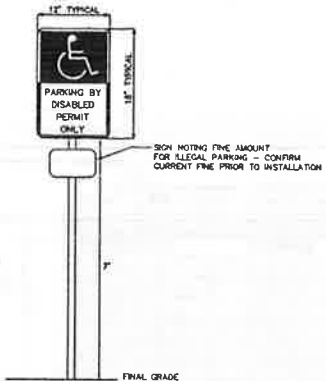
- S-1 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=170.20  
E. INV.=166.20
- S-2 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=170.50  
W. INV.=167.68  
E. INV.=167.68
- S-3 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=170.75  
W. INV.=168.21  
E. INV.=168.21
- S-4 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=170.20  
W. INV.=168.02  
N. INV.=165.82
- S-5 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=170.00  
E. INV.=165.49  
N. INV.=165.48
- S-6 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=170.20  
S. INV.=164.55  
E. INV.=164.00
- S-7 METERED END SECTION  
FOOT INDEX 272  
EL.=168.17
- S-8 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=170.20  
N. INV.=167.00
- S-9 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=170.20  
S. INV.=168.19  
W. INV.=168.89
- S-10 METERED END SECTION  
FOOT INDEX 272  
INV.=168.52
- S-11 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=168.00  
N. INV.=166.25
- S-12 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=168.00  
W. INV.=168.26
- S-13 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=168.15  
E. INV.=165.09  
N. INV.=165.24  
W. INV.=165.34
- S-14 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=168.00  
S. INV.=165.87  
E. INV.=165.77
- S-15 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=170.30  
W. INV.=168.11
- S-16 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=169.35  
E. INV.=165.82  
N. INV.=165.72  
W. INV.=168.00
- S-17 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=168.90  
E. INV.=165.42  
W. INV.=164.73  
S. INV.=164.93  
N. INV.=165.50
- S-18 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=167.80  
E. INV.=163.23  
W. INV.=163.23
- S-19 EXISTING CULVERT  
TOP EL.=167.50  
NEW S. INV.=163.15
- S-20 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=169.35  
W. INV.=166.20
- S-21 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=170.00  
N. INV.=165.89  
W. INV.=165.78
- S-22 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=170.30  
E. INV.=165.58  
N. INV.=165.33
- S-23 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=168.00  
E. INV.=164.34  
W. INV.=164.24
- S-24 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=168.80  
E. INV.=166.10
- S-25 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=168.45  
W. INV.=165.74  
E. INV.=165.64
- S-26 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=168.00  
E. INV.=163.90  
S. INV.=163.90
- S-27 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=168.50  
S. INV.=166.48
- S-28 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=168.45  
E. INV.=168.00  
W. INV.=181.90  
N. INV.=182.00
- S-29 EXISTING INLET  
NEW S. INV.=181.50  
EXIST. W. INV.=181.30
- S-30 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=170.20  
DMP. EL.=166.50  
S. INV.=165.00
- S-31 METERED END SECTION  
INV.=164.38
- S-32 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=169.10  
N. INV.=166.58
- S-33 METERED END SECTION  
INV.=166.50
- S-34 TYPE C INLET  
FOOT INDEX 232  
TOP EL.=168.50

**PAVING, GRADING AND DRAINAGE SPECIFICATIONS**

- 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 (1995) AND THE LATEST F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
- ALL AREAS OF NEW CONSTRUCTION SHALL BE GRUBBED AND STRIPPED TO TOPSOIL, 4"-8" OF TOPSOIL MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SATISFACTORY. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND SHALL DISPOSE OF ALL EXCESS OR UNSATISFACTORY MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.
- ALL NEW CONCRETE PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
  - 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" LAYER THICKNESS AND COMPACTED TO 98% RELATIVE DENSITY USING PROCTOR METHOD (AASHTO T-99).
  - GRUBBING/EXCAVATION: WHERE GRUBBING/EXCAVATION IS REQUIRED, UNSATISFACTORY MATERIALS SHALL BE REMOVED TO A DEPTH OF 12" BELOW THE UNDERLOOK BASE AND BACKFILLED WITH CLEAN FILL.
  - STABILIZED SUBBASE: ALL STABILIZED MATERIAL SHALL BE TYPE "B" CONFORMING TO SECTION 914-3 AND PLACED ACCORDING TO SECTION 140 IN ONE 12" MINIMUM COMPACTED LIFT. SUBBASE SHALL BE STABILIZED TO A MINIMUM LBR VALUE OF 40 AND AT 90% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-100).
- ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, SPLAYS, AND CURBS SHALL BE CLASS 3000 P.S.I. CONFORMING TO SECTION 345.
- SIDEWALK SHALL BE CONSTRUCTED PER F.D.O.T. INDEX 322.
- ALL PAVING AND STRIPING SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 4" BLUE / WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.D.O.T. AND M.U.T.C.D. STANDARDS.
- REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SECTION 948-2 OF F.D.O.T. STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL CONSULTANT TO PROVIDE A FIELD INVESTIGATION REPORT DELINEATING RECOMMENDATIONS FOR UNDERCUTTING AND / OR UNDERGRANS. A COPY OF THIS REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO UNDERCUTTING OR INSTALLING UNDERGRAN. UNIT PRICES SHALL BE PROVIDED FOR UNDERGRAN AND UNDERCUTTING.
- LANDSCAPING, FINAL GRADING IN OPEN AREAS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY NECESSARY IRRIGATION SLEEVES DURING CONSTRUCTION. SEE THE DESIGN LANDSCAPE PLAN.
- SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBBASE AND BASE COURSE. IN ACCORDANCE WITH THE DESIGN SECTION A MINIMUM OF 4 LOCATIONS SHALL BE TESTED IN THE PAVING LOT. THE TESTING REPORT SHALL DENOTE THE TESTING LOCATIONS.
- THE CONTRACTOR SHALL COORDINATE THE PLACE OF ANY IRRIGATION, ELECTRICAL AND ANY OTHER CONDUIT SLEEVES DURING CONSTRUCTION.

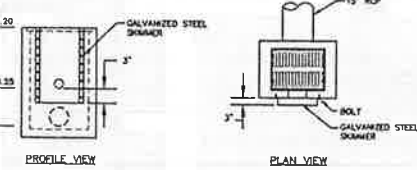
**EROSION AND SEDIMENTATION CONTROL PLAN**

- SILT FENCING AND / OR STAKED HAYBALES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION.
- ALL STORMDRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH F.D.O.T. INDEX No. 102.
- THE STORMDRAIN SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.
- THE DRAINAGE BASIN BOTTOM SHALL BE REHABILITATED CLEAN OF ALL ACCUMULATED SEDIMENT UPON COMPLETION OF CONSTRUCTION AFTER THE STORMDRAIN SYSTEM IS COMPLETELY FLUSHED OUT.
- ALL DISTURBED AREAS IN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED BY COMPLETION OF CONSTRUCTION. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE. SEASONAL GRASSES (I.E. WINTER RYE, SUMMER WHEAT) SHALL BE USED IF NECESSARY.

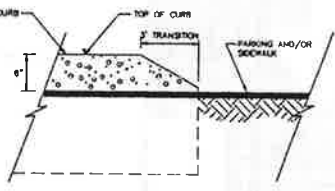


SIGN NOTES:  
1. SIGN TO BE MADE OF 0.063" STEEL PAINTED WITH TRAFFIC PAINT  
2. HANDICAP SIGN TO BE AS SHOWN ABOVE PAINT SIGN BLUE AND WHITE

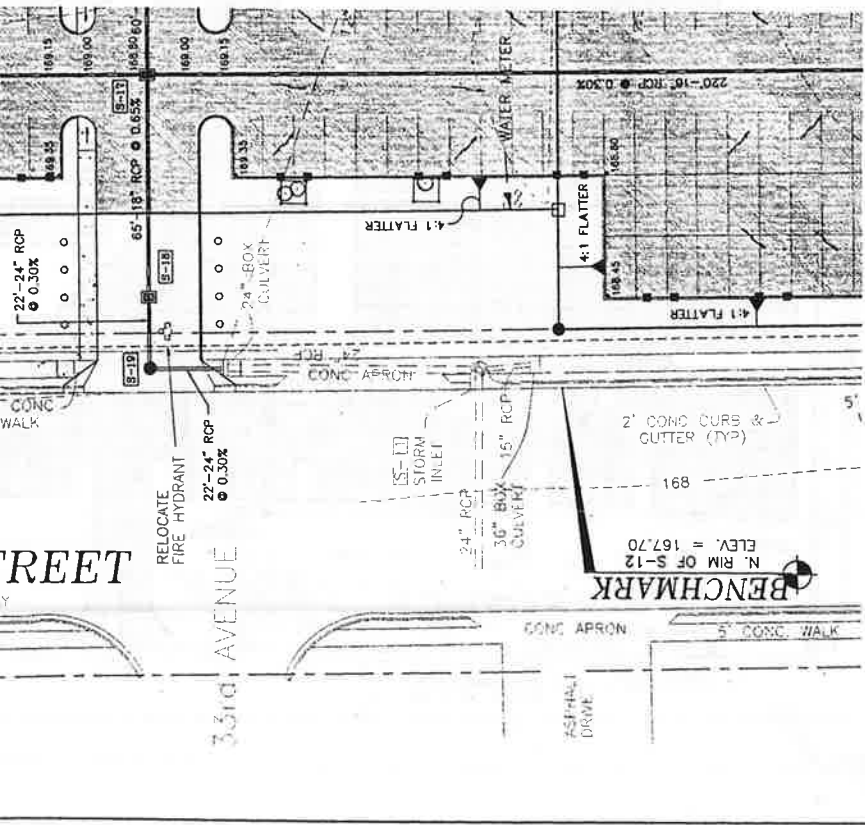
**HANDICAP PARKING SIGN DETAIL**  
N.T.S.



**BASIN OUTFALL DETAIL**  
N.T.S.



**TYPICAL CONCRETE CURB TRANSITION**  
N.T.S.



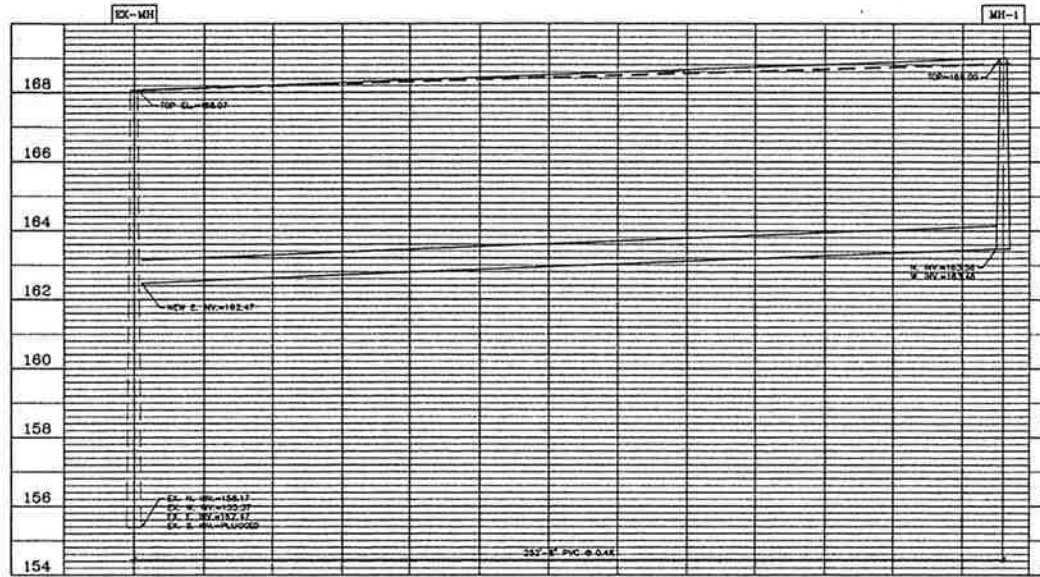
**EDENMAN & ASSOCIATES**  
ENGINEERS SURVEYORS PLANNERS  
1404 N.W. 43rd ST.  
GAINESVILLE, FLORIDA 32606-6602  
TEL (352) 373-3541  
FAX (352) 373-7249  
EMAIL: eden@edenman.com

CORPORATE AUTHORITY  
EB 2389

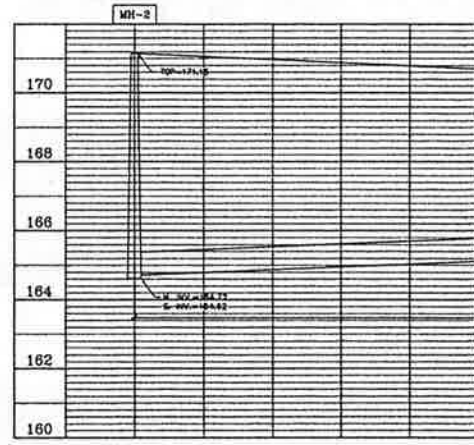
**FORD DEALERSHIP  
MAIN STREET**

**DETAILS AND NOTES**

Project Name:	<b>PRELIMINARY</b>		
Professional Engineer of Record:	Claudia S. Vega, P.E. \$1532		
Engineer:	Florida P.E. No.	Date:	AUGUST, 2008
Scale:	1" = 30'	Drawn:	TAM
Checked:	CSV	Project No.:	07-258
Project No.:	07-258	Sheet No.:	12 of 13

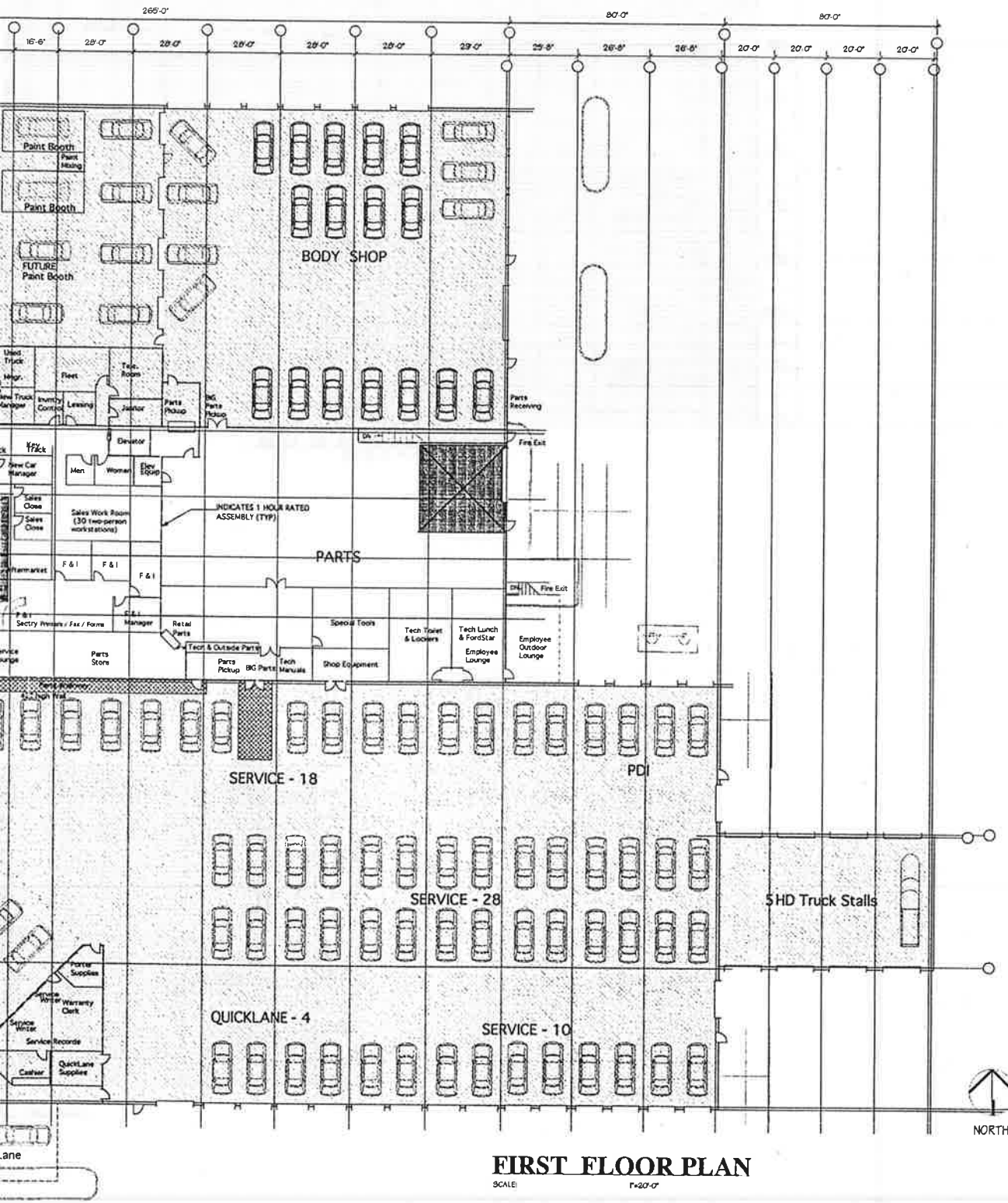


SEWER PROFILE FROM EX-MH TO MH-1  
 SCALE: 1" = 20' HORIZ.  
 1" = 2' VERT.



SANITARY SEW

DATE: 2005-10-26 BY: TMA



**FIRST FLOOR PLAN**

SCALE 1"=20'-0"

**RSC**  
 & Assoc. Inc.  
 ARCHITECTS  
 PLANNERS  
 &  
 INTERIOR  
 DESIGNERS  
 4300 NW 23rd Ave. PMB 518  
 PO BOX 147050  
 Gainesville, Florida  
 32614-7050  
 (352) 376-4642  
 fax (352) 377-3492  
 e-mail RSC.Roy@aol.com

A New  
 Sales Facility for  
**Gainesville Ford**  
 North Main Street  
 Gainesville, FL

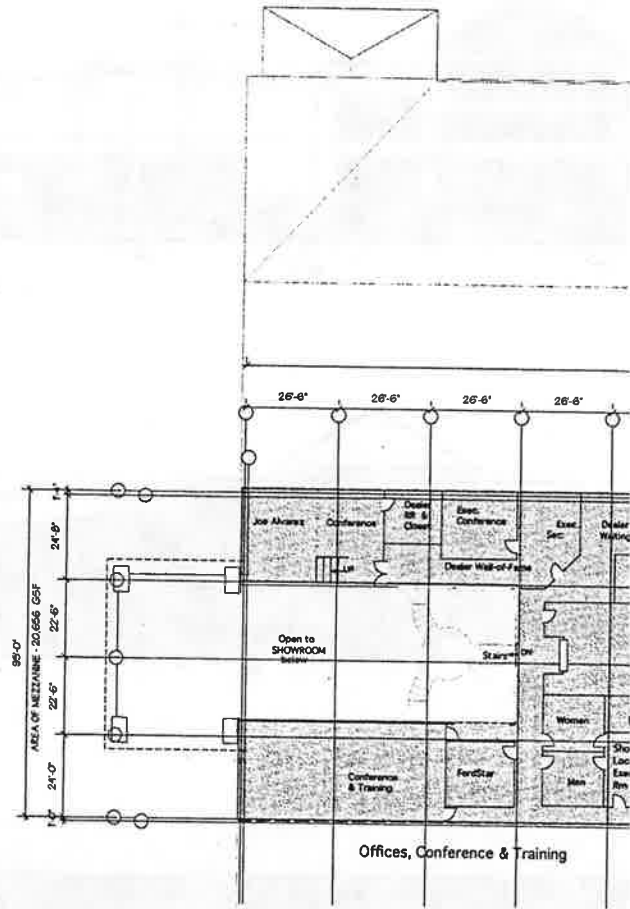
FLOOR PLAN

DATE ■ 9/25/01  
 DRAWN ■ RSC  
 CHECK ■ RSC  
 RSC # ■ 0116

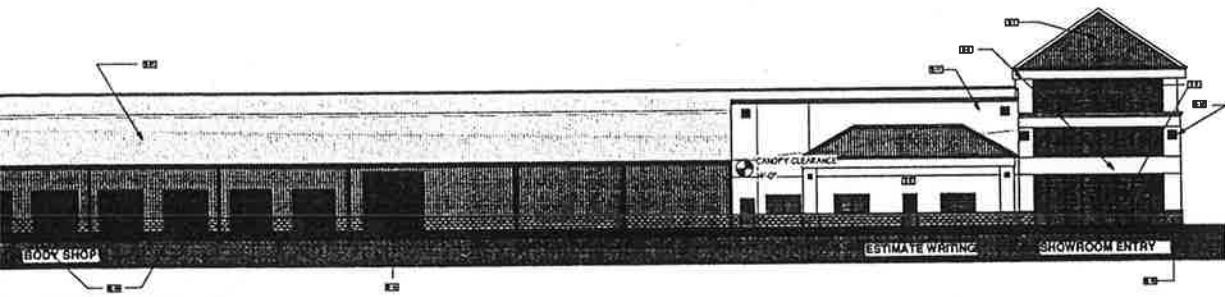
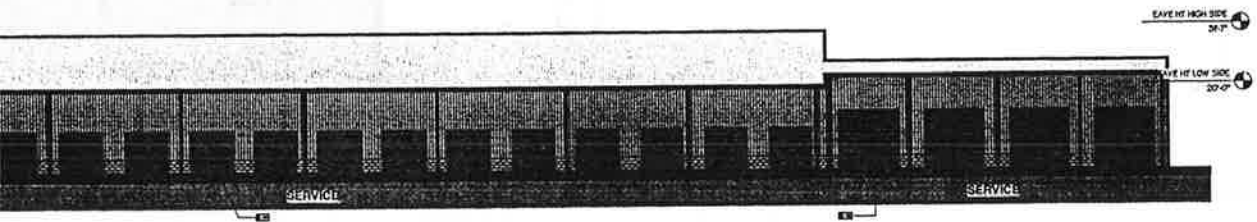
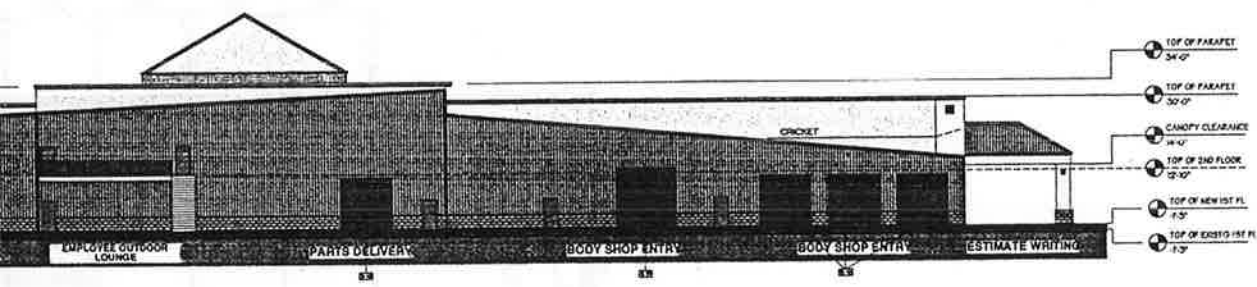
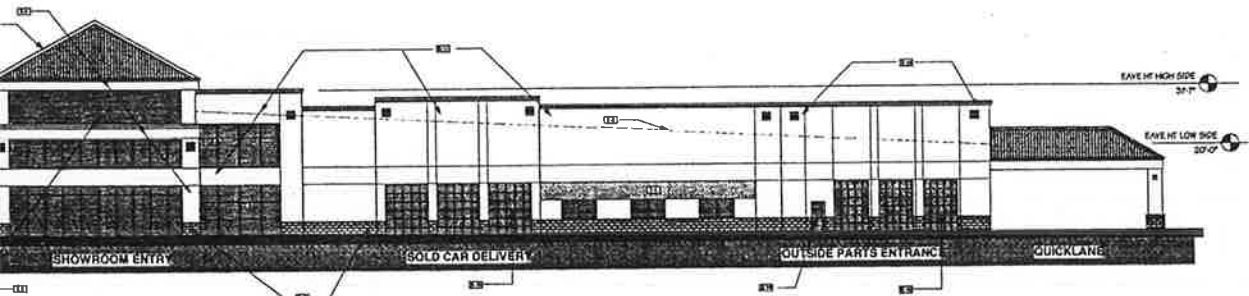
REVISIONS


©2001 RSC & Assoc. Inc.

A2.01







# RSC & Assoc. Inc.

ARCHITECTS  
PLANNERS  
&  
INTERIOR  
DESIGNERS

4000 NW 23rd Ave. PMB 318  
PO BOX 147056  
Gainesville, Florida  
32614-7050  
(352) 376-1642  
fax (352) 377-3482  
e-mail RSCRoy@aol.com

A New  
Sales Facility for  
**Gainesville Ford**  
 North Main Street  
 Gainesville, FL

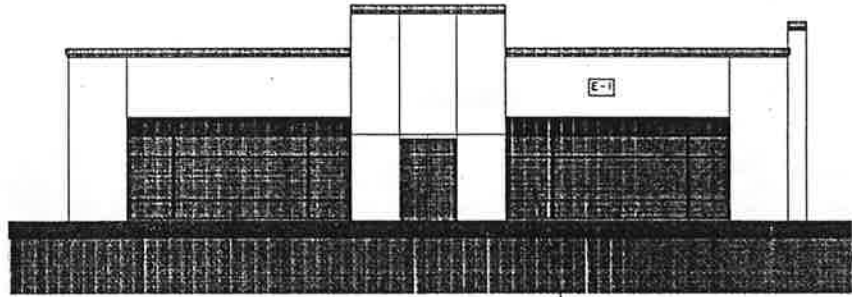
ELEVATIONS

DATE ■ 9/25/01  
DRAWN ■ RSC  
CHECK ■ RSC  
RSC # ■ 05-16

REVISIONS

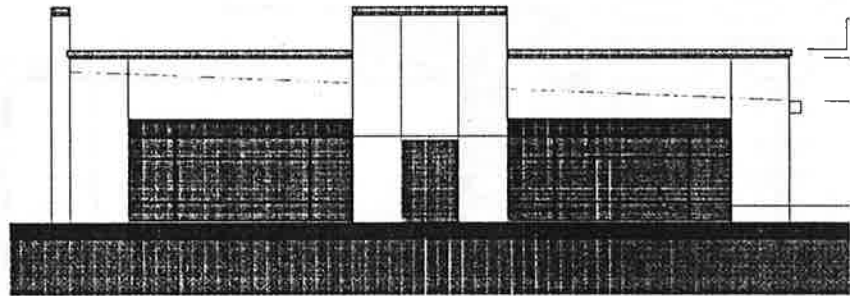

©2001 RSC & Assoc. Inc.

A3.01  
■ of ■



**WEST ELEVATION**

SCALE: 1/8"=1'-0"

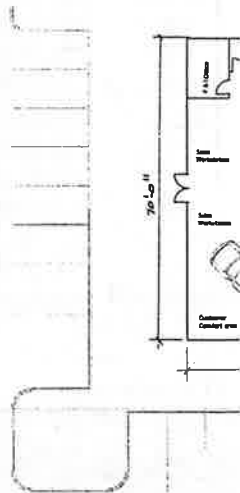


**SOUTH ELEVATION**

SCALE: 1/8"=1'-0"

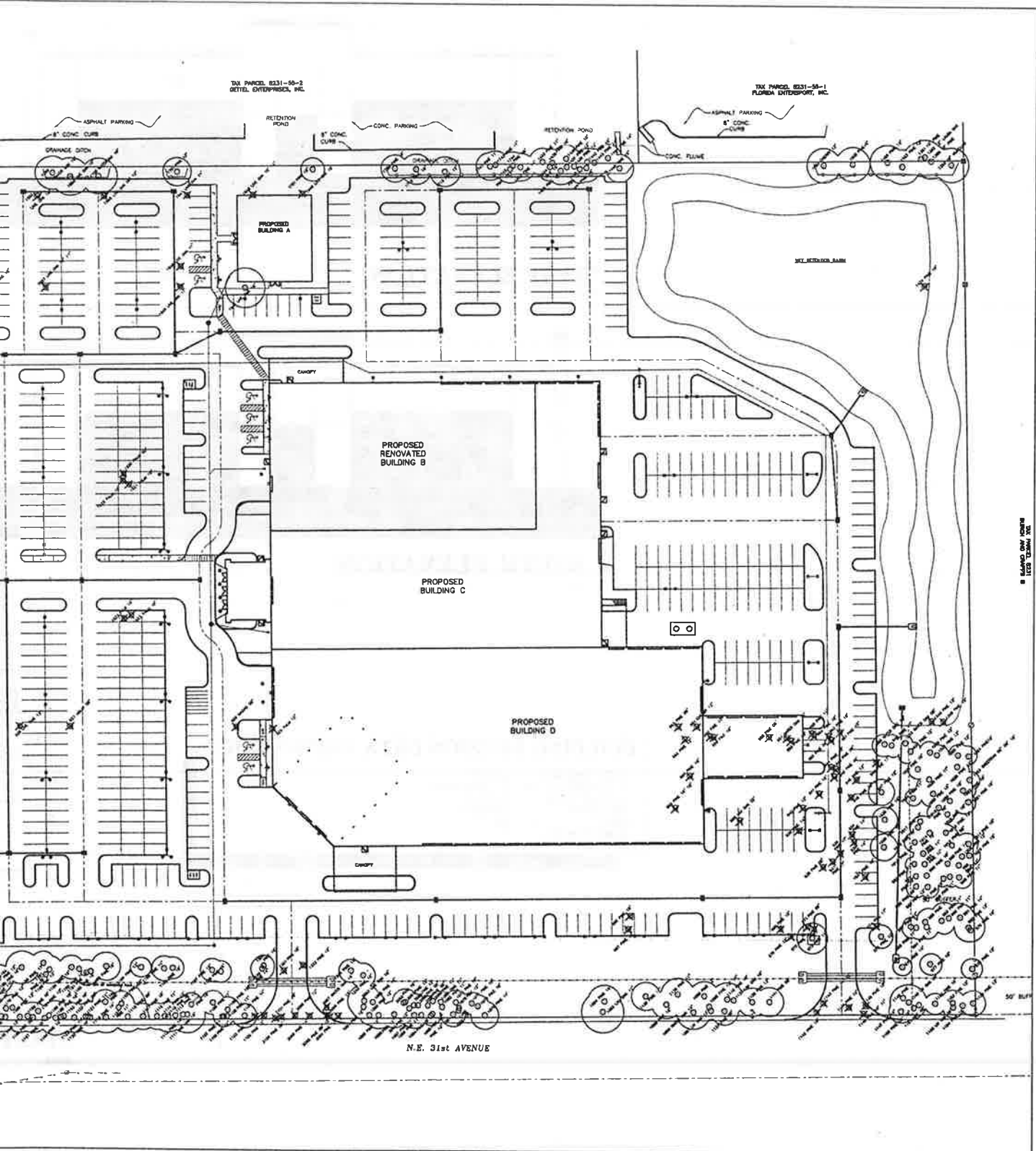
**BUILDING DIVISION DATA (MITSUBISHI)**

GROSS FLOOR AREA	4,200SF
TYPE OF CONSTRUCTION	IV UNPROTECTED
OCCUPANCY CLASS	BUSINESS
FIRE SYSTEM	SPRINKLED
HEIGHT	22 FT.
NUMBER OF STORIES	1



**FIRST**

SCALE:



© JOLA INC. 2007

**Ford Dealership**  
 Gainesville, Florida

Tree  
 Removal  
 Plan

REVISIONS  
 10/3/01 PER CITY  
 10/26/01 PER CITY

DATE 9/14/0  
 BY JC  
 SCALE 4C  
 PROJ -3  
 S H E E T





