

LEGISLATIVE #

110147E



**APPLICATION FOR DEVELOPMENT PLAN REVIEW
PLANNING & DEVELOPMENT SERVICES**

OFFICE USE ONLY	
Petition No. <u>DB-11-38</u>	Fee: \$ <u>1575.00</u>
1 st Step Mtg Date: _____	EZ Fee: \$ <u>787.50</u> <u>EB</u>
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 []	
Account No. 001-670-6710-1124 (Enterprise Zone) [X]	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) [X]	

TYPE AND LEVEL OF REVIEW

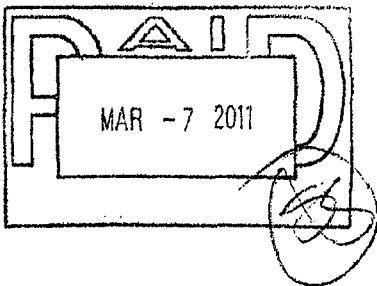
MINOR	MINOR II	INTERMEDIATE	MAJOR
<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Concept	<input type="checkbox"/> Concept
<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Final	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Preliminary
		<input type="checkbox"/> Final	<input type="checkbox"/> Final

Project description: Development of an open-air beer garden lanai and patio with associated grading, and drainage improvements.

Owner(s) of Record (please print)
Name: William Chick
Address: P.O. Box 15514 Gainesville, Fl 32604
Phone: (352) 514-8214 Fax: ()
(If additional owners, please include on back)
Property address: 16 & 24 S Main Street
Existing use: Office
Existing land use designation: Mixed Use High
Tax parcel no(s): 14614-000-000, 14613-000-000

Applicant(s)/Agent(s), if different
Name: Eng, Denman & Associates, Inc.
Address: 2404 NW 43rd Street Gainesville, Fl 32606
Phone: (352) 373-3541 Fax: (352) 373-7249
Project name: Jack's Bar
Proposed use: Office/Bar
Existing zoning: Central City District (CCD)
Gross site area: 0.14 Acres +/-

Certified Cashier's Receipt:



CHECK ALL PROPOSED USES

<input type="checkbox"/> Residential	Density	<input checked="" type="checkbox"/> Non-residential	
Multi-family	Units/acre:	<input type="checkbox"/> Office	<input type="checkbox"/> Commercial
Total units:	Total bedrooms:	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Other (Canopy)
		Gross floor area: 1,180 sf	

I certify that I am the owner of the property and authorize the agent listed above to initiate this development plan petition for consideration by the Board.

Signature of owner: *Steve Reed* Date: 3/2/11

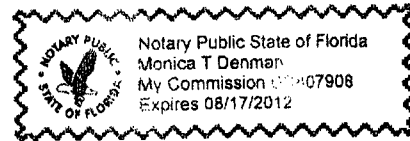
I certify that all of the information contained in this application form is accurate and up-to-date, and that the requirements to submit for development plan review have been met.

Signature of Applicant: _____ Date: _____

STATE OF FLORIDA, COUNTY OF Alachua

Sworn to and subscribed before me this 2 day of March 2011

Signature – Notary Public: *Monica Denman*
 Personally Known OR Produced Identification _____
 01/21/04



**CRITERIA TO BE CONSIDERED
IN DEVELOPMENT PLAN REVIEW**

<input checked="" type="checkbox"/> Minor Plan <u>II</u>	<input type="checkbox"/> Intermediate Plan	<input type="checkbox"/> Major Plan
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The appropriate reviewing board or the development review coordinator shall review any minor plan, intermediate plan, major plan or any amendment to any previously approved plan based upon the competent and substantial evidence presented by the reviewing authority, the petitioner, property owners, who are entitled to notice, affected persons, as determined by the board, and other interested persons related to any of the following factors:

- 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.
- 2) Whether the proposed development is consistent with the comprehensive plan, the land development code, applicable special area plans, and other applicable regulations.
- 3) Whether the proposed development meets the level of service standards 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.
- 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.

A portion of the review process shall permit any interested person to address the appropriate reviewing board or the development review coordinator at the proper time. The appropriate reviewing board or the development review coordinator shall determine what evidence is relevant to the decision and shall limit its review to that relevant evidence. Formal rules of evidence shall not apply.

The Dev Review Bd has reviewed the above in arriving at
(Appropriate Reviewing Board or Dev. Review Coordinator)
 a decision with reference to Petition DB-11-38SPA on 5/12/2011.

Applicable signature _____

DEVELOPMENT REVIEW STAFF REPORT

PLANNING & DEVELOPMENT SERVICES DIVISION
THOMAS CENTER BUILDING "B"
306 NE 6TH AVENUE (352)334-5023

Petition Number: DB-11-38 SPA

*Preliminary Development Plan Review for
Jack's Bar and Outdoor Cafe*

**Presented to Development Review Board
June 9, 2011**

Eng Denman & Associates, Inc., Agent for William Chick, Jack's Bar.
Preliminary and Final Development Plan review for conversion of an existing
office space to a bar with an associated outdoor cafe. Zoned CCD (Central City
District). Located at 16 and 24 South Main Street.

PROJECT DESCRIPTION:

This petition was reviewed by the Development Review Board on May 12, 2011
with a recommendation to continue to the next meeting.

PROPERTY DESCRIPTION:

Address/Parcel: 16 and 24 S. Main Street
Acreage: 6,160 square feet.
Land Use: Mixed-Use High
Zoning: CCD
Special Features: One part of the subject property was occupied by a two-story building which was recently demolished, leaving a vacant lot.
Agent/Applicant: Eng Denman, and Associates, Inc., agent for Jack's Bar.
Property Owner: William Chick.

STAFF RECOMMENDATION:

Approval of the Development Plan with Technical Review
Committee conditions.

SUMMARY OF TECHNICAL REVIEW COMMITTEE COMMENTS

Detailed comments provided at end of report

I. Department:

Current Planning:	Approvable with Conditions
Concurrency Management:	Approvable
Arborist:	Approvable
Public Works Engineering:	Approvable
Transportation Planning:	No Comments
Environmental Coordinator:	No Comments
Solid Waste:	Approvable
RTS:	No Comments
Building:	Approvable
Fire:	Approvable
Gainesville Regional Utilities:	Approvable with Conditions
GRU: Wellfield Protection:	No Comments
HAZMAT:	Approvable as submitted
Police Department:	No Comments

PROJECT ANALYSIS

SURROUNDING PROPERTY CHARACTERISTICS

	Land Use	Zoning	Current Use
North	Mixed Use High	CCD	Office building and Retail
South	Mixed Use High	CCD	Bar and Eating Establishment
East	Mixed Use High	CCD	Alachua County Office building
West	Mixed Use High	CCD	Retail and Eating Establishment

GENERAL DESCRIPTION AND KEY ISSUES:

The subject property is comprised of two lots, one is occupied by a two-story office building and the other is vacant but was recently occupied by a two-story building which has been demolished. The owner wishes to redevelop the property by integrating the two properties to create an office with an alcoholic beverage establishment and an outdoor café. Outdoor cafes are allowed in the CCD but only as accessory to an eating establishment or to an alcoholic beverage establishment.

This petition was reviewed by the Development Review Board on May 12, 2011 but was continued to allow the applicant to address issues related to performance standards and the relationship of principal to accessory uses on site. The applicant has modified the plan to increase the area of indoor space devoted to the Alcoholic Beverage Establishment which establishes it as a principal use within a completely enclosed building. The applicant has also modified other criteria related to performance standards in a satisfactory manner and appropriate conditions are included. The plan has also been modified to address concerns expressed by the adjacent property owner to the west.

Comprehensive Plan Consistency:

If the mandatory and recommended conditions are implemented, the proposed development can be consistent with the general requirements of the comprehensive plan. There are no major Comprehensive Plan issues.

Land Development Code:

The overall development concept of a combined office, alcoholic beverage establishment, eating place and outdoor café is supported by the Land Development Code and most of the elements are consistent with the required development standards. The issues listed below have been identified as areas which should be modified to bring the proposed design into full compliance and consistency with the code.

Proposed Uses and Level of Intensity:

In general, the code requires that all principal uses must be conducted in a completely enclosed building. Therefore the principal uses on the subject property cannot be an outdoor café, an outdoor use or any use which is not within a completely enclosed building. However, outdoor cafes are allowed in conjunction with an eating establishment or in conjunction with an alcoholic beverage establishment when located within the CCD zoning district. The proposed development includes a total area of 4,305 square feet of functional area devoted to alcoholic beverage establishment, outdoor seating and outdoor service. The plan includes a total of 742 square feet of interior space dedicated to the Alcoholic Beverage Establishment, thus establishing it as a reasonable functional internal use which could be classified as a code classified principal use with an associated outdoor café.

STAFF RECOMMENDATION:

Staff recommends approval of Petition DB-11-38 (Jack's Bar) with the proposed conditions and development plan modifications listed below.

Petition DB-10-00128
Minor II Development Plan

Technical Review Committee Comments for:

Jack's Bar and Outdoor Cafe

Planning Comments: Approved with Conditions

Lawrence Calderon,
 Lead Planner, 334-5023

1. Lighting shall be such that it shall not result in glare or off premises lighting that exceeds a maximum average maintained luminance of 25 foot candles at ground level and a uniformity ratio of 6:1. *Light pollution.* All building lighting for security or aesthetics will be fully cut-off type, and shall not allow any upward distribution of light. *Exterior lighting.* Lighting which is provided for the security of areas such as, but not limited to, building entrances, stairways, ramps and main walkways or for a permitted outdoor use of land (such as ball parks) shall not under any circumstances exceed a maximum average maintained illumination of 25 foot-candles at ground level, and uniformity ratio of 6:1. (See attached letter dated June 1, 2011)
2. Fencing around the outdoor café shall be consistent with the fencing types in the downtown area and shall not exceed a maximum height of five (5) feet, as shown on the development plan. The type of fencing materials may be aluminum or wrought iron; other types of fencing consistent with the downtown are also acceptable. The door swing on the plans should not extend into the public right-of-way.
3. The plans show a roof deck above the canopy on the south side of the building; that area is not approved with this petition and shall not be used. No details, access or indication of intended use has been provided for the deck shown on the plans; any future use of said area will require siteplan modification in accordance with the Land Development Code before the Development Review Board.
4. The glazing proposed on the development plan shall not be less than the glazing currently existing on the building façade.
5. Label the floor plan to show the use of each area including the ingress/egress accessways to each use.
6. Construction staging for the project shall not occur in the public right-of-way.
7. Please ensure that the statistical data pertaining to the property is consistent on all sheets.

Concurrency Comments (Approvable)

Jason Simmons, Concurrency Planning, 334-5022

Public Works Recommendation: Approvable (as submitted)

Requirements: 100-year Critical Duration Analysis Required, Treatment volume must be recovered within 72 hrs. (F.S. of 2), Approved for Concurrency

REVIEW SUMMARY: Approvable as submitted.

Comments: STORMWATER MGT Approvable (as submitted)

Reviewed By: Rick Melzer

Comments: ROADWAY & SITE DESIGN (**Approvable (as submitted)**)

Reviewed By: Rick Melzer

Comments: TRANSPORTATION No Comment

Comments: TRANSIT No Comment

Comments: SOLID WASTE Approvable (as submitted) Reviewed By: Steve Joplin

Comments: SURVEY No Comment

Building Department Comments Approved as submitted

Doug Murdock, CBO Building Official 393-8640

Fire and Life Safety Services (Approvable)

Steve Hesson, Fire Inspector, 334-5065

Urban Forestry Comments (Approved as submitted)

Earline Luhrman, Urban Forestry Inspector, 393-8171

Approved as submitted. No impact to the urban forest.

GRU Comments (Insert Review Decision)

Ellen Underwood, New Development Coordinator, 393-1644
underwoodfe@gru.com

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

Community Redevelopment Agency Comments (Approvable, subject to comments)

Kelly Huard Fisher, CRA Project Coordinator, 334-2205

As communicated to the applicant during the previous review cycle, the CRA very strongly recommends against the height of the proposed fencing around the perimeter of the outdoor seating area. Plans indicate that this fencing will be approx. 6 feet in height. This size is significantly taller than what is typically found for outdoor seating at food and drinking establishments. Locally, we have many examples of businesses with outdoor seating areas where alcoholic beverages are served. (For example, The Swamp Restaurant & Bar, Lillian's, The Lunchbox Café, Harry's, Emiliano's, 101 Downtown, Boca Fiesta, etc.) As demonstrated by these examples, outdoor areas are frequently delineated by fencing materials approx. four feet in height. With proper oversight by the business, this fencing height provides a clear boundary and a secure perimeter to the establishment. CRA staff strongly recommends that plans be revised to show fencing at a scale that is comparable to these other establishments. There is a strong concern that the fencing, as proposed, could resemble a caged enclosure, and may unintentionally create an uninviting aesthetic to the proposed project and to its prominent downtown location. The height of the fencing also raises concerns as to the ability of patrons to exit the enclosed area in the event of an emergency.

Comments from the applicant state that a porch/balcony is not proposed at this time; however, plans appear to indicate that this is the type of structure being contemplated. According to the cross-section, the structure will contain posts supporting a metal roof, and above the roof will sit a second level, which plans describe as a wood deck. This second

story deck is lined with a banister and railing to a height of 4 feet, which also seems to indicate that this is a porch. Please provide additional clarification on this feature.

The applicant's response states that the outdoor area will operate according to the same hours as the indoor bar, to which it will serve as an accessory use. Greater clarification on this point would be appreciated so that staff may gain a better general understanding of when/how frequently the space will be utilized for active uses. For example, is it anticipated that the space will be actively utilized during the day, during evening hours, etc.?

Due to the historic nature of this site, the applicant may wish to attend a meeting of the city's Historic Preservation Board (HPB) in order to provide a courtesy overview of the project. Although the HPB would not have any regulatory authority over this site, the group may be able to provide helpful insight to the applicant.

Hazardous Materials (ACEPD) Comments Approved as submitted

Agustin Olmos, Water Resources Supervisor, PE, 264-6800

Appendices:

Appendix 1 – Petitioner documents in support of petition

Appendix 1

Petitioner's Documents in Support of Petition

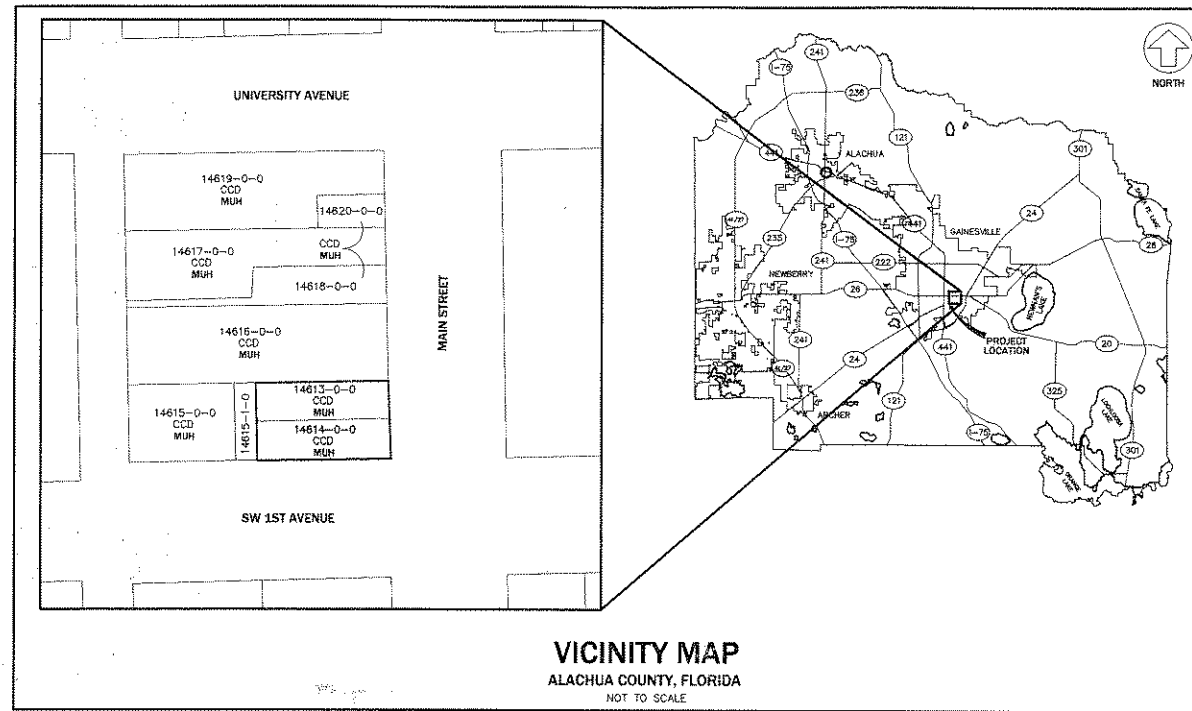
JACK'S BAR - MINOR SITE PLAN

Legistar 110147E

CITY OF GAINESVILLE, FLORIDA

DEVELOPMENT INFORMATION:

1. PROJECT OWNER:	WILLIAM CHICK P.O. BOX 15514 GAINESVILLE, FL 32604
2. NAME OF PROJECT:	JACK'S BAR
3. PROJECT DESCRIPTION:	RENOVATION OF AN EXISTING BUILDING TO A BAR WITH AN OPEN CAFE.
4. PROJECT ADDRESS:	16 & 24 S. MAIN STREET GAINESVILLE, FLORIDA
5. TAX PARCEL NUMBER:	14613-000-000 & 14614-000-000
6. SECTION/TOWNSHIP/RANGE:	SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST
7. ZONING:	CENTRAL CITY DISTRICT (CCD)
8. FUTURE LAND DESIGNATION:	MIXED USE HIGH
9. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT OR FLOOD PLAIN.	
10. THIS PROJECT IS NOT NOT AFFECTED BY THE GATEWAY, GREENWAY, SURFACE WATER, WELL FIELD OR NATIVE PARK DISTRICTS.	
11. THIS SITE IS LOCATED IN ZONE A OF THE TRANSPORTATION CONCURRENCE EXCEPTION AREA (TCEA).	
12. THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	
13. TRASH AND RECYCLING ARE CURBSIDE PICKUP.	
14. UTILITY SERVICES ARE UNDERGROUND AND WILL BE CONNECTED INTERNALLY TO THE EXISTING BUILDING.	
15. THE MINOR SITE PLAN WILL NOT RESULT IN A NET INCREASE IN IMPERVIOUS AREA.	
16. BUILDING CODE WILL MEET THE LATEST EDITION OF THE FLORIDA BUILDING CODE.	
17. FIRE CODE WILL MEET THE FLORIDA FIRE PREVENTION CODE, 2007 EDITION. NO FIRE SPRINKLER SYSTEM IS PROPOSED.	
18. FIRE HYDRANTS EXISTING AND LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.	
19. THE SITE WILL COMPLY WITH THE STATE OF FLORIDA HANDICAP ACCESSIBILITY CODES AND STANDARDS.	
20. LIGHTING: ALL BUILDING LIGHTING FOR SECURITY OR AESTHETICS WILL BE FULLY CUT-OFF TYPE AND SHALL NOT ALLOW ANY UPWARD DISTRIBUTION. THE PROPOSED PROJECT WILL MEET SECTION 30-345 GENERAL PERFORMANCE STANDARDS OF THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE (LDC).	



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGEND
ZONING: CCD - CENTRAL CITY DISTRICT
FUTURE LAND USE: MUH - MIXED USE HIGH

LEGAL DESCRIPTION

THAT FRACTIONAL PART OF LOT 1, BLOCK OF RANGE 3 IN THE ORIGINAL SURVEY OF THE TOWN (NOW CITY) OF GAINESVILLE, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, AT THE NORTHWEST CORNER OF UNION AND WEST MAIN STREETS, AND THENCE BY A LINE RUNNING WEST 100 FEET, BOUNDING THE NORTH SIDE OF UNION STREET, AND THENCE RUNNING NORTH 30 FEET ON A LINE PARALLEL WITH THE WEST LINE OF WEST MAIN STREET, THENCE EAST 100 FEET PARALLEL WITH THE LINES OF UNION STREET, TO WEST MAIN STREET, THENCE SOUTH ALONG THE WEST BOUNDARY OF WEST MAIN STREET TO THE POINT OF BEGINNING.

TRIP GENERATION

TABLE 1 - TRIP GENERATION EXISTING OFFICE

ITE LAND USE 710:
EXISTING OFFICE:
2,190 S.F. (1ST AND 2ND FLOOR) AT 16 S MAIN ST

PERIOD	RATE	SF	TRIPS	TRIP DISTRIBUTION		PROJECT TRIPS	
				ENTER	EXIT	IN	OUT
PM	1.49	4,380	7	17%	83%	1	6

SOURCE: ITE TRIP GENERATION 8TH EDITION, PAGES 1203 - 1205

TABLE 2 - TRIP GENERATION EXISTING BAR

ITE LAND USE 925:
EXISTING BAR:
3,000 S.F. (1ST AND 2ND FLOOR) AT 24 S MAIN ST

PERIOD	RATE	SF	TRIPS	TRIP DISTRIBUTION		PROJECT TRIPS	
				ENTER	EXIT	IN	OUT
PM	15.49	6,300	93	68%	32%	63	30

SOURCE: ITE TRIP GENERATION 8TH EDITION, PAGE 1774

TABLE 3 - TRIP GENERATION EXISTING OFFICE TO REMAIN

ITE LAND USE 710:
EXISTING OFFICE:
1,095 S.F. (1ST FLOOR) PLUS 2,190 S.F. (2ND FLOOR) AT 16 S MAIN ST

PERIOD	RATE	SF	TRIPS	TRIP DISTRIBUTION		PROJECT TRIPS	
				ENTER	EXIT	IN	OUT
PM	1.49	3,285	5	17%	83%	1	4

SOURCE: ITE TRIP GENERATION 8TH EDITION, PAGES 1203 - 1205

TABLE 4 - TRIP GENERATION RENOVATED BAR

ITE LAND USE 925:
RENOVATED BAR:
1,095 S.F. (1ST FLOOR) AT 16 S MAIN ST
3,970 S.F. AT 24 S MAIN ST

PERIOD	RATE	SF	TRIPS	TRIP DISTRIBUTION		PROJECT TRIPS	
				ENTER	EXIT	IN	OUT
PM	15.49	5,065	78	68%	32%	53	25

SOURCE: ITE TRIP GENERATION 8TH EDITION, PAGE 1774

NET IMPACT

PERIOD	TRIPS			NET IMPACT	
	EXISTING	REDEVELOPMENT CREDIT	PROPOSED	DECREASE	INCREASE
PM	100	110	83	27	0

*REDEVELOPMENT CREDIT TRIPS = EXISTING TRIPS x 1.10

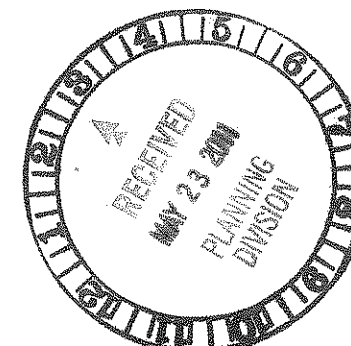
PROJECT AREA CALCULATIONS

#	DESCRIPTION	SQUARE FOOTAGE
1.	TOTAL PROJECT AREA:	6,160 S.F.
2.	EXISTING BUILDING TO REMAIN:	2,190 S.F.
3.	EXISTING BUILDING (ALREADY DEMOLISHED):	3,000 S.F.
4.	EXISTING COURTYARD AREA (ALREADY DEMOLISHED):	970 S.F.
5.	CANOPY COVERAGE PROPOSED:	1,180 S.F.
6.	PROPOSED PATIO AREA:	2,790 S.F.
7.	TOTAL IMPERVIOUS AREA (REDEVELOPMENT):	3,970 S.F.

STORMWATER MANAGMENT UTILITY DATA

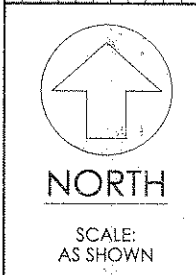
TOTAL IMPERVIOUS AREA = 3,970 SF (REDEVELOPMENT)				TOTAL SEMI-IMPERVIOUS AREA = 0 SF			
BASIN ID	LOWEST DISCHARGE ELEVATION (FT)	RETENTION VOL BELOW LOWEST DISCHARGE ELEVATION (CF)	RETENTION AREA AT LOWEST DISCHARGE ELEVATION (SF)				
1 (UNDERGROUND RETENTION)	N/A	991	0				
2	N/A	0	0				
TOTAL		991	0				

NOTE: A STORMWATER SYSTEM IS BEING PROVIDED TO COMPLY WITH THE WATER QUALITY REQUIREMENTS EVENTHOUGH THERE WILL BE NO NET INCREASE IN IMPERVIOUS AREA.



DRAWING INDEX

SHEET NUMBER	DRAWING TITLE
C0.00	COVER SHEET
C1.00	DIMENSION AND UTILITY PLAN
C2.00	PAVING, GRADING, & DRAINAGE PLAN AND DETAILS AND NOTES
C3.00	STORMWATER POLLUTION PREVENTION PLAN
S	BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)
A	ARCHITECTURAL PLANS (BY OTHERS)

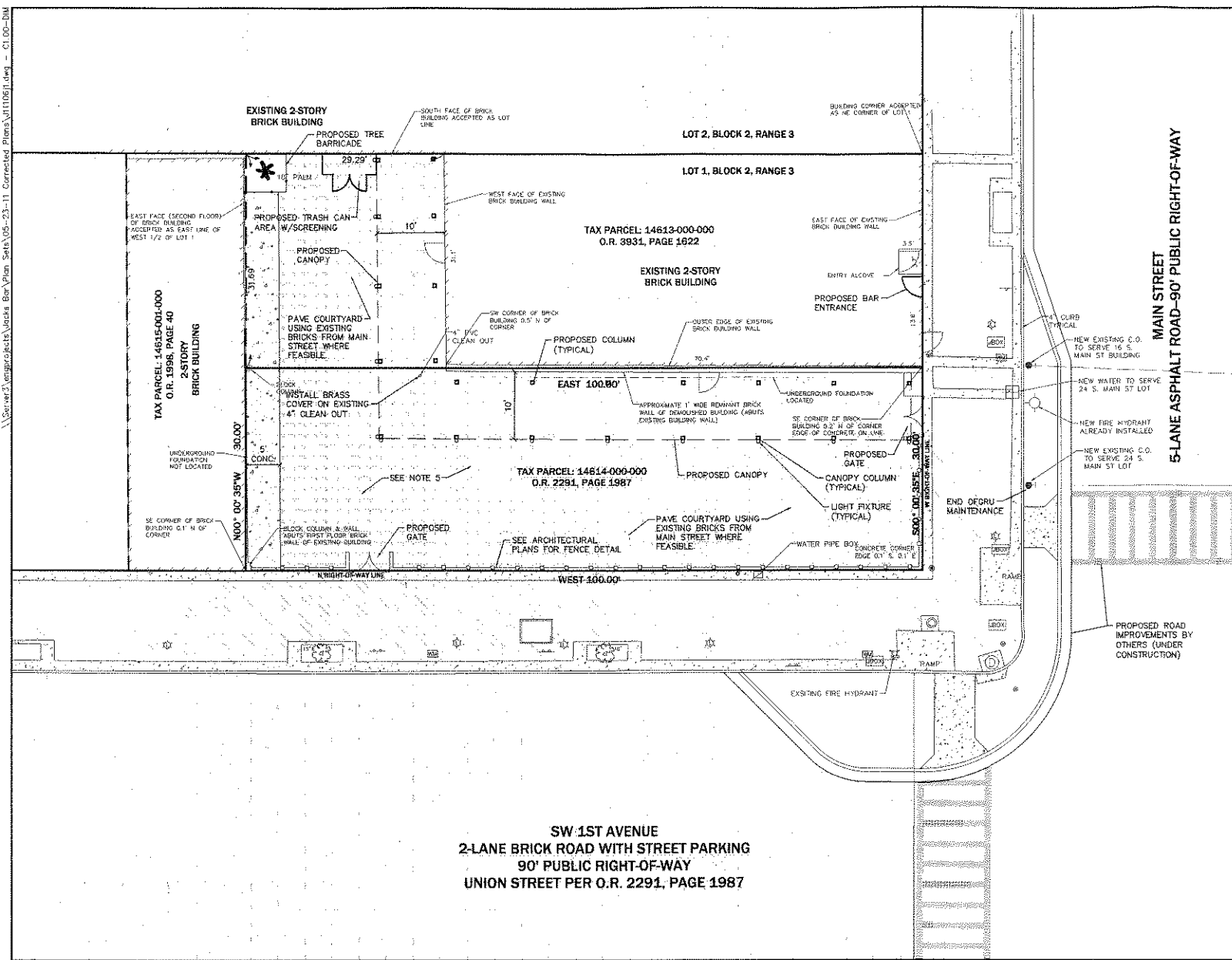


JACK'S BAR
MINOR SITE PLAN
CITY OF GAINESVILLE, FLORIDA
COVER SHEET

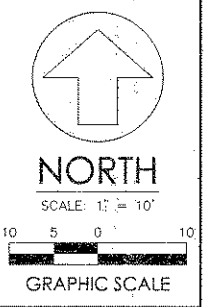
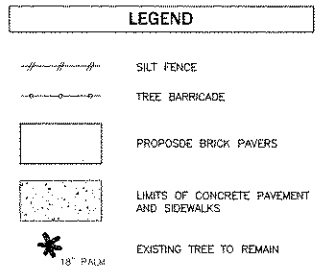
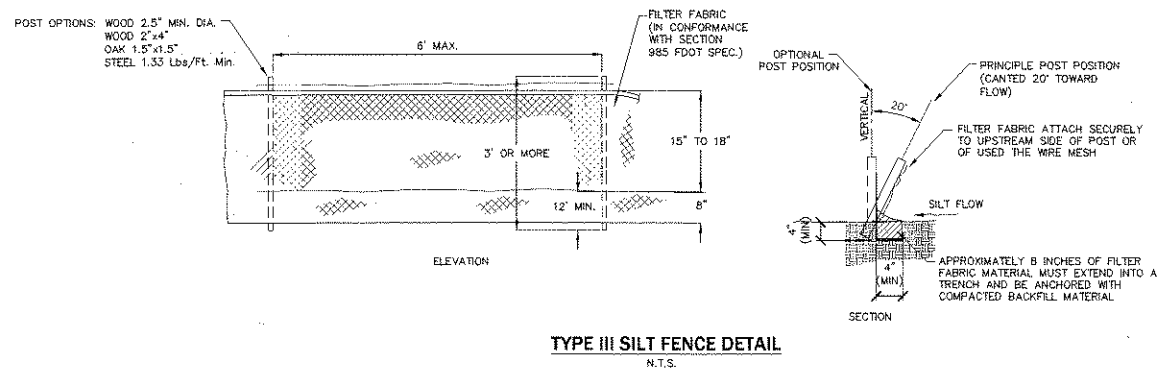
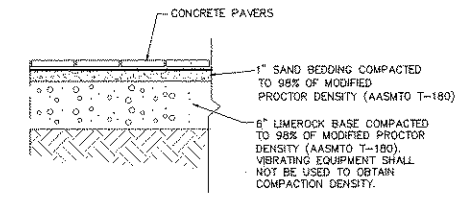
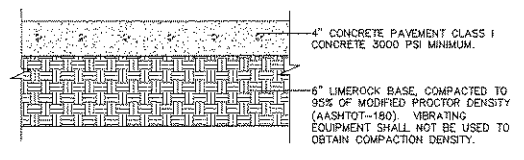
Project phase: PERMITS
Drawing No.: 08-11-18 SPA
Revised Plans
Designed: CSV/CAP
Drawn: TAR
Date: 05/23/11
Project No.: 11-106
Professional Engineer of Record:
Sergio J. Reyes, P.E.
Engineer
Certificate No.: 47311

Sheet No.: C0.00

Plotted May 23, 2011 - 11:59:41 - Tim Rockwell
 C:\Users\jengr\Documents\Projects\Jack's Bar\Plan Sets\105-23-11\Connected Plans\UTL101.dwg - C1.00.dwg



- GENERAL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND TO RELOCATE DURING CONSTRUCTION.
 - ELECTRIC SERVICE TO BE COORDINATED WITH G.R.U. ELECTRIC ENGINEERING DEPARTMENT.
 - STAGING DURING CONSTRUCTION WILL BE WITHIN THE PROPERTY LINES. NO OFF SITE STAGING WILL BE REQUIRED AT THIS TIME.
 - THIS RE-DEVELOPMENT WILL NOT RECONNECT TO THE SEWER ALONG SW 1ST AVENUE DUE TO NUMEROUS MAINTENANCE AND STOPPAGE PROBLEMS OVER THE YEARS. THIS DEVELOPMENT WILL BE CONNECTED TO THE NEW SANITARY SEWER CLEANOUTS (C.O.) LOCATED AT S. MAIN STREET.
 - CONTRACTOR SHALL RE-USE BRICKS FROM DEMOLITION OF MAIN STREET AS PATO PAVERS WHERE FEASIBLE.
 - FOR DETAIL OF SEATING ARRANGEMENT, OUTSIDE SERVICE AREA AND OUTSIDE COVERED SEATING AREA SEE ARCHITECTURAL PLANS.



EDA

ENG. DENHAM & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS
240 N.W. 1st St., Gainesville, Florida 32601-4602
TEL: (352) 373-3341 FAX: (352) 373-7349
www.eda-engineers.com

**JACK'S BAR
MINOR SITE PLAN
CITY OF GAINESVILLE, FLORIDA**

DIMENSION AND UTILITY PLAN

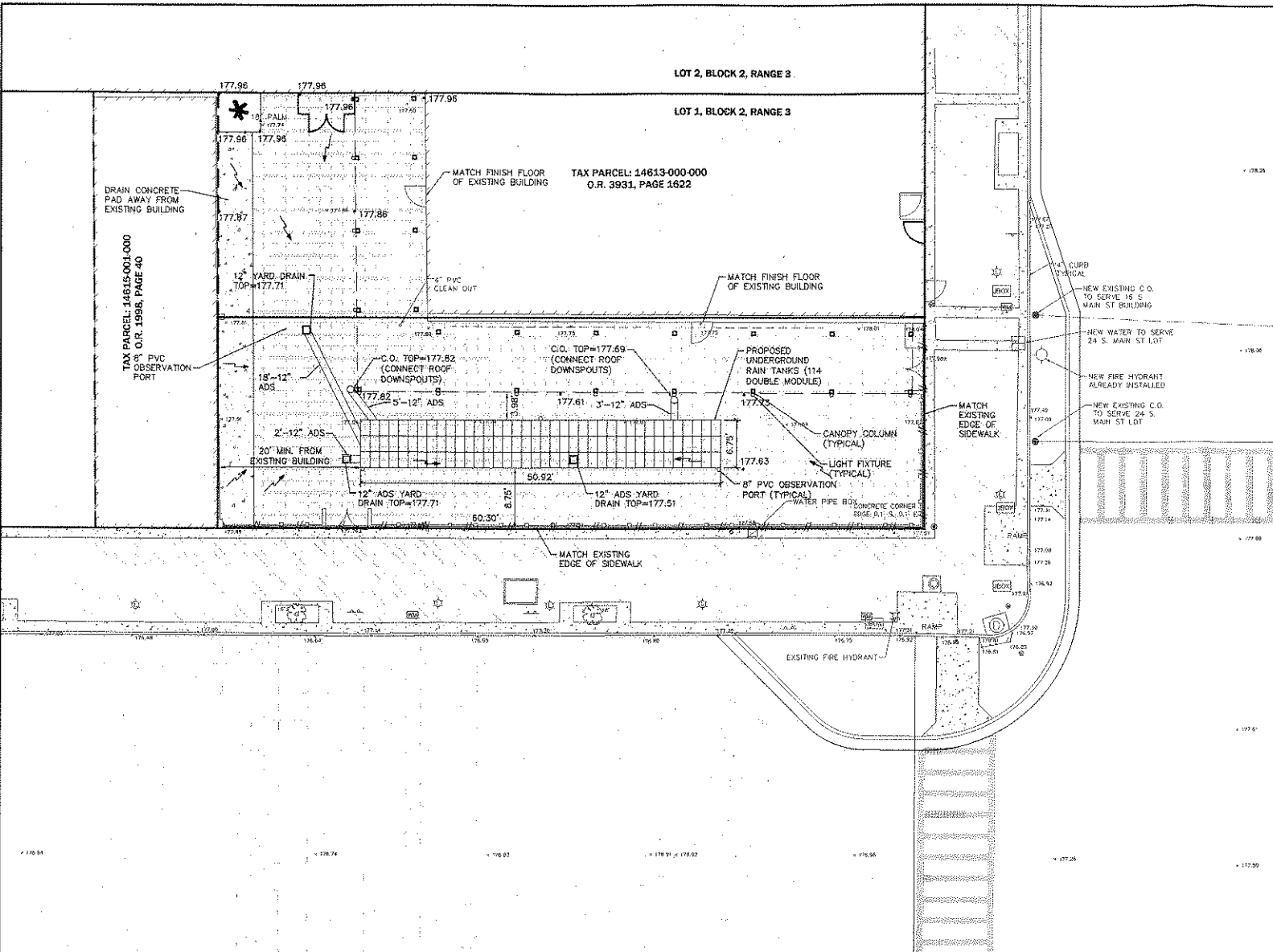
Project: PETITION No. DB-11-38 SPA
REVISED PLANS

Designed: CSV/CAP Drawn: T&R
Project No. 11-106 Date: 05/23/11
Professional Engineer of Record:

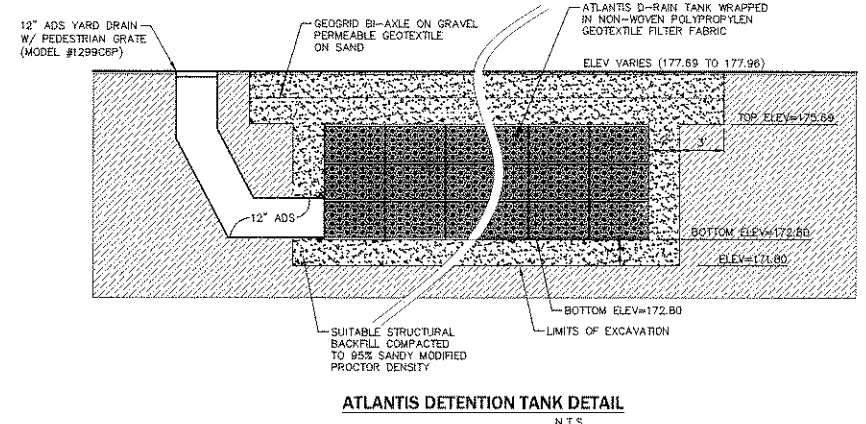
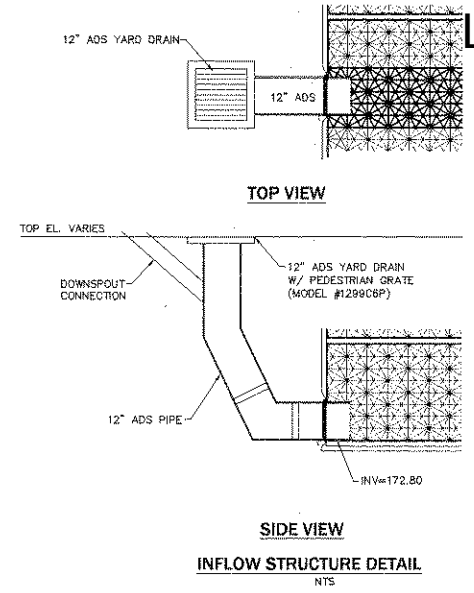
Sheet No. _____ of _____
SHELDON J. REYES, P.E. 47311
Engineer Certificate No.

C1.00

Plotting: May 23, 2011 11:59:41 - Tim Rockwell
 View: 3: V:\projects\Jack's Bar\Plan_Sets\05-23-11_Corrected_Plans\UT1001.dwg - C2.00-PCD

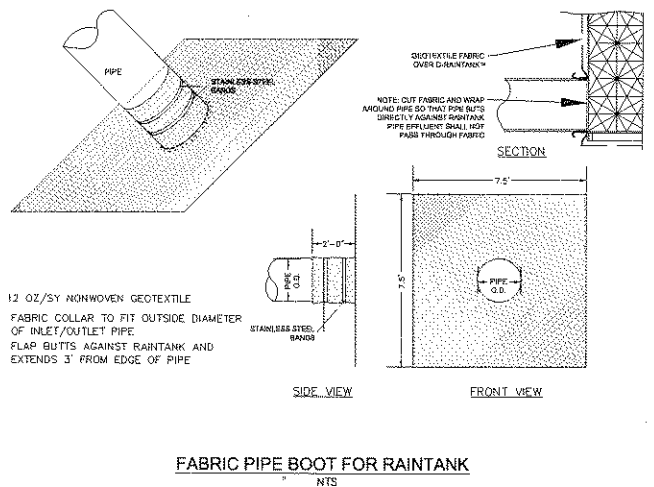
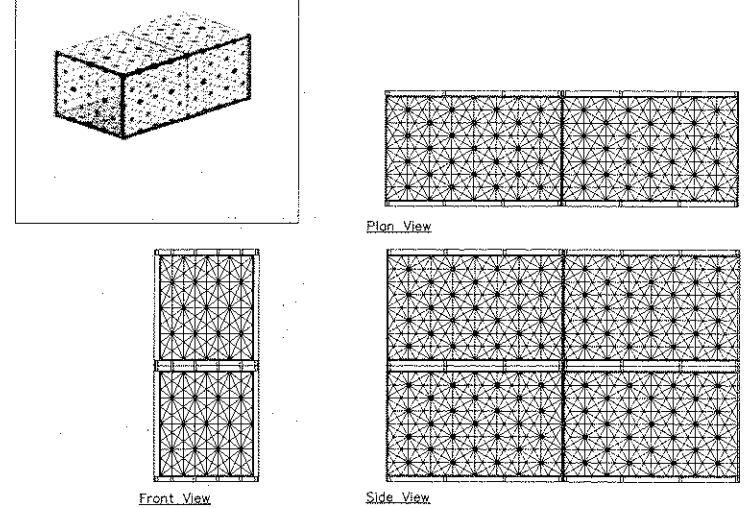
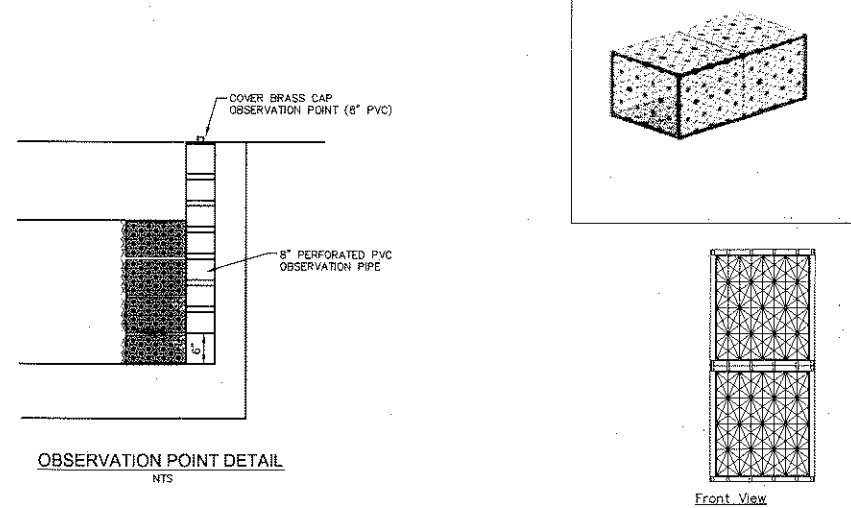


Legistar 110147E



RAINTANK DATA

TOP EL.=175.69
 BOTTOM EL.=172.80
 100 YEAR FLOOD PLAIN EL.=175.38
 RRAINTANK TOTAL AREA=343 S.F.
 TOTAL DOUBLE MODULES=114



LEGEND	
	SILT FENCE
	TREE BARRICADE
	LIMITS OF ASPHALT PAVEMENT
	LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
	EXISTING CONTOUR ELEVATION
	PROPOSED FIRE HYDRANT
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION

NORTH
 SCALE: 1" = 10'

GRAPHIC SCALE

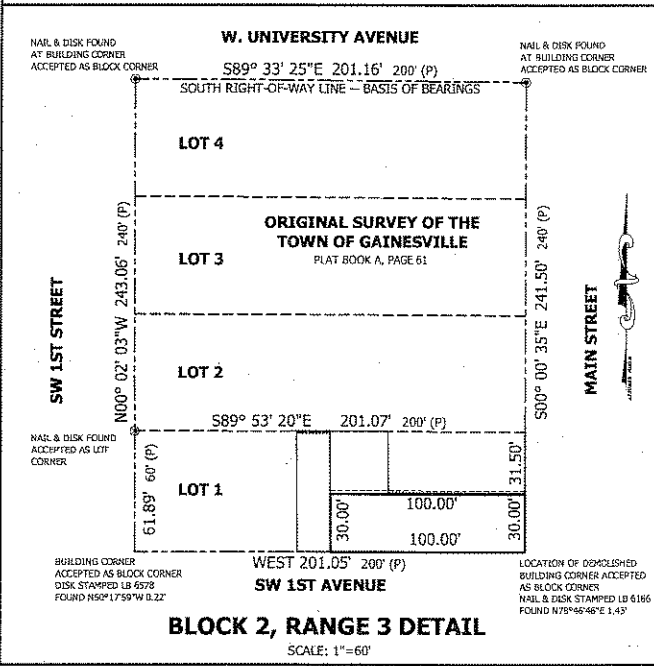
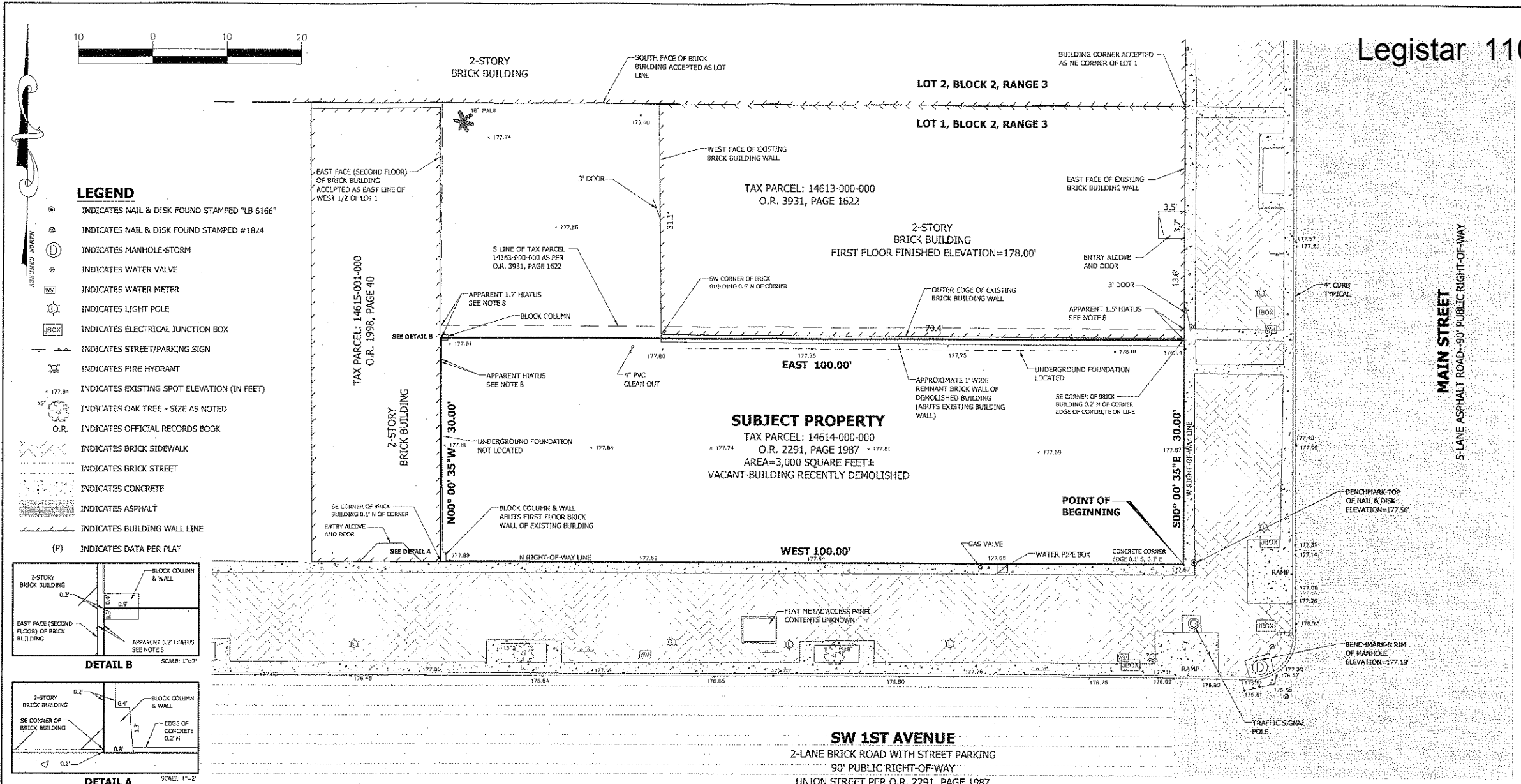
EDA
 ERIC DEHMAN & ASSOCIATES, INC.
 ENGINEERS - SURVEYORS - PLANNERS
 2401 N.W. 42ND ST., CALENDAR, FLORIDA 33666-4602
 TEL: 352.373.3341 FAX: 352.373.3246
 E: info@eda-inc.com

JACK'S BAR
MINOR SITE PLAN
CITY OF GAINESVILLE, FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

Project: PETITION No. DB-11-38 SPA REVISED PLANS	Sheet Title:
Designed: CSV, CAP	Drawn: T&R
Project No: 11106	Date: 05/23/11
Professional Engineer of Record:	
ERIC DEHMAN, P.E.	42111
Engineer	Certificate No.

C2.00



SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF WEST UNIVERSITY AVENUE AS BEARING S89° 33' 25"E.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JANUARY 29, 2011.
- THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.
- UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY UNLESS OTHERWISE NOTED HEREON.
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO NGVD 29 AND WERE ESTABLISHED FROM NGS CONTROL POINT "P 350", ELEVATION 170.51 FEET.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON FOUND MONUMENTATION, THE LOCATION OF EXISTING BUILDINGS, THE RECORDED PLATS AND A COPY OF A BOUNDARY SURVEY OF TAX PARCEL 14615-001-000 PREPARED BY CHARLES D. SAPP DATED JANUARY 27, 1995.
- THE SUBJECT PARCEL BOUNDARY LINES SHOWN HEREON REFLECT THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2291, PAGE 1987. THE LEGAL DESCRIPTIONS LISTED IN SAID WARRANTY DEED AS WELL AS THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3931, PAGE 1622 FOR TAX PARCEL 14613-000-000 APPEAR TO CREATE A HIATUS BETWEEN THOSE TWO PARCELS AND A HIATUS BETWEEN THE SUBJECT PARCEL AND TAX PARCEL 14615-001-000. IT IS THIS SURVEYOR'S OPINION THAT DEEDS WITH NEW LEGAL DESCRIPTIONS SHOULD BE RECORDED TO REMOVE AMBIGUITY.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- MONUMENTS HAVE NOT BEEN SET AT THE SUBJECT PARCEL CORNERS DUE TO OBSTRUCTIONS (BUILDINGS) AS SHOWN HEREON.

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 2291, PAGE 1987 - SEE NOTE 8

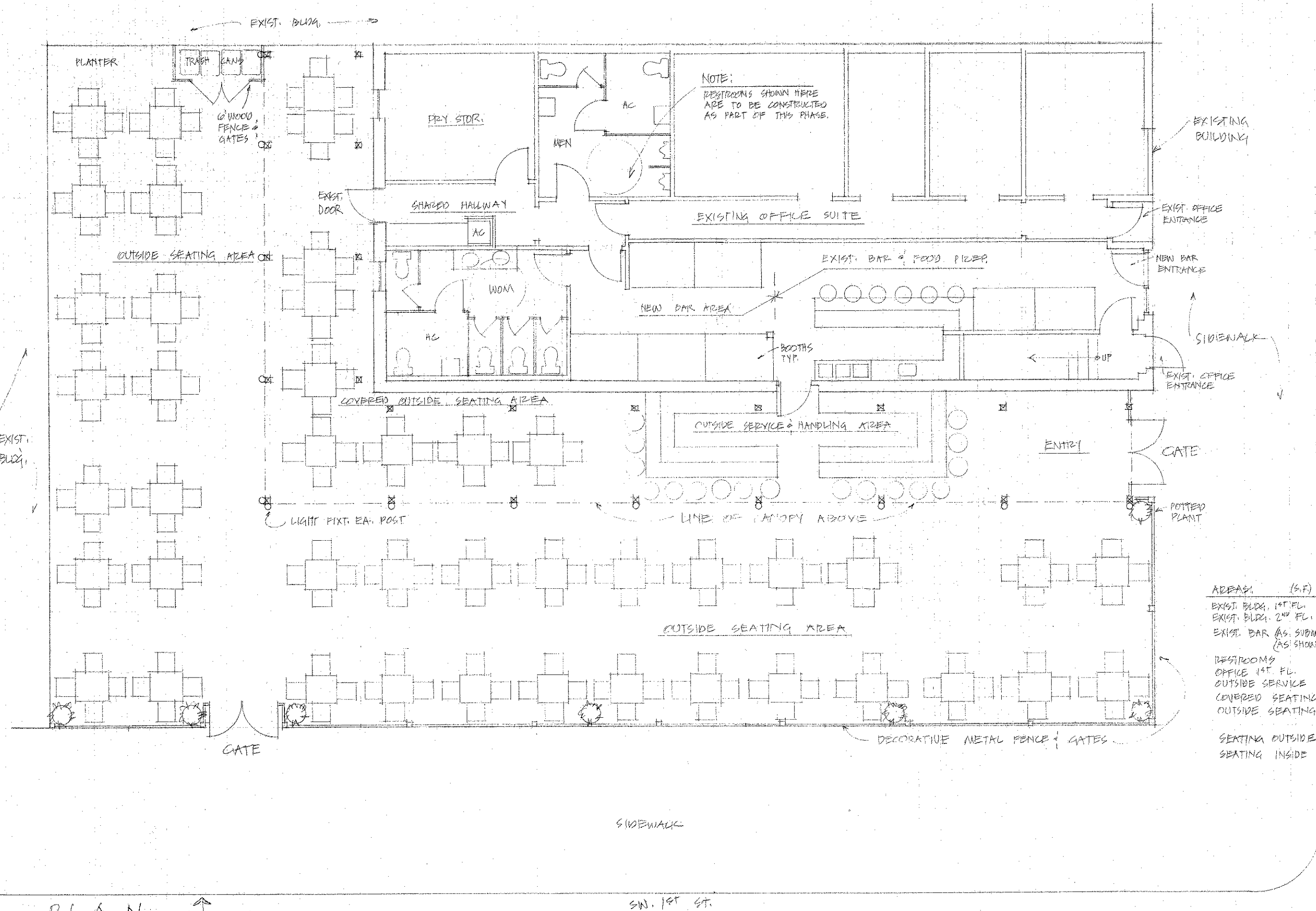
THAT FRACTIONAL PART OF LOT 1, BLOCK OF RANGE 3 IN THE ORIGINAL SURVEY OF THE TOWN (NOW CITY) OF GAINESVILLE, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, AT THE NORTHWEST CORNER OF UNION AND WEST MAIN STREETS, AND THENCE BY A LINE RUNNING WEST 100 FEET, BOUNDING THE NORTH SIDE OF UNION STREET, AND THENCE RUNNING NORTH 30 FEET ON A LINE PARALLEL WITH THE WEST LINE OF WEST MAIN STREET, THENCE EAST 100 FEET PARALLEL WITH THE LINES OF UNION STREET, TO WEST MAIN STREET, THENCE SOUTH ALONG THE WEST BOUNDARY OF WEST MAIN STREET TO THE POINT OF BEGINNING.

FLOOD ZONE NOTE

THE HEREON DESCRIBED PARCEL APPEARS TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL NUMBER 1001C0314D DATED JUNE 16, 2006.

REVISION: 2-14-2011 ADDED FLOOR ELEVATION, BUILDING DIMENSIONS, PALM TREE

BOOK/PAGE	1/75	THIS MAP PREPARED BY:	SCALE	1"=10'
DRAWN	DWS	DAVID W. STONECYPHER	DATE	JANUARY 29, 2011
CHECKED	DWS	PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391	PROJECT #	11-0006
STONECYPHER SURVEYING INC.			BOUNDARY & TOPOGRAPHIC SURVEY	
1221 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601 Tel.: (352) 379-0948			TAX PARCEL 14614-000-000 ALACHUA COUNTY, FLORIDA	
DRAWING #	11-0006.DWG	SHEET # 1 OF 1		



AREAS:	(S.F.)
EXIST. BLDG. 1ST FL.	2215
EXIST. BLDG. 2ND FL.	2215
EXIST. BAR (AS. SUBMITTED)	260
(AS. SHOWN)	742
RESTROOMS	350
OFFICE 1ST FL.	805
OUTSIDE SERVICE	270
COVERED SEATING	845
OUTSIDE SEATING	2830
SEATING OUTSIDE	190
SEATING INSIDE	34

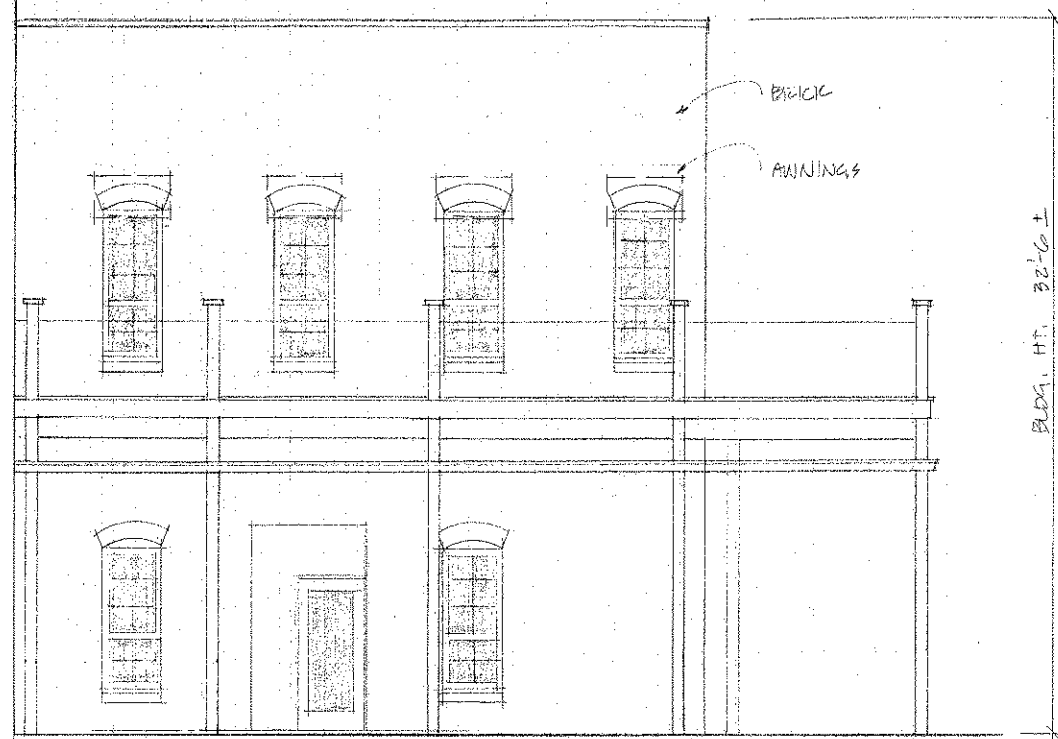
Project Number: 2011-3A
 Date: 1-31-11
 REV. 4-1-11
 REV. 5-1-11
 A-1
 Sheet of 2

Architecture: JACK'S BAR
 Planning: 20 SOUTH MAIN STREET
 Interiors: GAINESVILLE, FLORIDA
 Ph: 352.373.2726 / Fax: 352.373.1734
 Lic. No. AS13973
 P.O. Box 13883, Gainesville, FL 32604

Andrew Kaplan, architect

P.L.A.N.

S.W. 1ST ST.

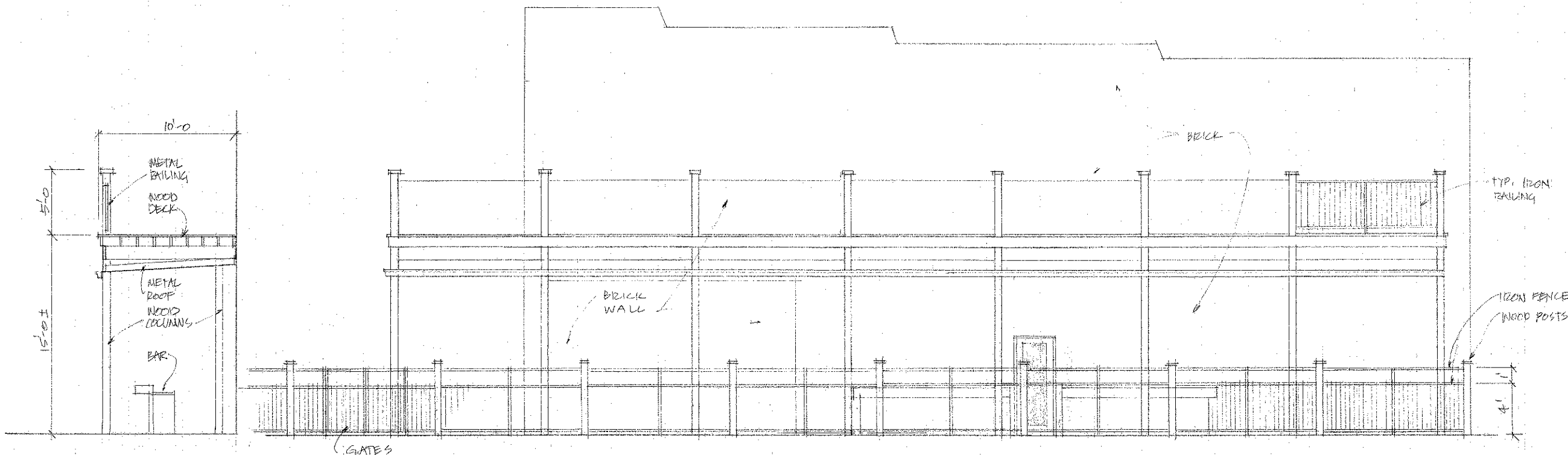


WEST ELEVATION
1/4"=1'



EAST ELEVATION
1/4"=1'

GLAZING CALC:
 AREA OF FACADE 3 TO 8'
 = 1500 S.F.
 AREA OF GLAZING 3 TO 8'
 = 600 S.F.
 = 40%



SECTION
1/4"=1'

SOUTH ELEVATION
1/4"=1'

Andrew Kaplan, architect
 Lic. No. AR7073
 P.O. Box 13883, Gainesville, FL 32604

JACK'S BAR
 20 SOUTH MAIN STREET
 GAINESVILLE, FLORIDA

Architecture
 Planning
 Interiors
 Ph: 352.373.2726 / Fax: 352.373.1724

Project Number: 2011-3-A
 Date: 1-3-11
 REV. 4-14-11
 REV. 5-19-11
 Sheet of 2

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