001254.3

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

Item No: 4

TO: City Plan Board DATE: April 19, 2001

FROM: Planning Division Staff

SUBJECT: **Petition 30WSU-01CC Watson Construction, agent for Conrad Yelvington Distributors, Inc. A special use permit for Wellfield Protection and development plan review for construction of a concrete batch plant and asphalt plant with associated aggregate storage and master stormwater design. Zoned: I-2 (general industrial district). 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 an asphalt batch plant and a concrete batch plant and associated stormwater management facilities. See the preliminary development plan, dated April 3, 2001, Exhibit 1and 2. The subject property is a 49. 64 acre site located in the 7600 block of US 441. The subject property is zoned I-2 (General Industrial District) and AG (Agriculture District).

WELLFIELD PROTECTION SPECIAL USE PERMIT

The subject property, is a 49-acre parcel which currently has received Development Review Board approval for the development of an aggregate distribution center. The total site controlled by that development plan includes an area in the tertiary zone of the Wellfield District. See map of Wellfield Tertiary Zone Boundary, Exhibit 3. The Petitioner now requests approval of an asphalt batch plant and a concrete batch plant which were not part of the earlier requests, reviews or hearings. 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. Since the proposed use involves the use of hazardous materials and a stormwater management system with outfall

Industrial pre-treatment plants shall be allowed.

Condition 8: If deemed necessary at final plan review by GRU, the petitioners shall obtain an industrial pre-treatment permit for wastewater discharge to sanitary sewer system.

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.*

It is anticipated that local, state and federal permits will be obtained in accordance with the procedures of the each permitting agency. Permits that are required for the proposed asphalt and concrete batch plants amendment include:

Final Development Plan Approval
Suwanee River Water Management District Permit
Hazardous Materials Storage License (ACEDP) required prior to construction
Industrial Pre-treatment Permit (GRU), if deemed necessary by GRU
Florida Department of Environmental Protection
Air Quality Permit (FDEP)
United States Environmental Protection Agency
See Exhibit 6, Koogler and Asscociates, April 10, 2001.

5. *That the proposed use is not exempt under section 30-202 of this code.*

The proposed use and operation is not associated with the Murphree Water Treatment Plant or electric transmission and distribution system. It does not involve the provision of utility service by a government-owned utility. The facility is not associated with Gainesville Regional Utilities centralized potable water and wastewater systems. The development is proposed to be connected to the GRU wastewater system. The use and operation involves the storage, use and manufacture of hazardous materials, which are not exempt under the Hazardous Materials Management Code. See Exhibit 3 and Exhibit 7.

DEVELOPMENT PLAN REVIEW

Article VII of the Land Development Code requires the reviewing Board to consider the following factors in their review of an intermediate development plan.

1. Whether the plan meets submittal requirements of the land development code including payment of fees and compliance with submittal schedules to ensure adequate notice and 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 conditions.

2. *Whether the proposed development is consistent with the comprehensive plan, the land development code, applicable special area plans and other applicable regulations.*

Comprehensive Plan

See Wellfield Special Use permit criteria number 3 above.

Land Development Code

(a) Zoning:

Asphalt and asphaltic mixtures for paving are classsified as IN 2951. Ready-mixed concrete, production and distribution is classified as IN 3273. Both of these industries, which are included in Division D of the Standard Industrial Classification Manual, are permitted uses in I-2 zoning district. The subject property, includes a 5 acre tract, zoned AG, located in the eastern portion of the site, adjacent to SR121. The land use and zoning of this portion of the site provide an adjacent use buffer to the residential planned developments on the east side of SR121.

(b) Surrounding zoning and existing uses:

Adjacent property is zoned I-2 to the south, County A-1 to the west (pending land use amendment to Single Family), AG to the North and PD (residential) to the East, on the east side of SR121. See map showing the mix of uses surrounding the subject property within a one-half mile radius, Exhibit 8.

(c) Intensity of development:

The proposed total impervious area (including all building area) is 26.6% of the 49.64-acre site. Open space totals 73.4% of the site. The plan meets the requirement of the industrial land use category that limits the total development to 80% of the site.

(d) Environmental overlay districts:

The developed site includes FEMA flood plain and wetland areas. The previously approved development plan provided on-site mitigation of wetland area located near US441. The proposed amendment does not alter the wetland area or previously approved mitigation.

The proposed stormwater management system is a wet detention system. The petitioners are proposing an industrial pre-treatment basin, which discharges to the master stormwater management basin. The master stormwater basin discharges to the wetland. The truck washing system for the concrete trucks is a closed system designed to re-cycle the wastewater. This system is designed for the twenty-five year storm, with flood routing the pre-treatment basin. The asphalt truck washing system is designed for wastewater discharge to the centralized sewer system.

(e) Access and parking:

The project will only have access on US 441. Roadway capacity is available on US 441 for the proposed trips. There is a median with a left turn storage lane located at this location on US 441.

The estimated total truck trips of the entire development is 240 trips per day. The proposed total vehicle trips is 300 per day. The truck trips that would otherwise bring aggregate to the site for the asphalt plant and concrete plant are captured within the site. The Yelvington plan also provides an internal circulation system for aggregate sales to the Whitehurst site. The previously approved development plan provides for the construction of a railroad line to bring the aggregate to the site. The property is accessed by a driveway easement to US 441, and no frontage along US 441. The site is not served by sidewalk, and no sidewalk is required since there is no frontage on a public street.

The proposed amendment will add 4 additional parking spaces to the site. The petitioners have not shown any bicycle parking.

Condition A: Provide one bicycle parking space.

(f) Dimensional requirements:

The I-2 district requires a 25-foot front yard setback, a 20-foot side yard setback, and a 10-foot rear-yard setback, which are provided on the development plan. The I-2 zoned property is not adjacent to any residential zoning districts. Within 100 feet of any property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan, all activity and use except storage of equipment and parking shall be conducted within completely enclosed structures. The proposed amendment and the existing development are more than 100 feet from any residential development. There are no height restrictions in the I-2 district.

(g) Landscape and buffering:

The proposed development plan amendment includes a total of 36.4 acres of open space, 73.4% of the site. The code requires 20% of the site to be developed as open space or landscaped area.

The landscape plan approved by petition 42SPL-00 DB provided a row of cedars along the south and west property lines, 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 to the residential planned developments on the east side of SR121. There is no buffer to the north consistent with the installation of the railroad line to the site. 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. No street buffer is required. The petitioners have not provided shading for the four parking spaces due to their concern that tree debris not be introduced into the aggregate, concrete and asphalt. The subject property, includes a 5-acre tract, zoned AG, located in the eastern portion of the site, adjacent to SR121, see Exhibit 1, sheet 1 of 6.

(h) Dust:

The proposed development plan amendment includes the following dust/air particulate controls: the stabilized areas shall be kept watered; the security fence along the south and west sides of the compound will include a vinyl covering to provide screening (see note 14, sheet 1 of 6 in the development plan); the south and west perimeter of the property will be planted with a row of cedars, see Exhibit 1 LS, and the internal driveway system will be paved to the Watson development, see Exhibit 1, sheet 2 of 6.

Condition B: Pave the driveway to the Whitehurst site.

Condition C: The stabilized areas of the site shall be kept watered and the security fence shall be equipped with a vinyl covering to provide screening.

Condition D: The applicant shall develop an air monitoring plan for particulate matter of size 10 microns or less (PM-10), acceptable to the City Manager or his designee, prior to final plan approval. The implementation monitoring plan must include the proposed number, location and frequency of sampling to be submitted to the City. Additionally, the plan must include corrective measures to be taken in the event that monitoring of the PM-10 National Ambient Air Quality Standards of the Clean Air Act (40CFR Part 50) have been exceeded.

(i) Odor:

The petitioners have submitted a letter, from Koogler and Associates, Environmental Services stating that they will be in compliance with Rule 62-296.320(2), Florida Administrative Code, see Exhibit 9. This rule states: Objectionable Odor Prohibited - No person shall cause, suffer, allow or permit the discharge of air pollutants which cause or contribute to

objectionable odor. The proposed compliance will be attained through air dispersion of potentially odorous compounds, as well as by natural site buffering.

Condition E: Petitioners shall be in compliance with Rule 62-296.320(2) F.A.C., regarding odor.

(j) Noise:

The petitioners have submitted a noise impact analysis prepared by Golder Associates Inc, see Exhibit 10. The study consisted of measuring the background noise levels and the octave bands at the project boundaries and at the nearby residential community to the east. The background noise data, along with the noise emitted by the project during operations, were used to determine the total noise impact. Noise monitoring was performed at five sites. The study states that the noise levels predicted for all the receivers was well be low the HUD $65L_{dn}$ standard for acceptable noise levels.

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

(k) Vibration:

Condition G: No use of any property shall cause perceptible earth vibrations beyond any property line. All machinery shall be placed on shock absorption mounting and on suitable reinforced footings. No machine shall be loaded beyond the capacity as described by the manufacturers.

(l) Applicable special area plans:

No special area plans apply to the site.

3. *Whether the proposed development meets the level of service requirements adopted in the City of Gainesville Comprehensive Plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency exemption, certificate of preliminary or final concurrency (as applicable at the particular development review stage), or certificate of conditional concurrency reservation.*

A certificate of preliminary concurrency has been approved for this petition. The subject property is not in the TCEA, and is subject to all concurrency requirements.

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

Condition: Water supply shall be adequate to meet fire flow requirements.

4. *Whether the proposed development complies with other applicable factors and criteria prescribed by the comprehensive plan, the land development code or other applicable law.*

In addition to the permits required by the proposed amendment, Petition 42SPL-00DB will also require an FDOT permit for work in FDOT right-of-way and for construction of the railroad line. A Suwanee River Water Management Permit has been received for the original development plan.

Respectfully submitted,

Ralph Hilliard
Planning Manager

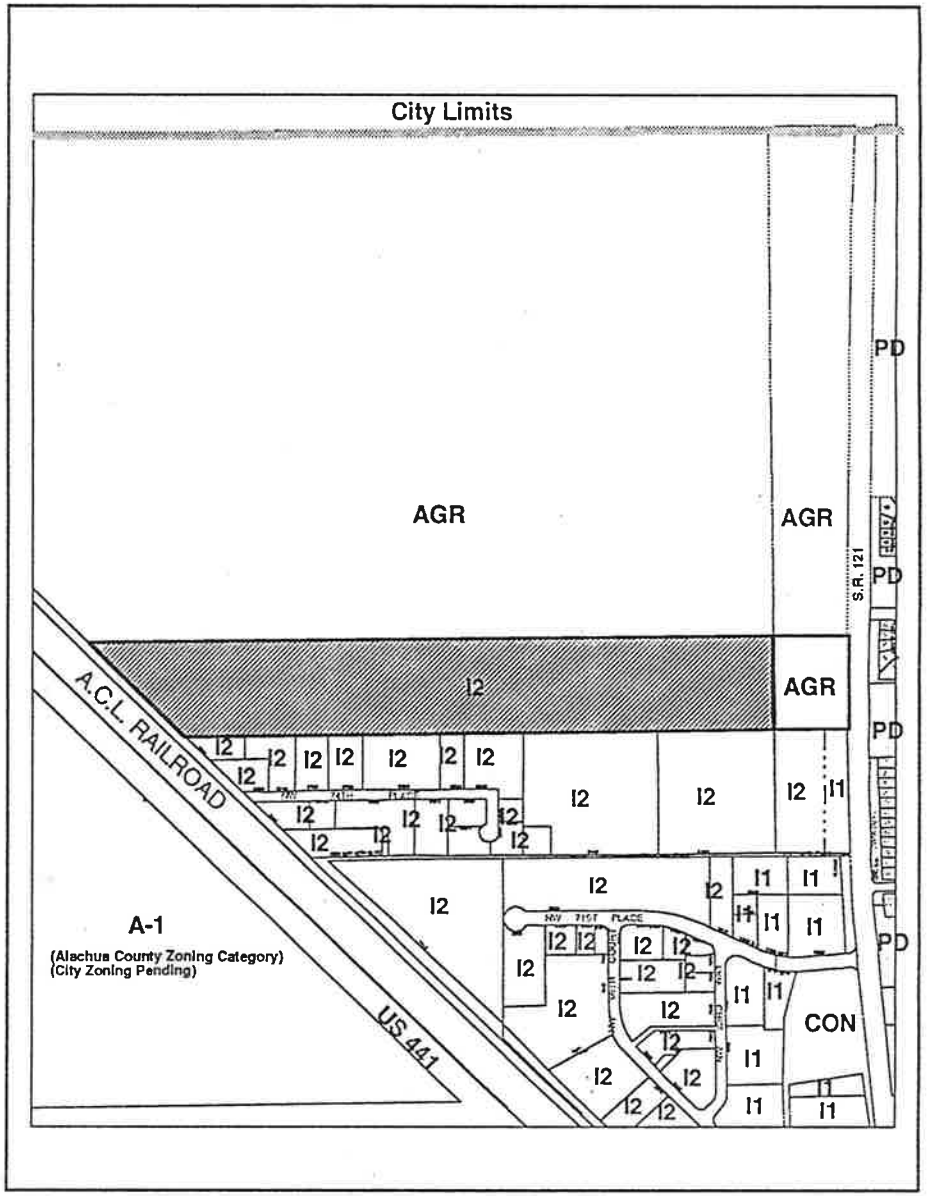
RH:CRM
Attachments

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	Single-family/Multiple-family Residential (12 du/acre)
RMF6	Multiple-family Residential (8-15 du/acre)
RMF7	Multiple-family Residential (8-21 du/acre)
RMF8	Multiple-family Residential (8-30 du/acre)
RC	Residential Conservation (12 du/acre)
MH	Mobile Home Residential (12 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 (20 du/acre)
OF	General Office
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 (up to 150 du/acre)
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
PD	Planned Development

—x— Historic Preservation/Conservation
—o— Special Area Plan
—·—·— Division line between two zoning districts
——— City Limits

Area under petition consideration



ZONING

Name	Petition Request	Map(s)	Petition Number
Watson Construction, agent for Conrad Yelvington Distributors, Inc.	Wellfield Special Use Permit and Associated Development Plan	3046 3047 3048	30 WSU-01CC

No Scale

Prepared by the City of Gainesville, Department of Community Development, 04/00

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. 30WSU-01CC Review Date: 4/9/01 Review For :Technical Review Committee Plan Reviewed: 04/10/01 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: R.A. Melze Rick Melze, P.E. Development Review Engineer

REVISIONS / RECOMMENDATIONS:

1. A Suwanee River Water Management District Permit will be required before final signoff.

2. An Industrial Pre-treatment Permit will be required from the Department of Environmental Protection.

3. Please label the stormwater basin as "wet detention".

GRU

INTER-OFFICE COMMUNICATION
Water & Wastewater Engineering

DATE: April 13, 2001

TO: Carolyn Morgan
City of Gainesville Planning Department

FROM: Kim Zoltek, P.E. KOZ
Senior Environmental Engineer

SUBJECT: Proposed Watson Asphalt and Concrete Plant Special Use Permit Review

On April 6, David Richardson and I met with you, Gus Almos/ACEPD, and representatives from Watson Construction regarding the proposed Watson Asphalt and Concrete Plant. Mr. Richardson and I were concerned with obtaining information that would allow us to complete our review of the development for the purpose of determining whether the following special use permit criteria would be met:

(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

Information was requested concerning hazardous materials storage and handling, stormwater quality and destination, destination of water used in concrete and asphalt washout systems, destination of lab wastewater, water demands and wastewater demands. Based on information obtained in that meeting as well as subsequent information submitted by the applicant, GRU believes that the proposed Watson Asphalt and Concrete Plant will not endanger the city's potable water supply.

The applicant's engineer indicated that a survey of the site for wells and septic tanks had not been completed. As a condition of the special use permit, the applicant should provide a certification that a foot survey of the site has been conducted, sufficient to determine that no unused wells or septic tanks exist or that any existing unused wells or septic tanks have been abandoned in accordance with all applicable regulations. From review of aerial photographs, it appears that a structure may exist on the eastern portion of the site. This portion of the survey should be done carefully as a well or septic tank may be more likely to exist near an old structure.

David Richardson reviewed water demand information submitted by the applicant's engineer. Based on his modeling results, the proposed water system will have to be modified to accommodate the fire flow requirement. This may be accomplished by increasing the pipe size or looping the water main. These options can be further evaluated during plan review.

INTER-OFFICE COMMUNICATION
Water & Wastewater Engineering

The applicant's engineer was not able to provide wastewater generation rates. Adequate wastewater capacity is available for the domestic flows proposed, but the amount of wastewater generated by the truck washout systems is unknown. Considering the size of the collection system in the area, it is likely that wastewater service can be provided with the existing infrastructure, however, this would have to be confirmed when wastewater demand information is available.

If you have any more questions or require further information, please contact me at x1637 or David Richardson at x1291.

Xc: Mike Kurtz
Bob McVay
Ed Regan
David Richardson

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

Apr 12, 2001

4 Petition 30WSU-01 CC

Watson Construction, agent for Conrad Yelvington Distributors, Inc. A special use permit for Wellfield Protection and for preliminary development plan review for construction of a concrete batch plant and asphalt plant with associated rock storage and master stormwater design. Zoned: I-2 (general industrial district). Located in the 7600 block, east of US 441. (CAROLYN)

- ☐ **Conceptual Comments**
- ☐ **Approved as submitted**
- ☒ **Approved w/conditions**
- ☐ **Insufficient information to approve**

New Services Approval of your site plan should not be misconstrued as an approval of the on-site & off-site sewer collection and the water distribution facilities.

Water Show M & B easement, 20' wide or indicate that a blanket PUE will be provided?

Sanitary Sewer Show point of service to sewer system. Show off-site easements that may be needed. Design of private pump station and sewer force main will need to meet GRU's standards and specifications. After the truck wash flows are submitted, GRU will determine if adequate capacity is available or if an upgrade will be required.

Electric No electric information to review. Cordinate with Wesley Brewer at GRU, 334-3400, ext 1533. Electric transformer and conduits need to be worked out before final. Show 20 " wide PUE or indicate blanket to be provided. (If you can, send electronic info to brewerwd@gru.com)

Gas Show proposed gas service - coordinate with Tony Hewitt @ GRU, 334-3600, ext 6020

Real Estate As indicated above, we will need to see PUE's or blanket PUE over water, electric and off-site sanitaryt sewer.

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

FIRE PROTECTION/LIFE SAFETY REVIEW

Petition No. 30WSU-01 CC Review Date: 5/26/01
Review For: Technical Review Committee Plan Reviewed: 3/27/200
Description, Agent & Location: Asphalt Plant, Watson Construction, 7600 Block , East of US 441

Review Type: Other

Project Planner: Carolyn Morgan

☐ 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:

Sandy A. Ellison
Fire Inspector

REVISIONS / RECOMMENDATIONS:

1. Provide locations of fire hydrants and the size and locations of water mains that supply them. The point of service for fire protection systems connected to the public water system shall also be designated. No portion of any building shall be more than 500 feet, measured by way of fire apparatus access, from a hydrant meeting the requirements of Gainesville regional Utilities Water Standards And Approved Materials Manual , and the fire hydrant standards of Gainesville City Code, section 10-7.

2. In order to prevent responding emergency vehicles from driving off of the stabilized surface and becoming immobilized, the borders of the stabilized surface shall be marked by a durable marking system that is easily recognizable to responding emergency personnel. A definitive form of well maintained low ground cover, or other approved marking method, is considered acceptable.

SITE PLAN EVALUATION SHEET
BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 30WSU-01CC	Review Date: 03/22/01	Review Type:	Preliminary
Review For :Plan Board	Plan Reviewed: 04/11/01	Project Planner:	Carolyn Morgan
Description, Agent & Location: Watson Construction, Asphalt plant, 7600 bl US 441			

☐ APPROVABLE ☒ APPROVABLE SUBJECT TO COMMENTS ☐ DISAPPROVED ☐ CONCEPT

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:
Brenda S. Strickland
Brenda G. Strickland
Plans Examiner

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. The accessible parking space should be located on the entrance side of the, concrete batch plant, control building.

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 typical FDOT marking detail.

3. Provide level platform in front of all egress doors. The floor surface on both sides of a door shall be at the same elevation. The floor surface or landing on each side of the door shall extend from the door in the closed position a distance equal to the door width and shall comply the Section 4.13.6 Maneuvering Clearances at Doors of the Florida Accessibility Code for Building Construction.

4. Provide dimensions and slope on platforms and ramps.

5. Construction details, to meet the 100-mph wind load, will be required on the storage bins at the time of permitting.

SITE PLAN EVALUATION SHEET
GAINESVILLE POLICE DEPARTMENT

Petition Number: 30WSU-01 CC Review Date: 3/15/01 Review For: Technical Review Committee Plan Reviewed: 3/22/01 Description, Agent and Location: asphalt plant Watson 7600 E of US 441	Review Type: Preliminary Project Planner: Carolyn

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

General suggestions to Petitioners: ☐ Consider pre-wiring the buildings for intrusion/fire detection. ☐ Consider contacting the Gainesville Police Department for security hardware recommendations prior to installation. ☐ Consider the appropriate use of lighting for doorways, stairways, and along pedestrian walkways. ☐ Consider fencing the property.	Comments By: Elizabeth Ham Officer Elizabeth Ham Gainesville Police

REVISIONS/RECOMMENDATIONS:

1. Keep the existing perimeter fence.
2. Show lighting details (for exterior of buildings) on site plans.

SITE PLAN EVALUATION SHEET
CITY ARBORIST 334-2171 – Sta. 27

Petition: 30 WSU-01 CC Review date: 3/14/01 Review For: Technical Review Committee Agent: **Watson Construction, agent for Conrad Yelvington Distributors** at 7600 block 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

TO: City Plan Board & City Commission **DATE:** 4/10/01

FROM: Onelia R. Lazzari

SUBJECT: Concurrency Review for 30WSU-01CC

The Watson Asphalt and Concrete Plant development, located in the 7600 block of US 441, meets all the Community Development Department requirements for a Certificate of Preliminary Concurrency. See the Public Works Comments sheet for information about stormwater management concurrency. This development is located outside of the TCEA. When this development returns for final development plan approval, an application for a Certificate of Final Concurrency must be made.

WATSON ASPHALT

GAINESV

DEVELOPMENT DATA

1. PROJECT DESCRIPTION:
   THIS SITE PLAN REPRESENTS AN AMENDMENT TO THE APPROVED YELVINGTON DISTRIBUTION CENTER PROJECT (PETITION No. 42SPC-0008). THIS AMENDMENT CONSISTS OF THE CONSTRUCTION OF AN ASPHALT AND CONCRETE BATCH PLANT BY WATSON CONSTRUCTION. THE PROPOSED PROJECT WILL UTILIZE THE MASTER STORMWATER MANAGEMENT FACILITIES PREVIOUSLY APPROVED WITH THE YELVINGTON SITE PLAN. THE ASPHALT AND CONCRETE PLANT SHALL BE IN COMPLIANCE WITH CITY, STATE, AND FEDERAL REGULATIONS.

2. PROJECT DEVELOPER:
   THE PROPERTY OWNER IS CONRAD YELVINGTON DISTRIBUTORS, INC.
   THE PROJECT DEVELOPER IS WATSON CONSTRUCTION,
   6322 NW 18th DRIVE
   GAINESVILLE, FL 32604 (378-8157)

3. OVERALL PROPERTY DATA:
   A. TOTAL PROPERTY AREA: 49.64 AC. = 2,162,318 S.F. = 100.0%
   B. TOTAL BUILDING AREA: (OFFICE BUILDINGS) = 1,635 S.F. = 0.08% (DOES NOT INCLUDE STORAGE BINS)
   C. TOTAL IMPERVIOUS AREA = 576,017 S.F. = 26.6%
   D. TOTAL OPEN AREA: = 1,586,301 S.F. = 73.4%

4. DEVELOPMENT DATA TABLE
   A. PROJECT AREA: 5.00 AC. = 217,800 S.F. = 100.0%
   B. TOTAL BUILDING AREA: (OFFICE BUILDINGS) = 1,200 S.F. = 0.6%
   C. TOTAL IMPERVIOUS AREA (INCLUDES STABILIZED AREAS): = 167,250 S.F. = 76.8%
   D. TOTAL OPEN AREA: = 50,250 S.F. = 23.1%

5. PARKING SPACES:
   A. CRITERIA: (MANUFACTURING/INDUSTRIAL USE WITH ONE SPACE/500 S.F. OF FLOOR AREA
   B. REQUIRED: ONE SPACE/500 S.F. x 1,200 S.F. = 3
   C. PROVIDED: 4 PARKING SPACES INCLUDING 2 HANDICAP SPACE

6. BUILDING INFORMATION:
   THE PLANT CONTROL OFFICES WILL BE PRE-MANUFACTURED BUILDINGS.

   CONCRETE PLANT CONTROL OFFICE
   A. GROSS FLOOR AREA: 525 S.F.
   B. OCCUPANCY CLASS: B-BUSINESS
   C. NUMBER OF STORIES: ONE
   D. HEIGHT OF BUILDING: 12'
   E. SPRINKLER: NO
   F. BUILDING SHALL MEET DCA REGULATIONS FOR MANUFACTURED BUILDING.
   G. TYPE OF CONSTRUCTION: VI UNPROTECTED

   ASPHALT PLANT CONTROL OFFICE
   A. GROSS FLOOR AREA: (4,500 S.F. 1st FLOOR, 2,25 S.F. 2nd FLOOR)
   B. OCCUPANCY CLASS: B-BUSINESS
   C. NUMBER OF STORIES: 2
   D. HEIGHT OF BUILDING: 19'
   E. SPRINKLER: NO
   F. BUILDING SHALL MEET DCA REGULATIONS FOR MANUFACTURED BUILDING.
   G. TYPE OF CONSTRUCTION: VI UNPROTECTED
   H. A EXCEPTION FOR VERTICAL ACCESSIBILITY REQUIREMENTS FOR THIS BUILDING WILL BE REQUESTED AND PROVIDED TO BUILDING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.

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

8. A PORTION OF THE PROPERTY IS WITHIN THE WELLFIELD PROTECTION DISTRICT (TERTIARY ZONE)

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

10. PART OF TAX PARCEL NO. 6013.

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

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

13. THE SITE IS WITHIN FEMA FLOOD ZONE A AND C AS SHOWN ON THE MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WAYNE CHANCE, 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.

14. IN ORDER TO MITIGATE DUST, THE STABILIZED AREAS SHALL BE KEPT WATERED. IN ADDITION, THE SECURITY FENCE ALONG THE SOUTH AND WEST SIDE OF THE COMPOUND WILL INCLUDE A VINYL COVERING TO PROVIDE SCREENING.

15. THE SITE SHALL MET THE REQUIREMENTS OF ORDINANCE 981314 FOR REGULATION OF NOISE.

16. DEVELOPMENT DATA TABLE
   A. AIR PERMITS.
      1. ASPHALT PLANT: THE PLANT IS CURRENTLY PERMITTED BY PERMIT 7770001-002-AF TO P&S PAVING, INC TO OPERATE IN VOLUSIA COUNTY. THE PERMIT WILL BE TRANSFORMED FROM P&S PAVING, INC. TO WATSON CONSTRUCTION. A NOTICE OF INTENT TO RELOCATE THE FACILITY TO THE NORTHEAST DISTRICT WILL ALSO BE FILED. THIS WILL INCLUDE A MODIFICATION OF THE OPERATIONAL PERMIT.
      2. CONCRETE BATCH PLANT: A CONSTRUCTION PERMIT WILL BE APPLIED FOR AND OBTAINED WITH SUFFICIENT TIME TERMS TO ALLOW THE CONSTRUCTION AND DEMONSTRATE COMPLIANCE AND STACK TESTING TO MEET CONDITIONS OF PERMIT. PRIOR TO THE EXPIRATION OF THE CONSTRUCTION PERMIT, AN OPERATION PERMIT MUST BE APPLIED FOR AND OBTAINED IN ORDER TO MAINTAIN CONTINUOUS OPERATION.
   B. WATER TREATMENT:
      A FDEP PERMIT FOR THE OFFLINE TREATMENT SYSTEM WILL BE OBTAINED. THE MASTER STORMWATER BASIN HAS BEEN PREVIOUSLY APPROVED BY SUWANNEE RIVER WATER MANAGEMENT DISTRICT.

17. THE SITE SHALL MEET SECTION 30-343 OF THE LAND DEVELOPMENT REGARDING GENERAL PERFORMANCE STANDARDS.

TRIP GENERATION

THE PROPOSED CONSTRUCTION OF THE CONCRETE BATCH PLANT AND THE ASPHALT PLANT WILL GENERATE TRIPS IN ADDITION TO THOSE PRODUCED BY THE APPROVED YELVINGTON DISTRIBUTION CENTER. THE AGGREGATE FOR THE PLANTS WILL BE AVAILABLE FROM YELVINGTON, THEREFORE NO ADDITIONAL TRIPS ARE ANTICIPATED FOR THE AGGREGATE DELIVERY.

THE PROPOSED ASPHALT PLANT HAS A MAXIMUM CAPACITY OF 100 TONS AN HOUR. OVER AN 8-HOUR DAY, THEREFORE 800 TONS WOULD BE MAXIMUM OUTPUT FROM THE PLANT. BASED ON 20-TON TRUCKS, THERE WOULD BE 80 TRUCK TRIPS PER DAY PRODUCED. THIS NUMBER REPRESENTS THE MAXIMUM CONDITION OF THE PLANT OVER AN 8 HOUR DAY. THE CONCRETE BATCH PLANT IS ANTICIPATED TO GENERATE 50 TRUCK TRIPS PER DAY.

THERE ARE ANTICIPATED TO VARIOUS DELIVERY VEHICLES FOR MATERIALS OTHER THAN AGGREGATE TO THE SITE. THE MAXIMUM ANTICIPATED DAILY AMOUNT OF THIS TRAFFIC IS 10 TRUCKS A DAY.

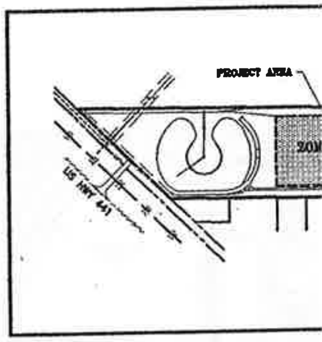
THERE ARE ANTICIPATED TO BE A MAXIMUM OF 10 EMPLOYEES AT THE SITE. THEREFORE, APPROXIMATELY 40 VEHICLE TRIPS ASSOCIATED WITH THE STAFF OF THE FACILITY.

IN SUMMARY, THERE ARE ANTICIPATED TO BE A MAXIMUM OF 140 TRUCK TRIPS PER DAY AND AN ADDITIONAL 40 VEHICLE TRIPS PER DAY FOR A TOTAL OF 180 TRIPS PER DAY.

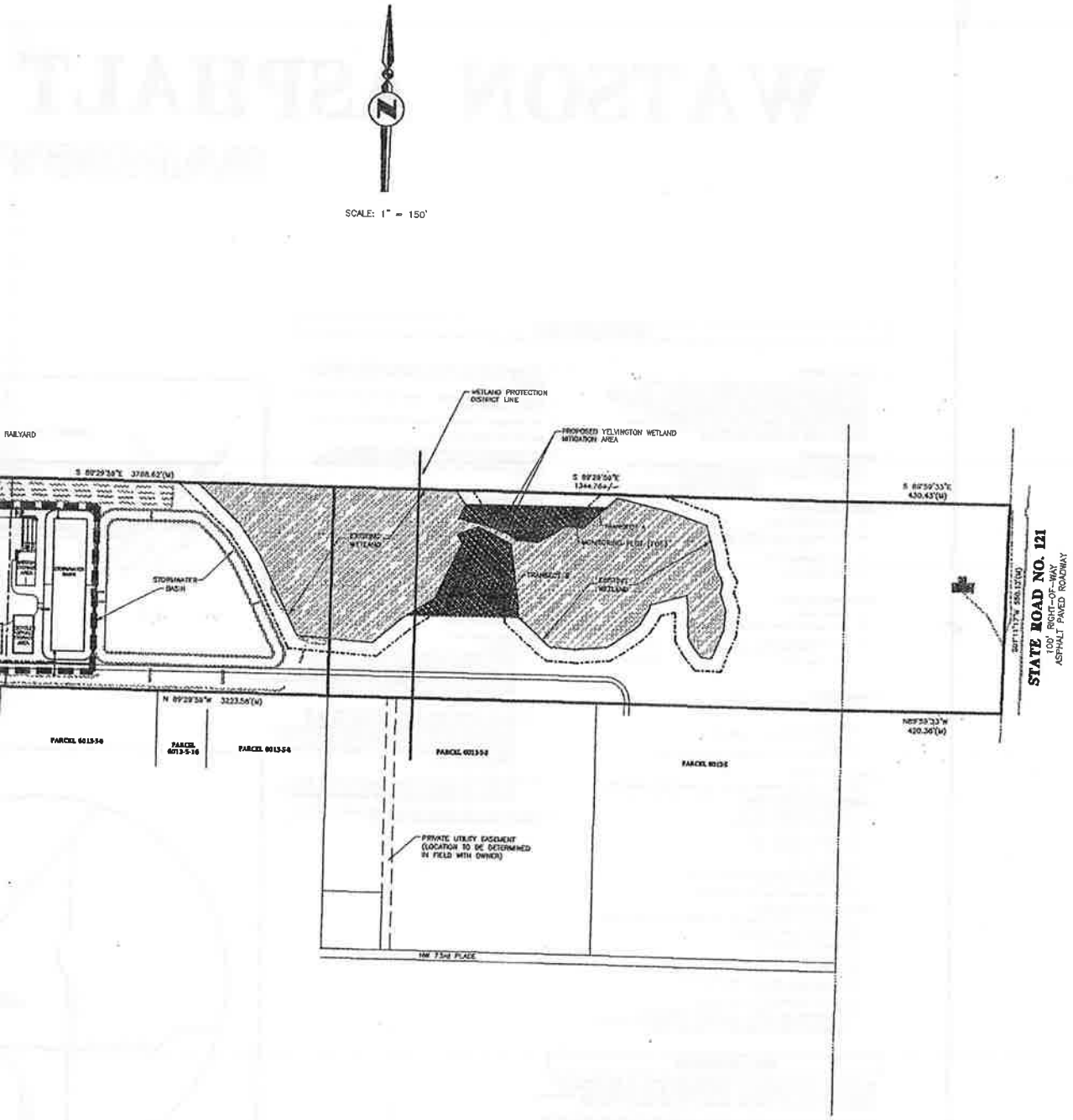
THE YELVINGTON FACILITY TOTALED 100 TRUCK TRIPS AND 20 VEHICLE TRIPS. THEREFORE, FOR THE TOTAL PROPERTY THE TOTAL TRIPS PRODUCED IS 240 TRUCK TRIPS AND 60 VEHICLE TRIPS FOR A TOTAL OF 300 TRIPS

LEGAL DESCRIPTION

Description: (by surveyor)
A parcel of land 550 feet wide lying in the South ½ of Section 12, Township 9 South, Range 19 East, and Section 7, Township 9 South, Range 20 East, all in Alachua County, Florida; being more particularly described as follows:
Commence at the Southeast corner of said Section 12, and run North 00°08'23"East, along the East line of said Section, 1890.81 feet to a concrete monument marked "RLS 940" at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 12 and the Point-of-Beginning; thence North 60°29'58"West 3223.58 feet to an iron rod marked "RLS 3524" at the Northeast corner of O.R.B. 1129, page 110 of the public records of Alachua County, Florida, said point being on the Easterly right-of-way line of a 50 foot wide City of Gainesville Right-of-way, (said point lying and being 100 feet perpendicular to the centerline of the Atlantic Coast Line Railroad tracks); thence North 45°28'51"West, along said Easterly right-of-way line and parallel to said centerline of tracks, 791.01 feet; thence South 89°29'58"East 3700.42 feet to the said West line of Section 7; thence South 89°59'33"East 430.43 feet to the West right-of-way line of State Road No. 121; thence South 01°11'17"West, along said West right-of-way line, 550.13 feet to a concrete monument on the North line of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 7; thence North 89°59'33"West, along said North line, 420.36 feet to the Point-of-Beginning.
Containing 49.640 Acres more or less.



LC



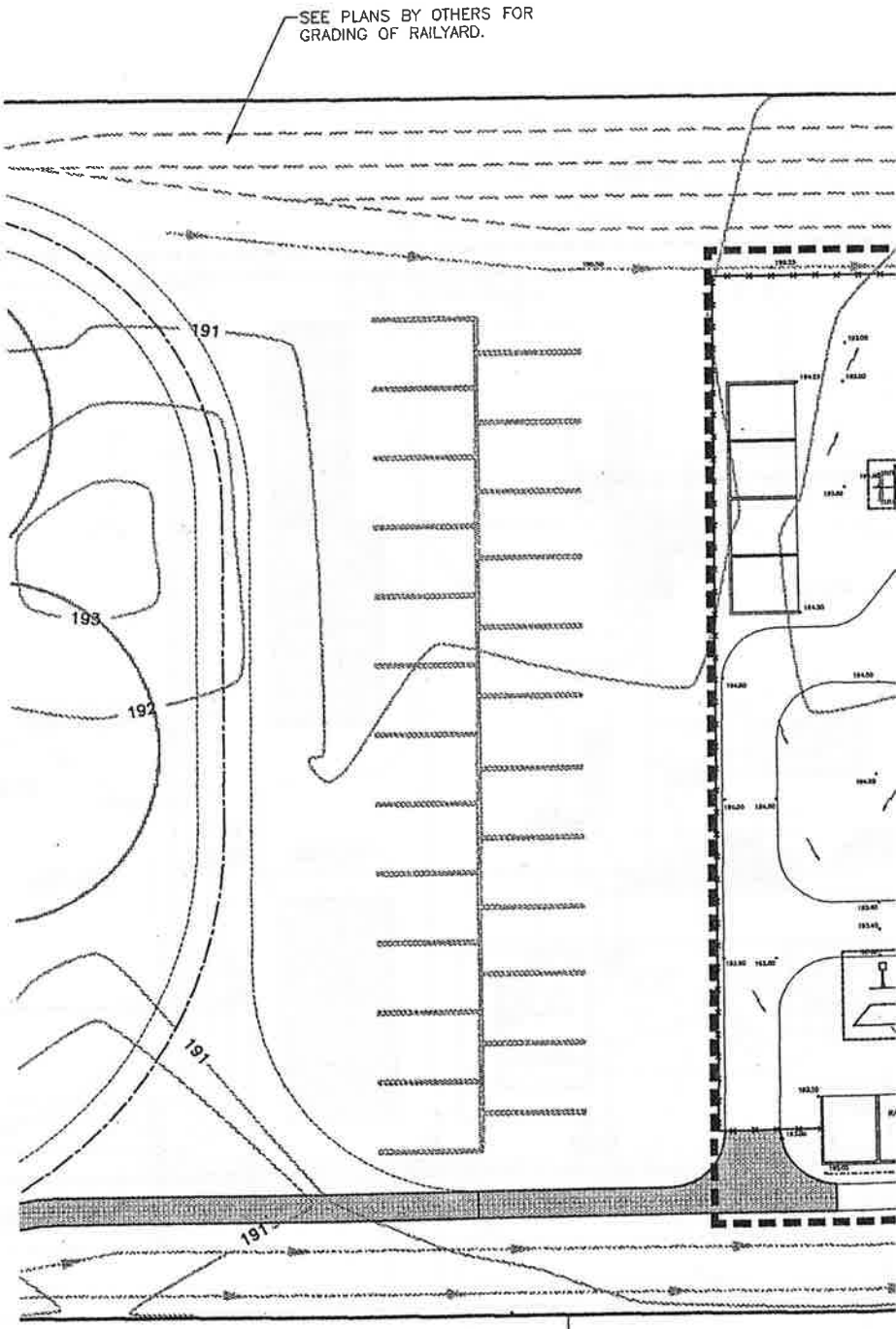
ENG DENMAN & ASSOC.
ENGINEERS SURVEYORS PLANN.
2404 N.W. 43rd ST.
GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541
FAX (352) 373-7249
EMAIL: eda@dencon.com
CORPORATE AUTHORIZATION NO. EB 2389
Professional Engineer of Record:
Ralph E. Eng, P.E. 11630
Registered Florida P.E. no.

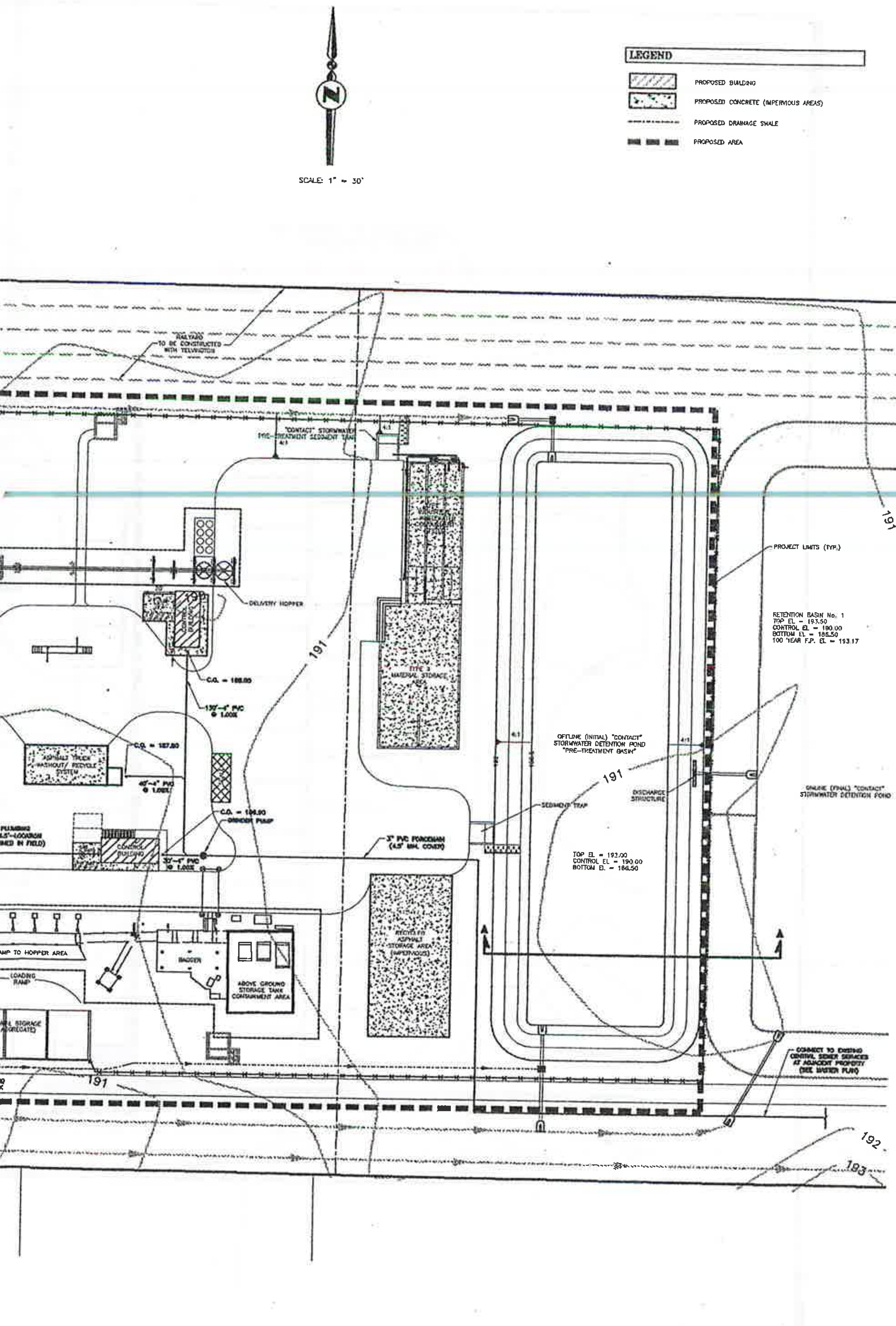
WATSON ASPHALT AND CONCRETE PLANT

No.	Date	Comment

MASTER SITE PLAN

Project Phase: CORRECTED PLANS


SEE PLANS BY OTHERS FOR GRADING OF RAILYARD.
191
193
192
191
191



ENG DENMAN & ASSOCIATES

ENGINEERS SURVEYORS PL
2404 N.W. 43rd ST.
GAINESVILLE, FLORIDA 32
TEL. (352) 373-3541
FAX. (352) 373-7249
E-MAIL: eda@edanet.net

CORPORATE AUTHORIZATION NO. EB 2389

Professional Engineer of Record:

Ralph E. Eng, P.E. — Engineer
11630 — Florida P.E. no.

WATSON ASPHALT AND CONCRETE PLANT

No.	Date	Comment

UTILITY PLAN

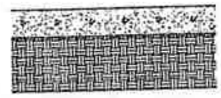
Project Phase: CORRECTED PLANS

Scale	1" = 30'	Date	APRIL 2001
Designed		Drawn	
Project No. 00-317		Sheet No. 5 of 8	

WATSON 2/W0031741.DWG

12" STABILIZED SUBGRADE COMPACTED TO 98% MODIFIED PROCTOR DENSITY, LBR 40

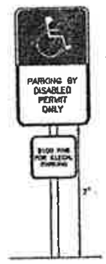
STABILIZED ROADWAY DETAIL
N.T.S.



6" CONCRETE PAVEMENT CLASS I CONCRETE 4000 PSI MINIMUM.

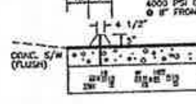
12" STABILIZED SUBGRADE, COMPACTED TO 98% MODIFIED PROCTOR DENSITY, LBR 30

TYPICAL CONCRETE PAVEMENT DETAIL
N.T.S.



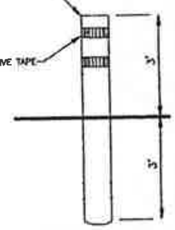
SIGN MUST BE PERMANENT AND ABOVE GROUND MOUNTED

HANDICAP SIGN DETAIL
N.T.S.



PRECAST CONCRETE WHEEL STOP-6' LONG 4000 PSI CONC. W/ #6 TIE RODS 2-REQ'D. @ 8" FROM EA. END.

CONCRETE WHEEL STOP
N.T.S.



TYPICAL STABILIZED AREA MARKER
N.T.S.

STO

THE PUBLIC WORKS DEPART
STREAMLINE SITE PLAN REVI
IN THE STORMWATER MANAG
STORMWATER MANAGEMENT
INFORMATION IS REQUIRED
ARE ANY QUESTIONS REGAR
DEVELOPMENT REVIEW ENGI

I. GENERAL

A. SITE PLAN No._____

B. TAX PARCEL No. PA

C. TAX MAP No.

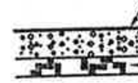
D. FINAL SITE PLAN SI

II. SITE INFORMATION

A. TOTAL IMPERVIOUS A

B. STORMWATER MANAG

Basin No.	Retention V
1	799.0
TOTAL	



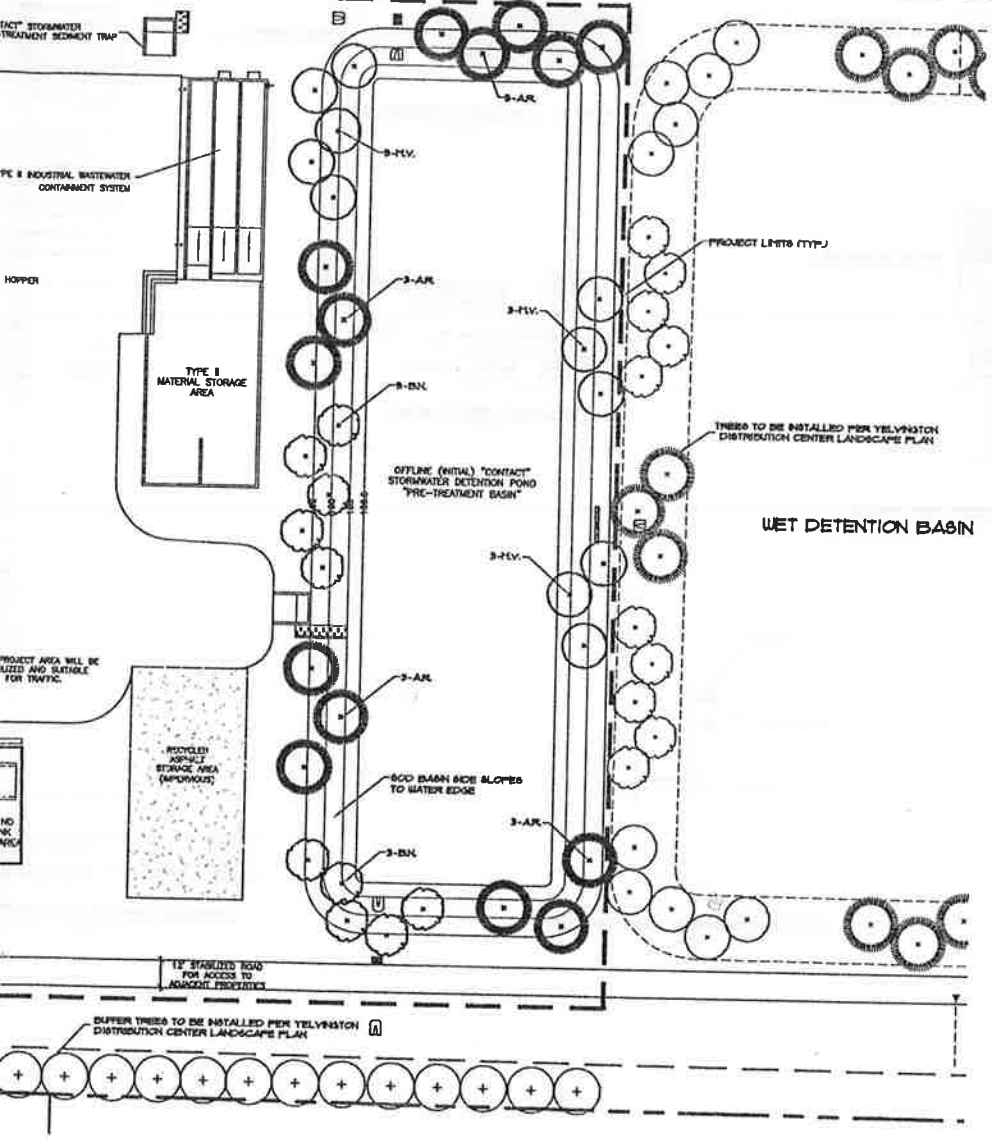
1 1/2" TYPE S-I ASP

8" LIMEROCK BASE, C
COMPACTED TO 98%

12" STABILIZED SUBG
TO 98% MODIFIED PR

TYPICAL ASPHALT PAVEMENT
N.T.S.

2001 - 08:58:34 - ASP



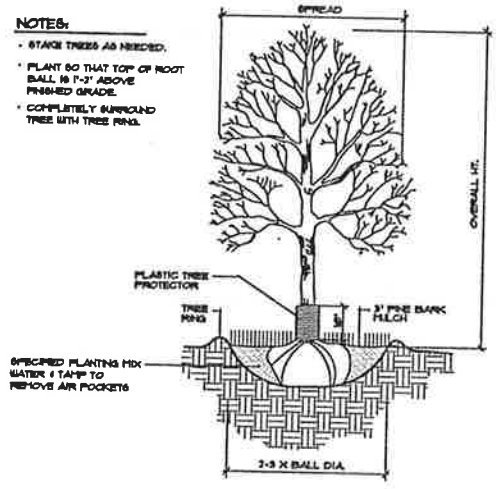
SIZE	SPACING/REMARKS
30 Gal.	8' ooh stn, 4' spr. stn, 1-1/2'-2' calp.
30 Gal.	8' ooh stn, 4' spr. stn, 1-1/2'-2' calp.
30 Gal.	8' ooh stn, 6' spr. stn, 1-1/2'-2' calp.

3" minimum layer
TSA Free

all plant quantities prior to bid.

NOTES:

- STAKE TREES AS NEEDED.
- PLANT SO THAT TOP OF ROOT BALL IS 1"-3" ABOVE FINISHED GRADE.
- COMPLETELY SURROUND TREE WITH TREE RING.



TREE PLANTING DETAIL

SCALE: NOT TO SCALE

RECEIVED
APR 13 2001
PLANNING DIVISION

McCLAIN DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURAL AND GRAPHIC SERVICES
GAINESVILLE, FLORIDA EMAIL: MDGTREE@AOL.COM
FAX: (352) 372-6622 PHONE: (352) 372-2808

WATSON ASPHALT AND CONCRETE PLANT

GAINESVILLE, FLORIDA

LANDSCAPE PLAN

DATE: 02-16-01

SUBMITTAL DATE: 02-15-01

REVISIONS:

NO:	DATE:

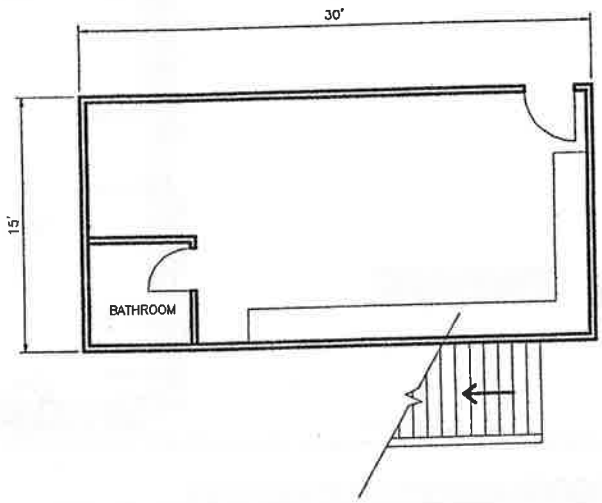
NORTH:

ONE INCH

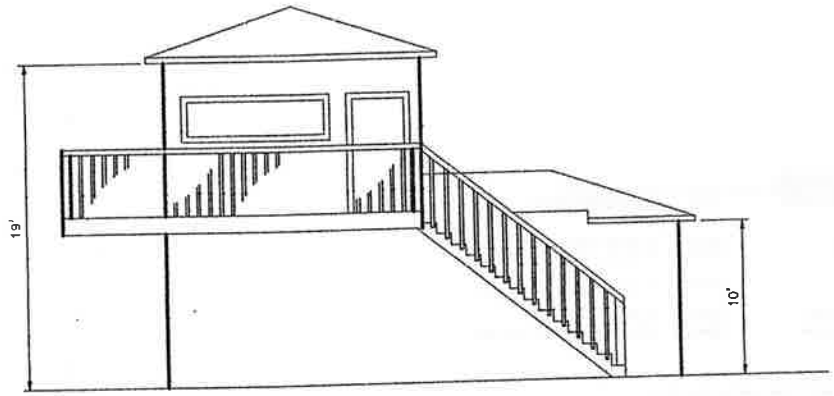
SCALE: 1"=30'-0"

JOB NO: 01-010

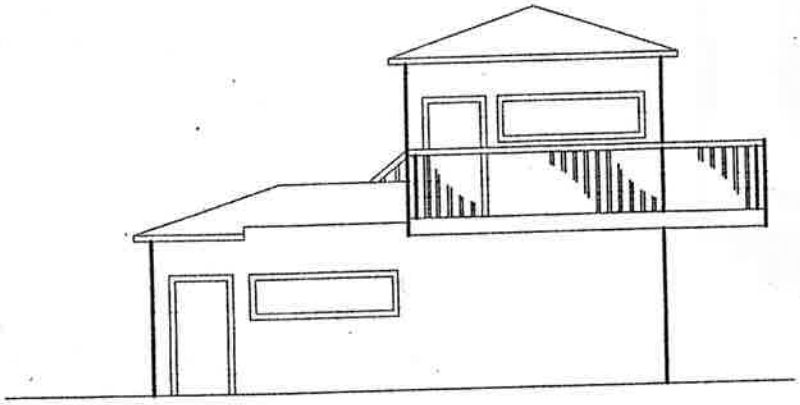
SHEET #: LS-1



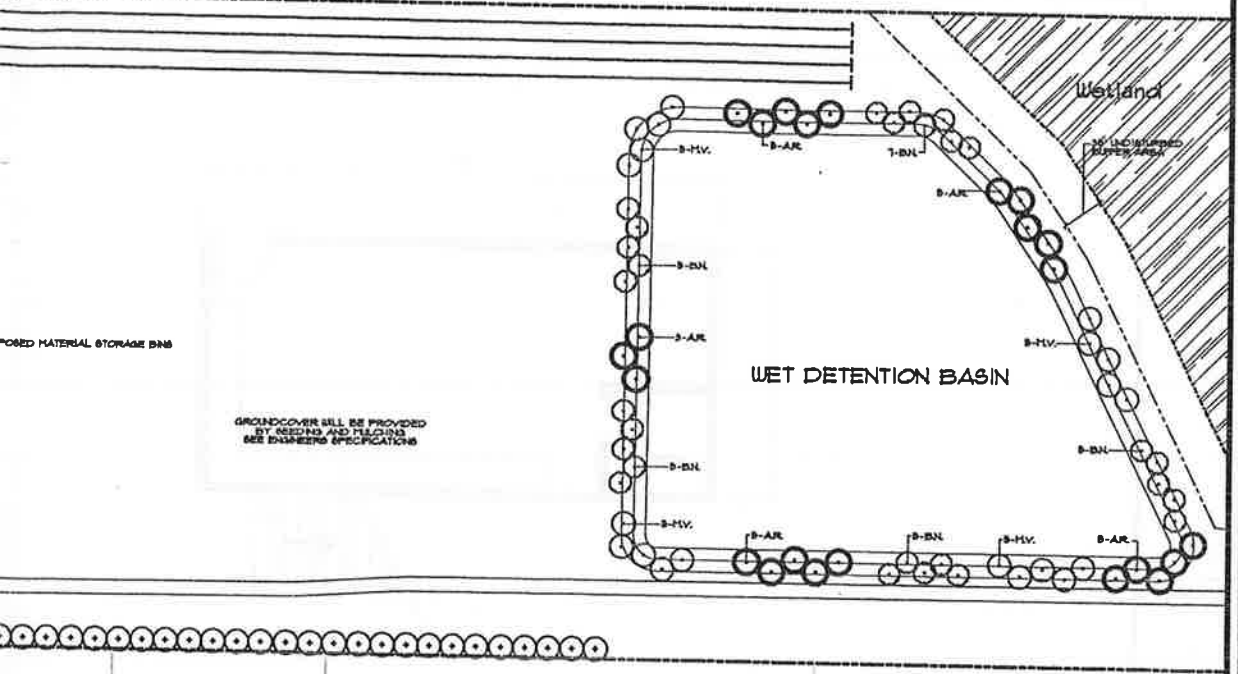
FIRST FLOOR
SCALE: 1/4" = 1'



NORTH ELEVATION
SCALE: 1/4" = 1'



SOUTH ELEVATION
SCALE: 1/4" = 1'



POSED MATERIAL STORAGE BINS

GROUNDCOVER SELL BE PROVIDED BY SEEDING AND MULCHING SEE ENGINEERS SPECIFICATIONS

HEDULE:

ANICAL NAME	SIZE	SPACING/REMARKS
ubrum	30 Gal.	8' oah min, 4' spr. min, 1-1/2"-2" calp.
nigra	30 Gal.	8' oah min, 4' spr. min, 1-1/2"-2" calp.
osca neal'	30 Gal.	8' oah min, 4' spr. min, 1-1/2"-2" calp.
rus silicicola	15 Gal.	6' oah min, 4' spr. min
lia virginiana	30 Gal.	8' oah min, 6' spr. min, 1-1/2"-2" calp.

3' minimum layer

and verify all plant quantities prior to bid.

SCALE: NOT TO SCALE

RECEIVED
APR 13 2001
PLANNING DIVISION

McCLAIN DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURAL AND GRAPHIC SERVICES
GAINESVILLE, FLORIDA EMAIL: MDGTREE@AOL.COM
FAX: (352) 372-6622 PHONE: (352) 372-2808

YELVINGTON DISTRIBUTION CENTER

LANDSCAPE PLAN

PREPARED FOR:
ENG DENMAN & ASSOCIATES

DATE: 03-07-00

SUBMITTAL DATE: 03-13-00

REVISIONS:

NO:	DATE:

NORTH:

SCALE: 1"=60'-0"

JOB NO: 00-019

SHEET #: LS-1

Exhibit 2

SUMMARY OF ASPHALT BATCH PLANT

General Overview

A facility generally consist of aggregate stockpiles (sand, gravel, fines, rap), batch plant fuel storage (no. 5 fuel), liquid asphalt storage, batch house, and truck wash area with oil water separator. .

A batch plant consist of aggregate bins, recycle crusher, conveyor belts, heating drum, elevator, pugmill, baghouse, oil heater, and a blower.

Confined Particulate Matter

Aggregate is carried from the on-site piles to the aggregate bins, and then conveyed to the drum where it is then blended heated and dried. The blended mix enters the hot elevator where it is blended with the rap. The blended aggregates and rap go up to the elevator and are then dumped into the scales in the batch plant. From the scales the blend then drops into the mixer ie. pugmill. This is then blended with liquid asphalt to produce the final product known as asphalt

Additional Notes

Dust that may be generated from the aggregate in this process is collected using a baghouse which also reclaims dust from the pugmill. Dust is then vibrated out of the baghouse and recycled in to the mix using a sealed screw auger system.
The plant also incorporates patented technology to capture v.o.c.s and return them to process.
The rap is not blended in the drum in order to eliminate the liquid from being burned off of it this conserves energy through this process as well.

(Typical)

Asphalt Batch Plant Flow Diagram

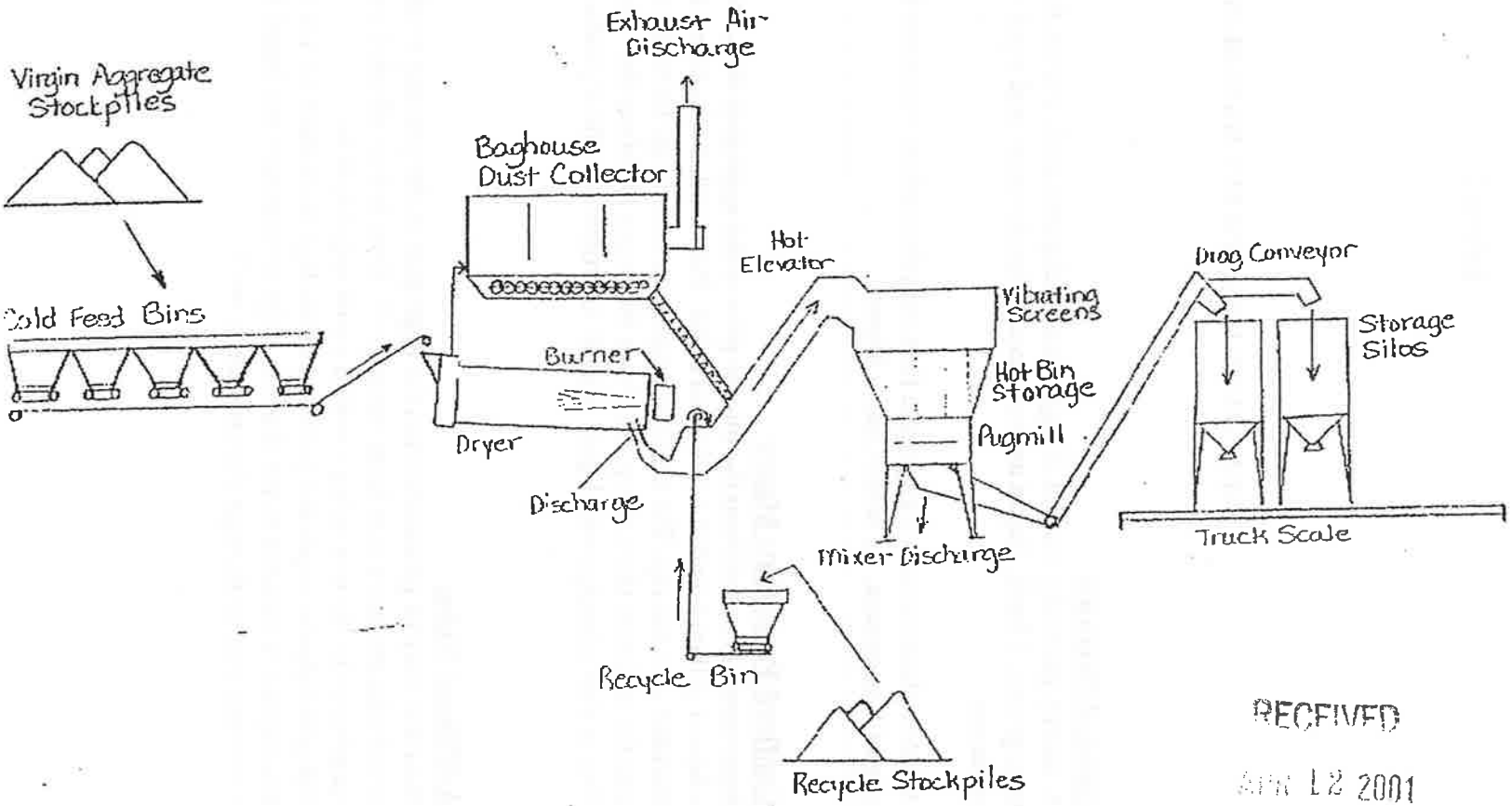


Exhibit 3

Exhibit 4

ALACHUA COUNTY

ard of County Commissioners

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: www.co.alachua.fl.us

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

John J. Mousa
ollution Prevention Manager
usa@co.alachua.fl.us

Robert L. Norton
'atural Resources Supervisor
ton@co.alachua.fl.us

arbara J. Pierce
inistrative Assistant
rce@co.alachua.fl.us

March 13, 2001

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

RE: Watson Asphalt Plant

Dear Ms. Morgan:

This letter is in response to your Fax dated February 27, 2001 regarding the applicability of the Murphree Wellfield Protection Code (MWPC) to the proposed Watson asphalt plant. Based on the information provided, the proposed facility will be located within the tertiary wellfield protection zone and will be subject to the requirements of the MWPC . Additionally, regardless of location, all asphalt plants in Alachua County are regulated as Class "D" facilities under the Alachua County Hazardous Materials Management Code (HMMC). Class "D" facilities are required to obtain a Hazardous Materials Storage License prior to start of operations.

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

Sincerely,

Agustin Olmos
Hazardous Materials Engineer
AO/ao

Exhibit 5

RECEIVED
APR 03 2001
PLANNING
DIVISION

KOOGLER & ASSOCIATES
ENVIRONMENTAL SERVICES
4014 NW THIRTEENTH STREET
GAINESVILLE, FLORIDA 32609
352/377-5822 • FAX/377-7158

April 3, 2001

Mr. Ernie Windsor
Watson Construction Inc.
6322 NW 18th Drive
Gainesville, Florida 32653

Subject: Alachua County Hazardous Materials Management Code
Typical Hazardous Materials at Asphalt Plants

Dear Ernie:

The Alachua County Code (ACC) requires a Hazardous Material Storage License under Alachua County Code (ACC) Chapter 353.38 to construct, operate or modify asphalt production facilities. In addition to federally recognized hazardous materials, the county regulates petroleum products, defined as fuels (gasoline, diesel fuel, kerosene, and mixtures of these products), lubricating oils, motor oils (new and used), hydraulic fluids, and other similar petroleum based products as hazardous materials.

Other asphalt plants that I have assisted in licensing store the following hazardous materials:

- Oils – motor, gear, hydraulic, lubricating, used
- Diesel fuel
- Gasoline
- Degreasers and solvents
- Mineral spirits
- Antifreeze
- Grease
- Asphalt cement

The requirements of the county code discussed below pertain to these types of hazardous materials.

A license application must be submitted to the Alachua County Environmental Protection Department (ACEPD) prior to any proposed construction activities. ACEPD must respond within thirty days of submission. The license requires that the company prepares and submits to ACEPD an emergency response plan. Koogler & Associates can help you prepare this plan along with the application.

Note that the ACC includes construction requirements related to secondary containment. Secondary containment must contain a 100-year flood volume (11 inches of containment height) plus ten percent of all containers or 130 percent of the largest container stored. If the storage is covered the flood volume is not required. Note that asphalt oil (asphalt cement) is exempt from requiring secondary containment under the ACC.

Upon construction, the facility is required to keep updated Material Safety Data Sheets (MSDS), records of inventory, and a monthly inspection log of storage areas. In case of accidental releases of more than 10 pounds of hazardous material (about 1-½ gallons of fuel), company personnel must notify the ACEPD.

If you have any questions on the requirements of the Alachua County codes, please contact me.

Sincerely,

Steven C. Cullen, PE
Koogler & Associates

Exhibit 6

30 WSU-01 CC

WELLFIELD SPECIAL USE PERMIT
Information Requested By Staff

Watson Construction, Inc.
6322 NW 18th Drive
Gainesville, Florida 32653

April 10, 2001

KOOGLER & ASSOCIATES
ENVIRONMENTAL SERVICES
4014 NW THIRTEENTH STREET
GAINESVILLE, FLORIDA 32609
352/377-5822 • FAX 377-7158

28. Storage containers will be kept closed at all times, except when adding or removing waste or products.

3.0 The Proposed Use Complies with All Federal, State and Local Regulations

The proposed facility is within the jurisdiction of several regulatory agencies, external to the City of Gainesville, with clear, specific and direct oversight of the Watson development including:

- Alachua County Environmental Protection Department (ACEPD)
- Florida Department of Environmental Protection (FDEP)
- Suwannee River Water Management District (SRWMD)
- United States Environmental Protection Agency (EPA)

These agencies have specific knowledge, expertise, and adequate resources to ensure that environmental impacts will be minimized.

The proposed facility will be regulated in several program areas by these agencies:

- Air emissions, including stack emissions, fugitive dust, and odors
- Water discharges including wastewater and stormwater
- Hazardous materials handling and storage

3.1 Air Emissions

Air emissions are regulated primarily by the FDEP, through the issuance of air quality permits in accordance with Rules 62-210 and 62-296, Florida Administrative Code (FAC). General pollutant emission limiting standards include volatile organic compound emissions or organic solvent emissions, objectionable odors and unconfined emissions of particulate matter (fugitive dust). These general standards impose work standard requirements to ensure compliance with the regulations. Many of these work standards are listed above as BMPs.

More specifically, individual air permits (or perhaps a combined facility-wide air permit) will be issued by the FDEP. The asphalt plant purchased for this site possesses a FDEP air permit that can easily be transferred to this new location. The permits for asphalt plants contain limits on particulate matter emissions, visible emissions, annual and hourly production rates, hours of operation, and annual fuel use.

The concrete batch plant ultimately selected for this development will likely qualify for an Air General Permit in accordance with Rule 62-210.300(4)(a)(7), FAC. The permits for concrete plants contain limits on visible emissions, and unconfined emissions (fugitive dust).

3.2 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:

- SRWMD, through the requirement of an Environmental Resource Permit (ERP) for the final stormwater basin.

- FDEP, through the requirement of a Generic Permit for Industrial Wastewater from Concrete Batch Plants, for the Type II Wastewater Containment and the Type I Wastewater Management basin. Also, FDEP will issue an Individual Industrial Wastewater Permit or exemption for the truck wash facility.

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

- Gainesville Regional Utilities (GRU), through the potential requirement for pretreatment of discharges.

3.3 Hazardous Materials

Watson Construction, as the operator of a storage facility, has a general duty to identify hazards which may result from hazardous materials discharges using appropriate hazard assessment techniques, to design and maintain a safe facility taking such steps as are necessary to prevent discharges, and to minimize the consequences of accidental discharges which do occur. Watson Construction will make provisions to restrict the access of people, wildlife, or livestock to the hazardous materials stored onsite.

Compliance with the Alachua County Hazardous Materials Management Code (HMMC) will minimize the risks to groundwater and the environment associated with hazardous materials, reduce the generation of hazardous wastes, and protect and enhance the quality and safety of the environment by requiring that disposal and storage methods for hazardous materials are properly designed, operated, and monitored.

Hazardous materials handling and storage is regulated by the 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," in any class with the exception of Class AA, within the applicable wellfield protection zones without a hazardous materials storage license.

As described above, the fuel oil and asphalt cement tanks will have both primary and secondary containment. All other materials will have primary containment, at a minimum. Primary containment means the first level of product-tight containment, i.e., the portion of a storage container which 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 the Code of Federal Regulations, 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 the Code of Federal Regulations, 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.

Exclusions.

(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. [emphasis added]

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.

Storage facilities are identified by five classes. 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 uses which include the uses at the proposed Watson Development are indicated below:

Class B

(1) Aircraft maintenance and repairs without plating facilities.
(2) Analytical laboratories, three to ten employees.
(3) Dry cleaners, with dry cleaning plants on premises.
(4) Automobile and truck repairs, no fleet operations.
(5) Boat maintenance and repairs, no manufacturing.
(6) **CEMENT BATCH PLANTS** [emphasis added]
(7) Construction industries, road construction and paving.
(8) Electric motor repairs.
(9) Engine repairs.
(10) Golf courses.
(11) Jewelry manufacturing.
(12) Machine shops.
(13) Paint distributors and product testing research laboratories.
(14) Paint and body shops.
(15) Pest control, two to nine vehicles.
(16) Photo processing laboratories.
(17) Plastic manufacturing.
(18) Printers, three or more presses and/or camera work.
(19) Radiator repairs.
(20) Silk screening and screen painting.
(21) Miscellaneous facilities storing or using hazardous materials and generating more than 55 gallons per year of hazardous wastes and not otherwise included in a specific class.

Class D

(1) **ASPHALT PLANTS.** [emphasis added]
(2) Automobile salvage yards and junk yards.
(3) Portland cement manufacturing.
(4) Chemical manufacturing.

According to Gus Olmos (ACEPD), the facility will be regulated together (concrete plant & asphalt plant) as a single Class D facility.

The HMMC includes storage facility siting prohibitions in environmentally sensitive areas, and specifically limits the construction of new asphalt plant (and other Class D uses), in areas of the county designated as the unconfined zone of the Floridan aquifer system. The proposed Watson Development is not in or nearby the unconfined zone. Also excluded is the construction of a new class C or class D storage facility in the unconfined zone of the county 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 class 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** [emphasis added] Wellfield Protection Zone of the City of Gainesville Murphree Well Field as defined in the county unified land development code (chapter 355), 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.

4.0 Summary

This report has provided information that the proposed Watson development 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. Watson Construction has committed to practices and controls that exceed the stated requirements. For example, the asphalt cement storage tank will be within secondary containment, and the reclaimed asphalt pavement will be stored on an impervious surface.

As the criteria for issuance of the Wellfield Special Use Permit are satisfied, the permit should be issued by the City Commission.

Exhibit 7

GRU

INTER-OFFICE COMMUNICATION
Water & Wastewater Engineering

DATE: March 16, 2001

TO: Carolyn Morgan
City of Gainesville Planning Department

FROM: Kim Zoltek, P.E. KZ
Senior Environmental Engineer

SUBJECT: Review of Wellfield Protection Special Use Permit Exemption Criteria for the Proposed Watson Asphalt and Concrete Plant

As requested, David Richardson and I have completed our review of the Wellfield Protection Special Use Permit Exemption Criteria for the Proposed Watson Asphalt and Concrete Plant. Specifically, these criteria are found in Division 3 of Article VII of the Land Development Code, Section 30-202.(b). The following are our comments on each of the five listed criteria:

(1) The use or development is connected to Gainesville Regional Utilities centralized potable water and wastewater systems – Preliminary City Submittal Plans dated February 2001 indicate the facility will connect to GRU water and wastewater. To formalize that this exemption criteria is met, the applicant should certify that the facility will be served by the GRU Water and Wastewater System and will not have a septic tank or well on the site.

(2) 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 exempted materials – This determination should be made by the Alachua County Environmental Protection Department.

(3) There has been proper abandonment of unused wells or existing septic tanks at the site – The applicant should provide a certification that a foot survey of the site has been conducted, sufficient to determine that no unused wells or septic tanks exist or that any existing unused wells or septic tanks have been abandoned in accordance with all applicable regulations. From review of arial photographs, it appears that a structure may exist on the eastern portion of the site. This portion of the survey should be done carefully as a well or septic tank may be more likely to exist near an old structure.

(4) There is no current or proposed underground storage of petroleum products at the development site – The plans do not indicate any underground storage of petroleum products. As with Criteria (1), the applicant should certify that no underground petroleum storage systems will be installed or utilized on the site.

INTER-OFFICE COMMUNICATION

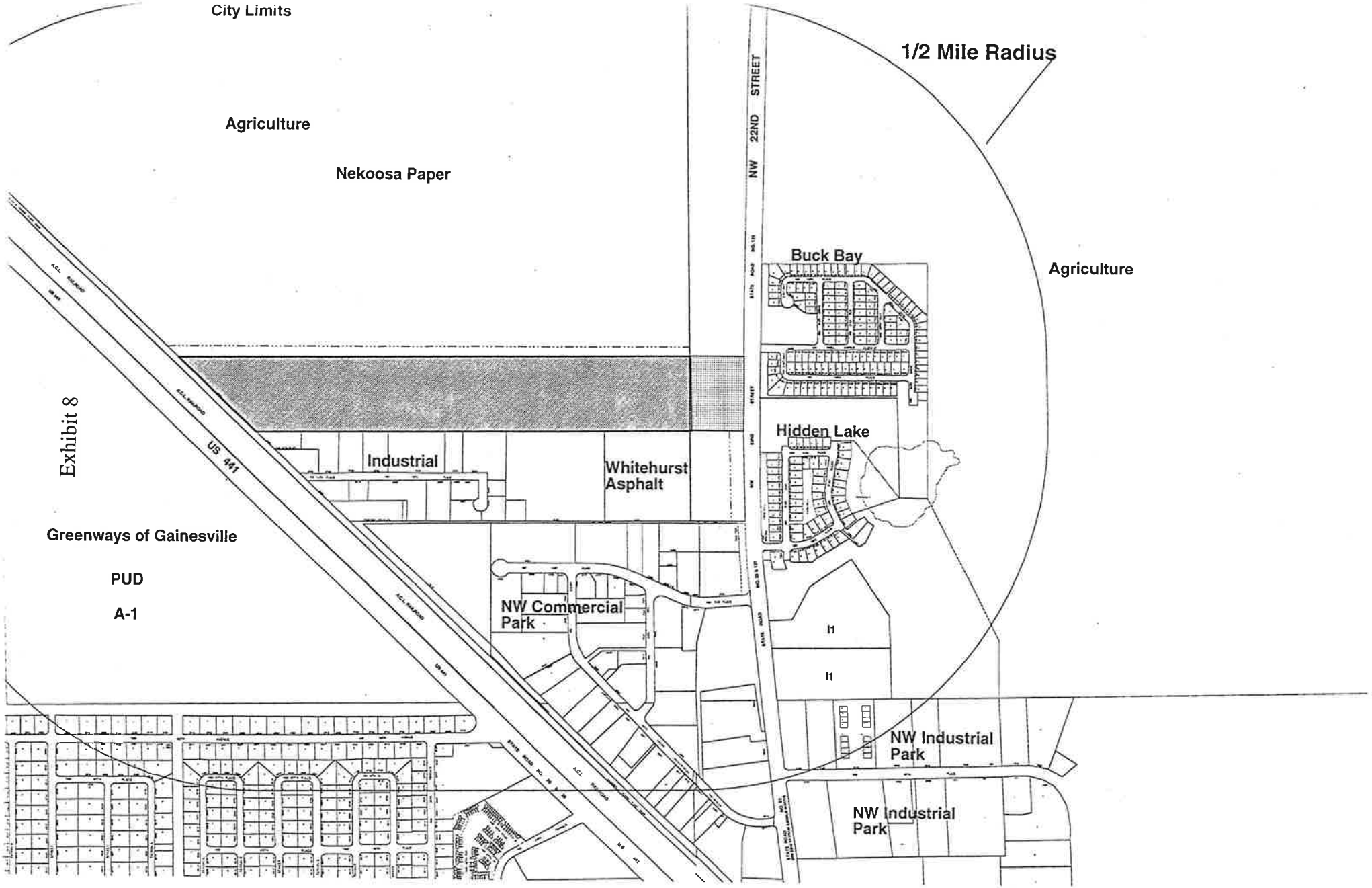
Water & Wastewater Engineering

(5) 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 applicant should certify that the site development will meet all federal, state, and county regulations.

In the event a determination is made that a Wellfield Protection Special Use Permit is required and a GRU review of the Criteria for Issuance is desired, GRU would need to meet with the Applicant to identify additional information needs beyond what is provided in the Preliminary City Submittal Plans.

If you have any more questions or require further information, please contact me at x1637 or David Richardson at x1291.

Xc: Mike Kurtz
Bob McVay
Ed Regan
David Richardson


City Limits
1/2 Mile Radius
Agriculture
Nekoosa Paper
NW 22ND STREET
Buck Bay
Agriculture
Exhibit 8
US 441
Industrial
Whitehurst Asphalt
Hidden Lake
Greenways of Gainesville
PUD
A-1
NW Commercial Park
I1
I1
NW Industrial Park
NW Industrial Park

KOOGLER & ASSOCIATES
ENVIRONMENTAL SERVICES
4014 NW THIRTEENTH STREET
GAINESVILLE, FLORIDA 32609
352/377-5822 ▪ FAX/377-7158

Exhibit 9

To Whom It May Concern:

Watson Construction – Odor Concerns

Watson will be in compliance with the Florida Department of Environmental Protection rule regarding odor, as well as any applicable City Codes.

Rule 62-296.320(2), Florida Administrative Code:

Objectionable Odor Prohibited - No person shall cause, suffer, allow or permit the discharge of air pollutants which cause or contribute to an objectionable odor.

Compliance with odor standards will be attained through air dispersion of potentially odorous compounds, as well as by natural site buffering.

Steven C. Cullen, PE
Koogler & Associates

Exhibit 10

DRAFT

NOISE IMPACT ANALYSIS
FOR THE
WATSON CONSTRUCTION COMPANY
ASPHALT BATCH PLANT
GAINESVILLE, FLORIDA

Prepared for:

Watson Construction Company, Inc.
6322 NW 18th Drive
Gainesville, FL 32653

Prepared by:

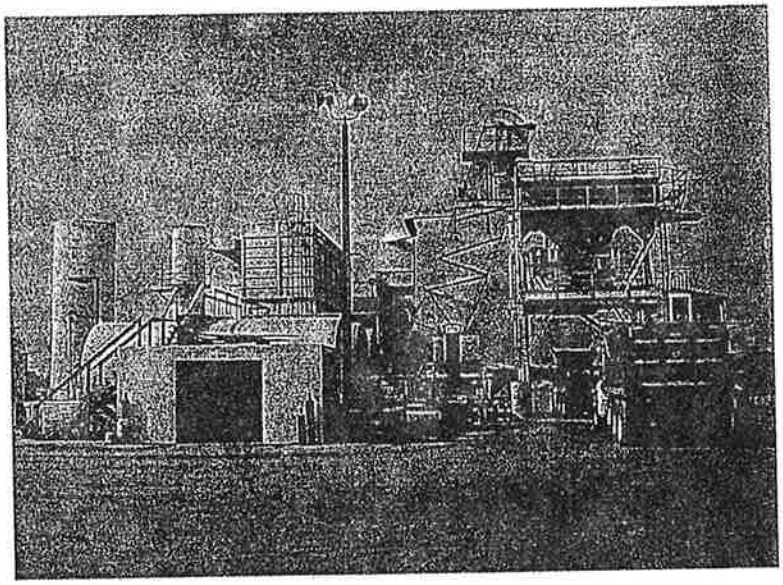
Golder Associates Inc.
6241 NW 23rd Street, Suite 500
Gainesville, Florida 32653

February 2001

INTRODUCTION

Watson Construction Company, Inc. proposes to, construct and operate an independent asphalt batch facility in Gainesville, Florida. The site will be located on an approximately 50 acre tract between highways US 441 and SR 121. The Project will consist of a mixer, hopper, raw materials conveyor and particulate baghouse.

Because the operation of the Project will result in sound level emissions, a comprehensive ambient noise-monitoring study was performed to assess the existing (background) ambient noise levels in the project area prior to the construction and operations of the Project. The field effort to collect plant-specific noise data was conducted during November 9, 2000 at the actual facility while it was operating in Daytona Beach, Florida (see photo). The field effort to measure and record background noise level data at the location where the plant will be located in Gainesville, Florida was conducted on December 11, 2000. The study consisted of measuring the background noise levels and octave bands at the Project boundaries and at the nearby residential community to the east. The background noise data, along with the noise emitted by the Project during operations, were used to determine the total noise impact of the Project. These impacts were calculated using a computer-based sound propagation model.



BACKGROUND INFORMATION

If noise resulting from industrial activities exceeds certain levels, it can impact the health and welfare of both company employees and the public. The level of impact is related to the magnitude of noise levels or loudness, which is referred to as sound pressure level (SPL) with units in decibels (dB). Decibels are calculated as a logarithmic function of SPL in air to a reference effective pressure, which is considered the hearing threshold, or:

$$SPL = 20 \log10 (P_e/P_o)$$

where:

P_e = measured effective pressure of sound wave in micropascals (Pa), and

P_o = reference effective pressure of 20 Pa.

To account for the effect of how the human ear perceives sound pressure, at moderate to low levels, sound pressure levels are adjusted for frequency (or pitch). One of the most commonly used frequency filters is the A-weighting (dBA), which adjusts measurements for the approximated response of the human ear to low-frequency SPLs [i.e., below 1,000 hertz (Hz)] and high-frequency SPLs (i.e., above 1,000 Hz).

Typically environmental baseline sound levels may vary over short periods of time (minutes to hours). The measured noise levels are given in terms of the equivalent sound level (L_{eq}) and the day-night sound level (L_{dn}). The L_{eq} is the equivalent constant SPL that would be equal in sound energy to the varying SPL over the same time period. Its equation is:

$$Leq = 10 \, Log \frac{\sum_{i-1}^{N} 10^{(SPLJ/10)}}{N}$$

where:

N = number of observations.

SPL_i = individual sound pressure level in data set.

The Day-Night Average Sound Level (L_{dn}) is the average of all sound levels that occur during a 24-hour period, with a significant noise penalty added to sound levels occurring during the late night, which is defined as the period between 10 p.m. and 7 a.m. The equation for L_{dn} is:

$$L_{dn} = 10 \log 1/24 \, [15 \times 10^{(Ld/10)} + 9 \times 10^{(Ln+10)/10}]$$

where:

Ld = daytime L_{eq} for the period 0700 to 2200 hours, and

Ln = nighttime L_{eq} for the period 2200 to 0700 hours.

For sites where the sound level varies over the course of a day, there is no simple relationship between the instantaneous sound level (SPL), the equivalent sound level (L_{eq}),

and the day-night level (L_{dn}). For sound sources that do not vary during normal operations, such as an asphalt batch plant, there is a simple relationship between these three sound level measures: The instantaneous sound level equals the equivalent sound level, and the day-night level (L_{dn}) is approximately 6 dB higher than the equivalent sound level.

Noise has two different types of effects on people: the direct physical effects such as hearing loss and the less direct effects of interference with activities such as sleep and conversation. In the early 1970's the Environmental Protection Agency (EPA) established numerical noise standards, summarized in the 1974 EPA report "Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare With An Adequate Margin of Safety", regardless of cost or technical feasibility (EPA, 1974). In developing these criteria, reported as both L_{eq} and L_{dn}, the EPA drew upon a large body of survey data describing the degree of activity interference and resulting annoyance for a variety of noise levels. However, these guidelines were not meant to be as pragmatic or realistic for short-term noise control standards (Harris, 1991).

During the same time period, other Federal agencies, such as the Department of Housing and Urban Development (HUD) Agency, the Federal Highway Administration (FHWA) and the Federal Aviation Authority (FAA), in considering their own program requirements and goals, as well as the technical and economic difficulty of actually achieving the earlier EPA limits, settled on a more realistic and achievable noise standards. Ultimately, in 1982, the EPA repealed their numerical standards and eliminated their Office of Noise Abatement and Control. However, it is widely held that at or below 65 L_{dn}, activity interference is kept to a minimum, and annoyance levels are still low. Above a 65 L_{dn}, both interference and annoyance increases rapidly (HUD, 1971).

MONITORING PROCEDURES

An ambient noise monitoring program was performed at the property boundaries of the proposed plant location and at the nearby residences using a continuous, integrating sound level meter during all monitoring. The sound level meter was set to the slow response mode to obtain consistent, integrated, A-weighted sound pressure levels. Concurrent one-third octave band frequencies were also measured at all sites. The octave band data from each monitoring site is measured and stored during each monitoring period.

The equipment used to monitor the baseline noise levels operated in the slow response mode to obtain accurate, integrated, A-weighted sound pressure levels. A windscreen was used because all measurements were taken outdoors. The microphone was positioned so that a random incidence response was achieved. The sound level meter and octave band analyzer were calibrated immediately prior to and just after the sampling period to provided a quality control check of the sound level meter's operation during monitoring. Integrated sound pressure level (SPL) data consisting of the following noise parameters were collected at each location:

- L_{eq} The sound pressure level averaged over the measurement period; this parameter is the continuous steady sound pressure level that would have the same total acoustic energy as the real fluctuating noise over the same time period;
- Max The maximum sound pressure level for the sampling period, and;
- Min The minimum sound pressure level for the sampling period.

The SPL data were analyzed and reported in both decibels (dB) and A-weighted decibels (dBA). The higher the decibel value, the louder the sound.

Monitoring was conducted using the sound level meter mounted on a tripod at a height of 1.2 m (4 ft) abovegrade. An output cable connected the sound level meter with the strip chart recorder. Local meteorological conditions (wind speed, wind direction and temperature) were measured during the monitoring periods. Detailed field notes were recorded by the operator during monitoring and including major noise sources in the area.

The sound pressure levels (SPLs) and octave band data were collected at five different locations using measurement techniques set forth by American National Standard Institute (ANSI) S12.9-1993/Part 3 (ANSI, 1993). Figure 1 provides the locations of the five monitoring sites. Of the five monitoring locations, four (Sites 1, 2, 3, and 5) were chosen to delineate the noise levels at or near the plant property boundaries with Site 4 chosen as a nearby residential receptor (approximately 1800 feet east of the proposed plant).

The noise monitoring equipment used during the study included:

1. Continuous Noise Monitoring Equipment
   a. Larson Davis Model 824 Precision Integrating Sound Level Meter with Real Time Frequency Analyzer
   b. Larson Davis Model PRM902 Microphone Preamplifier
   c. Larson Davis Model 2560 Prepolarized 1/2" Condenser Microphone
   d. Windscreen, tripod, and various cables
2. Sound Level Meter Calibration Unit
   a. Larson Davis Model CAL200 Sound Level Calibrator, 94/114 dB at 1,000 Hz.

The Larson Davis sound level meter complies with Type I--Precision requirements set forth for sound level meters and for one-third octave filters. The specifications and calibration certificates for the noise measurement equipment are provided in Appendix A.

The L_{eq} (equivalent sound pressure level averaged for the sampling period) as well as the maximum and minimum SPLs during each monitoring episode were measured.

MONITORING RESULTS

The ambient noise levels, measured as an equivalent sound pressure level (L_{eq}), for each of the five monitoring sites are listed in the following table. The data collected during the noise monitoring at the seven sites are presented in Table 1.

Table 1. Baseline Ambient Sound Pressure Level Data forWatson Construction Asphalt Batch Plant (12/11/00)

Site	Sound Pressure Levels L_{eq} (dBA)	Comments
1 NW Corner of Whitehurst Property Line	43.0	Asphalt plant not operating, on-site activities
2 SE Property line at Wellfield Line	51.4	Birds chirping, insect noises
3 NW Corner of Johnson Property Line	47.6	Some activities on-site
4 Abandoned House on SR121	49.7	Data taken without traffic
5 Southern Property Line by Quonset Hut	43.3	Insect noises

Source: Golder Associates Inc, 2000.

As shown in Table 1, the baseline sound levels in the area of the proposed plant ranges from a low of 43.0 to a maximum of 51.4 A-weighted dB. It should be noted that noise generated by vehicles on US 441 and SR 121 was noticeable during the monitoring, but had little influence on the values measured.

Sound propagation involves three principal components: a noise source, a person or a group of people, and the transmission path. While two of these components, the noise source and the transmission path, are easily quantified (i.e., direct measurements or though predictive calculations), the effects of noise to humans is the most difficult to determine due to the varying responses of humans to the same or similar noise patterns. The perception of sound (noise) by humans is very subjective, and just like odors and taste, is very difficult to predict a response from one individual to another.

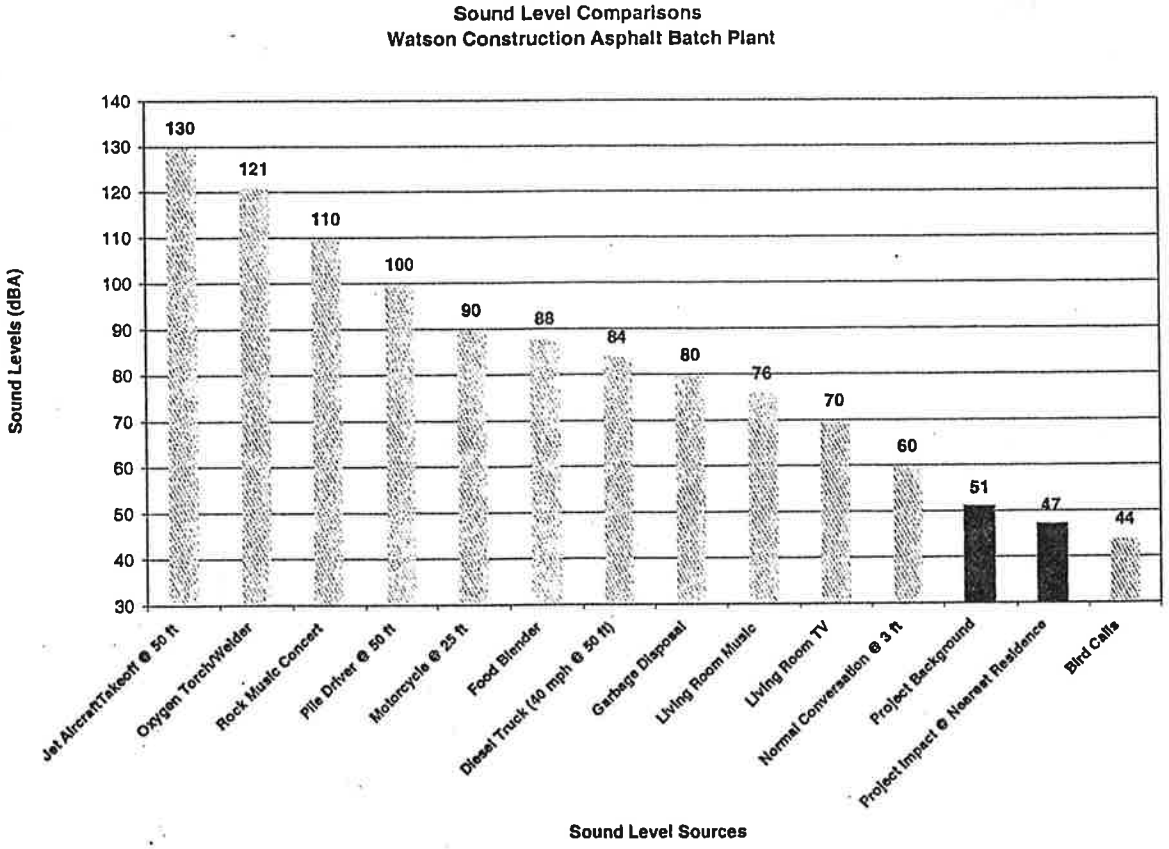
MODELING RESULTS

The impact evaluation of the proposed asphalt batch plant was performed using a noise propagation computer program that was developed to assist with noise propagation calculations for major noise sources. Noise sources are entered as octave band SPLs. Coordinates, either rectangular or polar, can be specified by the user. All noise sources are assumed to be point sources; line sources can be simulated by several point sources. Sound propagation is calculated by accounting for hemispherical spreading and three other user identified attenuation options: Atmospheric attenuation, path specific attenuation and barrier attenuation. Atmospheric attenuation is calculated using the data specified by the Calculation of the Absorption of Sound by the Atmosphere (ANSI, 1999). Path specific attenuation can be specified to account for the effects of vegetation, foliage and wind shadow. Directional source characteristics and reflection can be simulated using path-specific attenuation. Attenuation due to barriers can be specified by giving the coordinates of the barrier. Barrier attenuation is calculated by assuming an infinitely long barrier perpendicular to the source-receptor path. Total and A-weighted SPLs are calculated. Background noise levels can be incorporated into the program and are used to calculate overall SPLs.

The noise impact modeling was performed to predict the maximum noise levels produced by the proposed noise sources of the plant, with and without background noise levels. The

sound pressure levels measured while the plant was operating is the basis for the sound power data used in the model. The calculated plant sound power octave band data is included in Appendix B. Atmospheric attenuation was assumed for all sites. Background noise levels measured during the noise study were included in the predicted maximum SPLs calculated for each receptors.

The critical receptor (Receiver 6) was selected for the analysis is located to the east of the proposed facility. Receiver 6 is on the edge of the nearest housing development to the Project. The results of the sound propagation model range from 46.6 A-weighted dB at the nearest residence (Receiver 6) to 57.2 A-weighted dB at the southern property line opposite the Quonset hut (Receiver 5). The noise levels predicted for all the receivers are well below the HUD 65 L_{dn} standard for "acceptable" noise levels. Figure 1 compares the predicted sound pressure level of the Project at nearby residence (Site 7) to common A-weighted noise levels in the indoor and outdoor environment (Beranek, 1988).



REFERENCES

American National Standards Institute (ANSI). 1999. S1.26-1995 (R1999) Method for the Calculation of the Absorption of Sound by the Atmosphere

American National Standards Institute (ANSI). 1993. S12.9-1993 Quantities and Procedures for Description and Measurement of Environmental Sound. Part3: Short-term measurement with an observer present.

Beranek, L.L. ed. 1988. Noise and Vibration Control. Institute of Noise Control Engineering. Cambridge, Massachusetts.

Harris, C.M. 1991. Handbook of Acoustical Measurements and Noise Control; Third Edition. McGraw-Hill, Inc. New York, New York.

U.S. Department of Housing and Urban Development Circular No. 1390.2, 1971. Noise Abatement and Control; Department Policy Implementation, Responsibilities and Standards.

U.S. Environmental Protection Agency (EPA). 1974. Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety. Office of Noise Abatement and Control. Washington, DC.

APPENDIX A

SOUND LEVEL EQUIPMENT CALIBRATION SHEETS

Certificate of Calibration and Conformance

Certificate Number 2000-28049

Instrument Model 824, Serial Number 0366, was calibrated on 07-18-2000. The instrument meets factory specifications according to Larson • Davis Test Procedure TP-1039, ISO 10012, ANSI S1.4 1983, IEC 651-1979 Type 1, IEC 804-1985 Type 1, IEC 1260-1995 Class 1, and ANSI S1.11-1986 Type 1D.

Instrument found to be in calibration as received: YES
Date Calibrated: 07-18-2000
Calibration due: 07-18-2001

Calibration Standards Used

MANUFACTURER	MODEL	SERIAL NUMBER	INTERVAL	CAL. DUE	TRACEABILITY NO.
Larson • Davis	LDSigGn/2209	0617 / 0104	12 Months	02/08/2001	2000-25065

Certified Reference Standards are traceable to the National Institute of Standards and Technology (NIST)

Calibration Environmental Conditions

Temperature: 23 ° Centigrade

Relative Humidity: 27 %

Affirmations

This Certificate attests that this instrument has been calibrated under the stated conditions with Measurement and Test Equipment (M&TE) Standards traceable to the National Institute of Standards and Technology (NIST). All of the Measurement Standards have been calibrated to their manufacturers' specified accuracy / uncertainty. Evidence of traceability and accuracy is on file at Larson • Davis Corporate Headquarters. An acceptable accuracy ratio between the Standard(s) and the item calibrated has been maintained. This instrument meets or exceeds the manufacturer's published specification unless noted.

This calibration complies with ISO 10012. The collective uncertainty of the Measurement Standard used does not exceed 25% of the applicable tolerance for each characteristic calibrated unless otherwise noted.

Due to state-of-the-art limitations, 4:1 calibration ratios are not possible on pressure measurement standards, microphones and acoustic calibrators. Calibration ratios for these types of devices are limited to 1:1.

The results documented in this certificate relate only to the item(s) calibrated or tested. Calibration interval assignment and adjustment are the responsibility of the end user. This certificate may not be reproduced, except in full, without the written approval of Larson • Davis Laboratories.

Tested with PRM902-0699

Technician: Brent Heaton
Service Center: Larson • Davis Laboratories, Utah

Signed: Brent Heaton

LARSON • DAVIS LABORATORIES
1681 West 820 North Provo Utah 84601 Phone (801) 375-0177

Certificate of Calibration and Conformance

Certificate Number 2000-28041

Instrument Model CAL200, Serial Number 1111, was calibrated on 07-18-2000. The instrument meets factory specifications according to Larson • Davis Test Procedure D0001.8081, ISO 10012.

Instrument found to be in calibration as received: NO
Date Calibrated: 07-18-2000
Calibration due: 07-18-2001

Calibration Standards Used

MANUFACTURER	MODEL	SERIAL NUMBER	INTERVAL	CAL. DUE	TRACEABILITY NO.
Larson • Davis	2900	0276	12 Months	08/05/2000	1999-21474
Hewlett Packard	HP-34401A	US36015216	12 Months	08/09/2000	164694
Larson-Davis	2559	2504	12 Months	09/15/2000	8060-1
Larson • Davis	MTS1000 / 2201	1004 / 0102	12 Months	11/22/2000	112291-1999
Larson • Davis	PRM915	0107	12 Months	11/29/2000	1999-23607

Certified Reference Standards are traceable to the National Institute of Standards and Technology (NIST)

Calibration Environmental Conditions

Temperature: 23 ° Centigrade

Relative Humidity: 27 %

Affirmations

This Certificate attests that this instrument has been calibrated under the stated conditions with Measurement and Test Equipment (M&TE) Standards traceable to the National Institute of Standards and Technology (NIST). All of the Measurement Standards have been calibrated to their manufacturers' specified accuracy / uncertainty. Evidence of traceability and accuracy is on file at Larson • Davis Corporate Headquarters. An acceptable accuracy ratio between the Standard(s) and the Item calibrated has been maintained. This instrument meets or exceeds the manufacturer's published specification unless noted.

This calibration complies with ISO 10012. The collective uncertainty of the Measurement Standard used does not exceed 25% of the applicable tolerance for each characteristic calibrated unless otherwise noted.

Due to state-of-the-art limitations, 4:1 calibration ratios are not possible on pressure measurement standards, microphones and acoustic calibrators. Calibration ratios for these types of devices are limited to 1:1.

The results documented in this certificate relate only to the Item(s) calibrated or tested. Calibration interval assignment and adjustment are the responsibility of the end user. This certificate may not be reproduced, except in full, without the written approval of Larson • Davis Laboratories.

In: 114.32 dB, 94.29 dB, 999.19 Hz @ 1013 mbar
Out: Refer to Certificate of Measured Output

Technician: Scott Montgomery
Service Center: Larson • Davis Laboratories, Utah

Signed: Scott Montgomery

LARSON • DAVIS LABORATORIES
1681 West 820 North Provo, Utah 84601 Phone (801) 375-0177

Certificate of Calibration and Conformance

Certificate Number 2000-28045

Microphone Model 2560, Serial Number 2814, was calibrated on 07-18-2000. The microphone meets current factory specifications according to Larson • Davis Test Procedure TP-1004, ISO 10012.

Instrument found to be in calibration as received: YES
Date Calibrated: 07-18-2000
Calibration due: 07-18-2001

Calibration Standards Used

MANUFACTURER	MODEL	SERIAL NUMBER	INTERVAL	CAL. DUE	TRACEABILITY NO.
Larson-Davis	2559	2504	12 Months	09/15/2000	8060-1
Hewlett Packard	34401A	3146A62099	12 Months	10/14/2000	170414
Larson • Davis	PRM916	0102	12 Months	11/29/2000	1999-23608
Larson • Davis	PRM915	0102	12 Months	11/29/2000	1999-23606
Larson • Davis	PRM902	0206	12 Months	11/29/2000	1999-23603
Larson • Davis	MTS1000 / 2201	1000 / 0100	12 Months	12/09/2000	12081-1999
Larson • Davis	CAL250	0102	12 Months	03/13/2001	2000-25621
Larson • Davis	2250M	225102	12 Months	04/19/2001	2000-26351
Larson • Davis	2900	0575	12 Months	07/11/2001	2000-27877

Certified Reference Standards are traceable to the National Institute of Standards and Technology (NIST)

Calibration Environmental Conditions

Environmental test conditions as printed on microphone calibration chart.

Affirmations

This Certificate attests that this instrument has been calibrated under the stated conditions with Measurement and Test Equipment (M&TE) Standards traceable to the National Institute of Standards and Technology (NIST). All of the Measurement Standards have been calibrated to their manufacturers' specified accuracy / uncertainty. Evidence of traceability and accuracy is on file at Larson • Davis Corporate Headquarters. An acceptable accuracy ratio between the Standard(s) and the item calibrated has been maintained. This instrument meets or exceeds the manufacturer's published specification unless noted.

This calibration complies with ISO 10012. The collective uncertainty of the Measurement Standard used does not exceed 25% of the applicable tolerance for each characteristic calibrated unless otherwise noted.

Due to state-of-the-art limitations, 4:1 calibration ratios are not possible on pressure measurement standards, microphones and acoustic calibrators. Calibration ratios for these types of devices are limited to 1:1.

The results documented in this certificate relate only to the item(s) calibrated or tested. Calibration interval assignment and adjustment are the responsibility of the end user. This certificate may not be reproduced, except in full, without the written approval of Larson • Davis Laboratories.

Technician: Scott McIlrath
Service Center: Larson • Davis Laboratories, Utah

Signed: 

LARSON • DAVIS LABORATORIES
1681 West 820 North Provo Utah 84601 Phone (801) 375-0177

APPENDIX B

SOUND POWER DATA FOR ASPHALT BATCH PLANT

NOISE SOURCE DATA FOR THE WATSON CONSTRUCTION ASPHALT BATCH PLANT PROJECT

Source	Source Location[a]		Source Height[b]	Sound Power Level (dB) for Octave Band Center Frequency (Hz)									Overall Sound Power Level	
	X (m)	Y (m)	(m)	31.5	63	125	250	500	1K	2K	4K	8K	(dB)	(dBA)
Hopper	-33.3	-82.5	7.3	96.0	98.0	93.0	100.0	92.0	91.0	93.0	95.0	92.0	105.1	100.5
Mixer	-24.5	-85.5	7.3	109.5	106.5	104.5	105.5	106.5	101.5	98.5	96.5	98.5	114.4	107.9
Baghouse	-17.6	-82.9	12.2	110.2	109.2	105.2	105.2	102.2	95.2	92.2	86.2	82.2	114.4	102.9
Conveyor	-25.9	-104.1	2.4	100.0	100.0	98.0	94.0	93.0	88.0	86.0	86.0	83.0	105.1	95.2

[a] Noise source locations relative to origin located on site plan.
[b] Source height used for modeling analysis only and does not necessarily represent the physical height of the source.

APPENDIX C

SOUND PROPAGATION MODEL RESULTS OUTPUT

* RESULTS *
Watson Asphalt Plant

RECEIVER # 1 NW Whitehurst P/L

WITH BACKGROUND NOISE (IF ANY): SOUND PRESSURE LEVEL = +59.1 DB SOUND LEVEL = +50.3 DBA
WITHOUT THE BACKGROUND NOISE: SOUND PRESSURE LEVEL = +59.1 DB SOUND LEVEL = +49.4 DBA

THE OCTAVE BAND SOUND PRESSURE LEVELS ARE:

31.5	63	125	250	500	1K	2K	4K	8K	16K HERTZ
+54.7	+53.1	+49.9	+50.4	+48.9	+43.0	+39.2	+32.6	+12.1	+0.0

THE SOURCES WHOSE A-WT CONTRIBUTIONS ARE WITHIN 30 DB
OF THE TOTAL SOURCE SOUND LEVEL AT THE RECEIVER LOCATION, ARE:

SOURCE	DESCRIPTION	SOUND PRESSURE LEVEL (DB)	SOUND LEVEL (DBA)	OCTAVE BAND SOUND PRESSURE LEVELS (HERTZ) 31.5	63	125	250	500	1K	2K	4K	8K	16K
2	Mixer	+55.5	+47.5	+51.1	+48.1	+46.0	+46.8	+47.3	+41.6	+37.2	+29.8	+10.9	+0.0
3	Baghouse	+55.8	+43.4	+51.8	+50.7	+46.7	+46.4	+43.0	+35.3	+30.8	+19.4	+0.0	+0.0
1	Hopper	+45.8	+38.6	+37.8	+39.7	+34.7	+41.4	+33.0	+31.3	+31.9	+28.6	+5.2	+0.0
4	Conveyor	+46.1	+34.3	+41.2	+41.1	+39.1	+34.8	+33.3	+27.6	+24.1	+18.4	+0.0	+0.0

* RESULTS *

Watson Asphalt Plant

RECEIVER # 2 SE P/L @ Wellfield WITH BACKGROUND NOISE (IF ANY): SOUND PRESSURE LEVEL = +62.9 DB SOUND LEVEL = +55.7 DBA

WITHOUT THE BACKGROUND NOISE: SOUND PRESSURE LEVEL = +62.9 DB SOUND LEVEL = +53.7 DBA

THE OCTAVE BAND SOUND PRESSURE LEVELS ARE:

31.5	63	125	250	500	1K	2K	4K	8K	16K HERTZ
+58.4	+56.8	+53.6	+54.2	+52.9	+47.2	+43.9	+39.4	+26.1	+0.0

THE SOURCES WHOSE A-WT CONTRIBUTIONS ARE WITHIN 30 DB
OF THE TOTAL SOURCE SOUND LEVEL AT THE RECEIVER LOCATION, ARE:

SOURCE	DESCRIPTION	SOUND PRESSURE LEVEL (DB)	SOUND LEVEL (DBA)	OCTAVE BAND SOUND PRESSURE LEVELS (HERTZ) 31.5	63	125	250	500	1K	2K	4K	8K	16K
2	Mixer	+59.4	+51.7	+54.8	+51.8	+49.8	+50.6	+51.3	+45.9	+41.9	+36.4	+24.9	+0.0
3	Baghouse	+59.5	+47.4	+55.4	+54.4	+50.4	+50.2	+46.9	+39.5	+35.5	+26.0	+8.3	+0.0
1	Hopper	+49.9	+43.5	+41.7	+43.7	+38.6	+45.5	+37.2	+35.8	+36.8	+35.5	+19.4	+0.0
4	Conveyor	+49.8	+38.5	+44.8	+44.8	+42.8	+38.6	+37.3	+31.8	+28.8	+25.1	+7.7	+0.0

* RESULTS *
Watson Asphalt Plant

RECEIVER # 3 NW Johnson P/L

WITH BACKGROUND NOISE (IF ANY): SOUND PRESSURE LEVEL = +65.1 DB SOUND LEVEL = +56.7 DBA
WITHOUT THE BACKGROUND NOISE: SOUND PRESSURE LEVEL = +65.1 DB SOUND LEVEL = +56.1 DBA

THE OCTAVE BAND SOUND PRESSURE LEVELS ARE:

31.5	63	125	250	500	1K	2K	4K	8K	16K HERTZ
+60.6	+59.0	+55.8	+56.4	+55.2	+49.7	+46.6	+42.9	+32.7	+0.0

THE SOURCES WHOSE A-WT CONTRIBUTIONS ARE WITHIN 30 DB
OF THE TOTAL SOURCE SOUND LEVEL AT THE RECEIVER LOCATION, ARE:

SOURCE	DESCRIPTION	SOUND PRESSURE LEVEL (DB)	SOUND LEVEL (DBA)	OCTAVE BAND SOUND PRESSURE LEVELS (HERTZ) 31.5	63	125	250	500	1K	2K	4K	8K	16K
2	Mixer	+61.6	+54.2	+57.1	+54.1	+52.0	+52.9	+53.7	+48.3	+44.6	+39.9	+31.4	+0.0
3	Baghouse	+61.7	+49.7	+57.5	+56.5	+52.5	+52.4	+49.1	+41.8	+38.0	+29.2	+14.4	+0.0
1	Hopper	+52.4	+46.3	+44.1	+46.0	+41.0	+47.9	+39.7	+38.4	+39.7	+39.1	+26.2	+0.0
4	Conveyor	+52.1	+41.0	+47.1	+47.1	+45.1	+40.9	+39.7	+34.3	+31.6	+28.7	+14.7	+0.0

* RESULTS *

Watson Asphalt Plant

RECEIVER # 4 Old House (SR121)

WITH BACKGROUND NOISE (IF ANY): SOUND PRESSURE LEVEL = +53.4 DB SOUND LEVEL = +50.5 DBA

WITHOUT THE BACKGROUND NOISE: SOUND PRESSURE LEVEL = +53.4 DB SOUND LEVEL = +42.9 DBA

THE OCTAVE BAND SOUND PRESSURE LEVELS ARE:

31.5	63	125	250	500	1K	2K	4K	8K	16K HERTZ
+49.3	+47.6	+44.3	+44.5	+42.7	+36.2	+31.0	+19.6	+0.0	+0.0

THE SOURCES WHOSE A-WT CONTRIBUTIONS ARE WITHIN 30 DB
OF THE TOTAL SOURCE SOUND LEVEL AT THE RECEIVER LOCATION, ARE:

SOURCE	DESCRIPTION	SOUND PRESSURE LEVEL (DB)	SOUND LEVEL (DBA)	OCTAVE BAND SOUND PRESSURE LEVELS (HERTZ) 31.5	63	125	250	500	1K	2K	4K	8K	16K
2	Mixer	+49.7	+40.9	+45.6	+42.5	+40.4	+40.9	+41.1	+34.8	+29.1	+16.8	+0.0	+0.0
3	Baghouse	+50.3	+37.2	+46.3	+45.2	+41.1	+40.7	+36.8	+28.6	+22.8	+6.6	+0.0	+0.0
1	Hopper	+39.8	+31.3	+32.1	+34.1	+28.9	+35.5	+26.6	+24.4	+23.6	+15.5	+0.0	+0.0
4	Conveyor	+40.6	+27.9	+35.8	+35.8	+33.6	+29.2	+27.3	+21.0	+16.1	+5.6	+0.0	+0.0

* RESULTS *
Watson Asphalt Plant

RECEIVER # 5 Quonset Hut

WITH BACKGROUND NOISE (IF ANY): SOUND PRESSURE LEVEL = +66.0 DB SOUND LEVEL = +57.2 DBA
WITHOUT THE BACKGROUND NOISE: SOUND PRESSURE LEVEL = +66.0 DB SOUND LEVEL = +57.1 DBA

THE OCTAVE BAND SOUND PRESSURE LEVELS ARE:

31.5	63	125	250	500	1K	2K	4K	8K	16K HERTZ
+61.4	+59.8	+56.7	+57.3	+56.1	+50.6	+47.6	+44.2	+35.0	+0.0

THE SOURCES WHOSE A-WT CONTRIBUTIONS ARE WITHIN 30 DB
OF THE TOTAL SOURCE SOUND LEVEL AT THE RECEIVER LOCATION, ARE:

SOURCE	DESCRIPTION	SOUND PRESSURE LEVEL (DB)	SOUND LEVEL (DBA)	OCTAVE BAND SOUND PRESSURE LEVELS (HERTZ) 31.5	63	125	250	500	1K	2K	4K	8K	16K
2	Mixer	+62.5	+55.1	+57.9	+54.9	+52.9	+53.8	+54.6	+49.3	+45.6	+41.1	+33.7	+0.0
3	Baghouse	+62.4	+50.4	+58.2	+57.2	+53.2	+53.1	+49.8	+42.5	+38.8	+30.2	+16.3	+0.0
1	Hopper	+53.2	+47.3	+44.9	+46.8	+41.8	+48.7	+40.5	+39.2	+40.6	+40.3	+28.2	+0.0
4	Conveyor	+53.8	+42.9	+48.8	+48.8	+46.8	+42.7	+41.5	+36.2	+33.6	+31.2	+19.1	+0.0

* RESULTS *

Watson Asphalt Plant

RECEIVER # 6 Nearest Residence

WITH BACKGROUND NOISE (IF ANY): SOUND PRESSURE LEVEL = +52.2 DB SOUND LEVEL = +46.6 DBA

WITHOUT THE BACKGROUND NOISE: SOUND PRESSURE LEVEL = +52.2 DB SOUND LEVEL = +41.5 DBA

THE OCTAVE BAND SOUND PRESSURE LEVELS ARE:

31.5	63	125	250	500	1K	2K	4K	8K	16K HERTZ
+48.1	+46.4	+43.1	+43.3	+41.3	+34.6	+29.0	+16.1	+0.0	+0.0

THE SOURCES WHOSE A-WT CONTRIBUTIONS ARE WITHIN 30 DB
OF THE TOTAL SOURCE SOUND LEVEL AT THE RECEIVER LOCATION, ARE:

SOURCE	DESCRIPTION	SOUND PRESSURE LEVEL (DB)	SOUND LEVEL (DBA)	OCTAVE BAND SOUND PRESSURE LEVELS (HERTZ) 31.5	63	125	250	500	1K	2K	4K	8K	16K
2	Mixer	+48.5	+39.4	+44.4	+41.3	+39.2	+39.7	+39.7	+33.2	+27.1	+13.4	+0.0	+0.0
3	Baghouse	+49.1	+35.8	+45.1	+44.1	+39.9	+39.4	+35.4	+27.0	+20.8	+3.2	+0.0	+0.0
1	Hopper	+38.5	+29.7	+30.9	+32.9	+27.7	+34.2	+25.2	+22.8	+21.6	+12.0	+0.0	+0.0
4	Conveyor	+39.4	+26.5	+34.7	+34.6	+32.4	+27.9	+25.9	+19.4	+14.2	+2.2	+0.0	+0.0

****
RESULTS SUMMARY
WITH BACKGROUND NOISE (IF ANY)
****

	RECEIVER	S.PRESSURE LEV.(DB)	SOUND LEVEL (DBA)
# 1	NW Whitehurst P/L	+59.1	+50.3
# 2	SE P/L @ Wellfield	+62.9	+55.7
# 3	NW Johnson P/L	+65.1	+56.7
# 4	Old House (SR121)	+53.4	+50.5
# 5	Quonset Hut	+66.0	+57.2
# 6	Nearest Residence	+52.2	+46.6

4. **Petition 30WSU-01 CC** Watson Construction, agent for Conrad Yelvington Distributors, Inc. A special use permit for Wellfield Protection and development plan review for construction of a concrete batch plant and asphalt plant with associated aggregate storage and master stormwater design. Zoned: I-2 (general industrial district). Located in the 7600 block, east of US 441.

Ms. Carolyn Morgan was recognized. Ms. Morgan presented a map of the site and described it and the surrounding uses in detail. She explained that the petition was a proposed amendment to an approved site plan for a Yelvington Distributors aggregate facility, that had not yet been constructed. She presented a map showing all development within a half-mile radius of the Yelvington facility and the proposed concrete and asphalt plants. She pointed out that the site was undeveloped at the present time. She indicated that the petition was before the board because part of the property was located in the tertiary zone of the Wellfield District and required a Wellfield Special Use Permit, as well as development plan approval. She noted that the staff conditions addressed both the Wellfield Special Use Permit and development plan. Ms. Morgan reviewed the proposed conditions and indicated that, with those conditions, the request met the requirements of the Comprehensive Plan and Land Development Code. She offered to answer any questions from the board.

Chair Fried read into the record a letter to the board from Marion Radson, City Attorney.

> For your information, on Monday, April 23, 2001, the City Commission will consider an ordinance imposing a moratorium on certain uses in the "I-1" and "I-2" districts. If adopted on first reading, the City Commission is currently scheduled to hold a second and final adoption hearing on Monday, May 12, 2001. [May 14, 2001] An asphalt plant is one of the uses under consideration for the moratorium.
>
> As additional information, on Thursday, April 12, 2001, the City Attorney's Office received a complaint for Declaratory Judgement/Injunctive Relief and a Motion for Temporary Injunction from Patrice Boyes, Attorney for Watson Construction Co., Inc. The complaint requests the court enjoin the City from adopting a moratorium on development in the I-2 zone, or, as an alternative, to declare that the City is estopped from applying the moratorium to Watson's proposed development. The complaint also asks the court to declare that the City's Wellfield protection ordinance and need for a special use permit does not apply to Watson's proposed development. The motion for Temporary Injunction requests injunctive relief from the moratorium.
>
> At this time, you are advised to review the Petition in accordance with the City's Land Development Code without regard to the pending moratorium ordinance or lawsuit.

Chair Fried asked when the property was zoned I-2.

Ms. Morgan indicated that it was zoned I-2 in 1998.

Mr. Pearce asked if Ms. Morgan would state the distances between the active area of the proposed development and the closest residential area.

Ms. Morgan deferred the question to Mr. Eng, agent for the petitioner.

Mr. Ralph Eng, agent for the petitioner, was recognized. Mr. Eng explained that the residential area across Highway 121 was in excess of half a mile. He indicated that it was also over half a mile to the nearest residence across Highway 441.

Mr. Pearce noted that the developed area of the site appeared to be moved further to the west since the plan was presented at concept review.

Ms. Morgan indicated that there were changes in the plan based on the board's comments and concern about the wellfield area.

Mr. Pearce asked about references to the centralized sewer system.

Ms. Morgan indicated that Gainesville Regional Utilities (GRU) staff was present to answer the board's questions.

Ms. Kim Zoltek, Senior Environmental Engineer in Water and Wastewater Engineering at GRU, was recognized. Ms. Zoltek discussed the asphalt truck washing system and how GRU would process that waste water. She explained that any waste water from the development would have to meet pretreatment standards before discharge into the City's system.

Dr. Fried cited a concern about the chemicals associated with asphalt as well as the actual aggregate. He noted that some of those chemicals were toxic.

Ms. Zoltek indicated that the applicant would be required to submit information on the exact content of any wastewater coming into the GRU system. She noted that GRU itself did have to meet specific pretreatment permit criteria. She explained that some compounds from the development would be broken down in the activated sludge process.

Mr. Carter noted that the petitioner proposed to develop only twenty-six percent of the site. He asked what portion of the site would be available for future development and if the proposed stormwater basin would function as a master basin for any new development.

Ms. Morgan explained that the basin was designed to support the proposed impervious surface. She indicated that staff reviewed only the proposed development and had no information on any future development. She agreed, however, future development would be possible if the plans received a Wellfield Special Use Permit. She stated that staff recommended approval of the petition with the conditions provided.

Ms. Patrice Boyes, agent for the petitioner, was recognized. Ms. Boyes indicated that the petitioner agreed with most of staff's recommendations for the project. She discussed the function of the project.

Mr. Eng reviewed the site plan and the modifications that had been since the concept review presented to the board in January 2001. He noted that there had been significant changes in the plan in the area of offsite wetland mitigation. He reviewed the function of the new pre-treatment and master stormwater basins. He indicated that the plan met all the requirements of the Land Development 7yCode.

Mr. Steve Cullen, professional engineer and agent for the petitioner, was recognized. Mr. Cullen presented his resume to the board. He discussed his experience in sighting and permitting of asphalt plants. He reviewed the activities proposed for the Watson site and indicated that they would have little impact on the environment. He discussed odor and methods of odor detection. Mr. Cullen addressed staff Condition D, which required the development and implementation of an air monitoring plan for particulate matter of less than 10 microns. He cited concerns that the City lacked regulatory authority to require air monitoring and that the data obtained from such monitoring would come not from the proposed development but from US 441 and the Deerhaven Power Plant. He requested that Condition D be withdrawn by staff. He discussed the federal and state regulations for asphalt and other industrial uses. Mr. Cullen requested that the board approve the petition. He offered to answer any questions.

Chair Fried suggested that there was a difference between emissions from traffic and an asphalt plant. He asked if the board should expect such distinctions to be made.

Mr. Cullen discussed the various measures of ambient air. He explained that there were other measures of fugitive emissions and dust from roadways.

Mr. Guy asked if the facility would have the best, world wide, state of the art pollution control equipment.

Mr. Cullen indicated that the main pollution control device at the plant would be a bag house which was considered the best available control technology for most industries. He described the function of the bag house. He indicated that it did not exceed the basic permit requirements. He explained that the bag house would perform at three percent of its allowable emission level. He stated that the proposed asphalt plant equipment was being moved to the site and had an active air quality permit issued by the Florida Department of Environmental Protection (FDEP).

Mr. Carter asked if there were any current city, county, or state regulations that required the specific monitoring, as described in staff Condition D, on any existing asphalt facility in the area.

Mr. Cullen replied that there were not. He explained that the only instance he knew of was in North Florida and was not the result of any action by the FDEP but was instead mandated by a lawsuit by an adjacent property owner. He noted that the FDEP did not collect the data from that particular monitoring system.

Mr. Carl Salafreo, agent for the petitioner, was recognized. Mr. Salafreo described the proposed industrial wastewater disposal systems and how they functioned to recycle and clear the water. He stated that the State of Florida had the highest standards for asphalt and concrete recycling in the country. He offered to answer any questions from the board.

Mr. David Bear, agent for the petitioner, was recognized. Mr. Bear indicated that he performed the noise analysis impact for the proposed project. He explained that the project, when properly operated and sited, would comply with the City of Gainesville's Chapter 15, Noise Ordinance. He offered to answer any questions from the board.

Mr. Pearce asked if there would be a concrete crusher on the site.

Mr. Bear indicated that there would be no crusher.

Mr. Pearce asked about the hours of operation of the facility.

Mr. Bear indicated that the petitioner was requesting a 24 hour operation. He explained that there was an annual limit on operation.

Ms. Boyes indicated that the petitioner's presentation was complete.

Chair Fried opened the floor to public comment. He noted that there was a three minute limit on speakers.

Mr. David Welch was recognized. Mr. Welch indicated that his concern was odor since there would be two asphalt plants so close together. He suggested that there be inspection on a regular basis.

Ms. Florence Clements, President of Turkey Creek Forest Homeowners Association, was recognized. Ms. Clements discussed the other asphalt plants in the area and cited a concern for workers at such plants. She requested that the board continue the petition.

Mr. Mark Goldstein was recognized. Mr. Goldstein cited a concern about the location of the proposed asphalt plant to the wellfield. He requested that the board continue the petition.

Mr. Pearce asked if the petitioner would have to be in compliance with the Land Development Code on water/wastewater discharge before they received development approval.

Mr. Hilliard indicated that they would.

Mr. Bill Edwards was recognized. Mr. Edwards suggested that the proposed stormwater basins would be a problem because of the height of groundwater during rainy seasons. He cited a concern about the pollution of groundwater.

Ms. Peggy Trudeau was recognized. Ms. Trudeau, resident of Northwood Pines Subdivision, was recognized. Ms. Trudeau cited a concern about the health of children around the plant.

Ms. Kimberly Hudako, resident of Hidden Lake Subdivision, was recognized. Ms. Hudako indicated that she could smell the odor from the existing asphalt plant.

Mr. Peter Rebman, President of the Sutter's Landing Homeowner's Association, was recognized. Mr. Rebman cited concerns about compatible development, property values, and protection of surrounding areas.

Mr. Sam Harvey, resident of Mile Run Subdivision, was recognized. Mr. Harvey cited a concern about air quality.

Mr. Stuart Wells, resident of Sutter's Landing Subdivision, was recognized. Mr. Wells cited a concern about the quality of life and property values.

Mr. Allen Fischer was recognized. Mr. Fischer indicated that he owned property in the industrial area adjacent to the site. He cited a concern that the adjacent property was not considered to be impacted because it was also zoned industrial. He also cited a concern about the workers in those industrial areas.

Mr. Hilliard explained that any property owner within 400 feet of a proposed development site was considered affected and notified.

Ms. Katy Fischer was recognized. Ms. Fischer presented the board with information she had gathered on asphalt plants.

Mr. Leonard Eisenberg, resident of Turkey Creek Forest, was recognized. Mr. Eisenberg requested that the board continue the petition. He cited a concern about the wellfield area and air pollution from additional trucks.

Mr. Doug Admey was recognized. Mr. Admey spoke in favor of the petition. He stated that the opposition to the project was not based upon fact. He indicated that the location was appropriate for the use.

Mr. Rick Cheshire was recognized. Mr. Cheshire pointed out that the entire plan, as presented to the board, had been reviewed and approved by staff and would require compliance with state, county, and federal regulations. He urged the board to approve the petition.

Ms. Kim Zoltek was again recognized. Ms. Zoltek discussed aspects of review of projects that might impact the City's water supply. She pointed out that the petitioner would have to meet the requirements of the Alachua County Hazardous Materials Code for petroleum products.

Chair Fried closed the floor to public comment.

Mr. Carter indicated that he wished to make a motion for approval of the petition.

Motion By: Mr. Carter	Seconded By: None
Moved to: Approve Petition 30WSU-01 CC with staff conditions except deleting Condition D, and requiring that road to the Whitehurst plan be paved only if used as an internal connection.	Upon Vote: Motion died for lack of a second.

There was no second to the motion.

Mr. Pearce, referring to the issue of odor, asked what recourse persons with complaints would have through the Codes Enforcement Division to bring a facility into compliance.

Mr. Hilliard discussed the options including those stated in the Florida Administrative Code. He noted that the City's Code Enforcement process was complaint driven. He explained that citations would go through the Code Enforcement Board and fines could be imposed.

Mr. Pearce cited a concern about noise in the evening.

Mr. David Bear, noise expert witness for the petitioner, explained that there were different standards in the Noise Ordinance for day and evening noise.

Mr. Pearce asked how irritating and objectionable noise was handled in the present noise ordinance.

Mr. Hilliard indicated that he was not familiar with the process since it was dealt with by Codes Enforcement and the Police Department.

Mr. Carter pointed out that, when the project came before the board in January, the board members gave the project some favorable comments. He noted that the petitioner listened to the board's concerns and modified the project to meet those concerns and made it better. He stated that he continued to support the project.

Mr. Guy asked why the Wellfield Special Use Permit and the development plan review were in one petition.

Mr. Hilliard explained that one part would not be possible without the other. He noted that there were two sets of conditions because there were two sets of requirements.

Mr. Guy asked about monitoring of the environmental aspects of the plan.

Mr. Hilliard explained that use of hazardous materials was reviewed by the Alachua County Department of Environmental Protection. He pointed out that no one in the City had the capability to monitor air quality.

Mr. Pearce asked staff to discuss the air monitoring condition.

Ms. Morgan explained that she discussed the issue with the County staff working on a new air quality ordinance and the condition followed their recommendation. She indicated that she would consult with the State Department of Environmental Protection on the matter.

Ms. Boyes stated that she would work with Ms. Morgan on modification of the air monitoring condition. She suggested that the reference to PM-10 in Condition D be deleted and the condition simply require an air monitoring plan.

Mr. Pearce suggested that, rather than eliminate Condition D, it should read, "The applicant shall develop an air monitoring plan acceptable to the City Manager or designee prior to final plan approval." He reviewed the conditions for the Wellfield Special Use Permit and development plan review. He stated that the board did not make final decisions on the zoning of property. He explained that the Plan Board's charge was to determine compliance with the Land Development Code and Comprehensive Plan. He made the motion to approve the petition.

Mr. Guy indicated that he agreed with the original Watson proposal that came before the board in January. He noted that, while the board did not make the law, they could place conditions on a petition. He suggested that one condition should be that the facility should be the very best state of the art facility, exceeding the minimums. He indicated that he was unwilling to support allowing only the minimum requirements.

Ms. Myers indicated that she knew the petition met all the Code requirements, but the community at large had to be considered. She stated that she could not support the petition.

Mr. Pearce indicated he did not know how requirements above and beyond the established standards could be incorporated the language of the petition.

Chair Fried stated that if a person believed that the established standards were inadequate, based upon prior knowledge, they should vote the way they feel. He explained that not all decisions were based completely on objective criteria.

Motion By: Mr. Pearce	Seconded By: Mr. Carter
Moved to: Approve Petition 30WSU-01 CC with staff conditions except modifying Condition B to read "the driveway to the Whitehurst site be paved only if used as an internal connection," and modifying Condition D to eliminate the language "for particulate matter of size 10 microns or less PM-10)."	Upon Vote: Motion failed 3 - 2 Yeas: Carter, Pearce Nays: Guy, Myers, Fried

Ms. Boyes asked the board's recommendation on the petition.

Mr. Hilliard indicated that the recommendation was to deny the petition.

Ms. Boyes indicated that the board needed a motion to deny the petition. She pointed out that the board denied a motion to approve and did not approve a motion to deny the petition. She indicated that she would discuss the matter with the City Commission.