

TO: City Plan Board

Item Number: 7

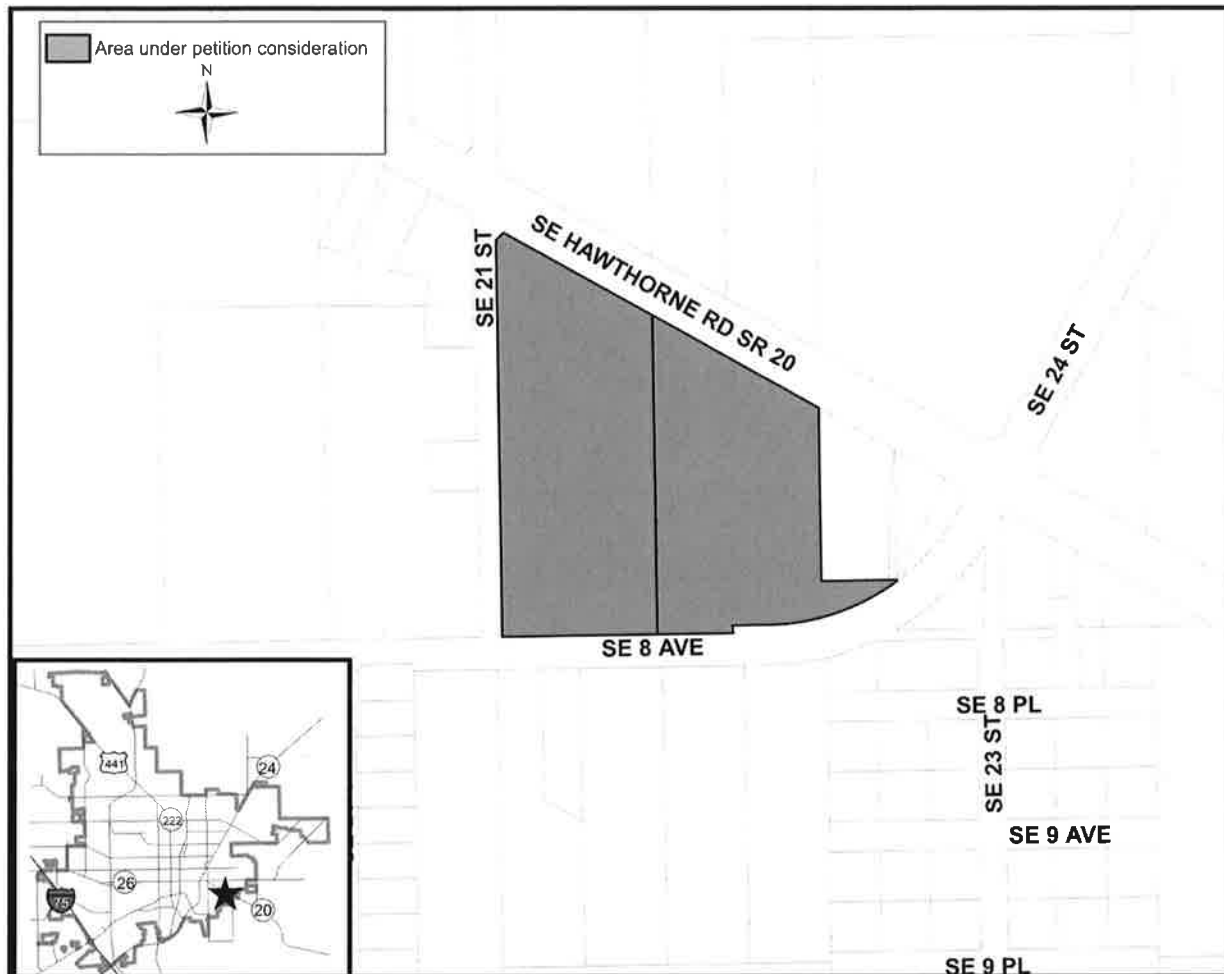
FROM: Planning & Development Services Department

DATE: September 22,
2016

SUBJECT: Petition PB-16-111 SUP. City Plan Board. Special use permit to allow food testing and research laboratories at the Gainesville Technology Entrepreneurship Center (Cornerstone, formerly GTEC) property. Zoned MU-1: 8-30 units/acre mixed use low intensity. Located at 2153 SE Hawthorne Road.

Recommendation

Staff recommends approval of Petition PB-16-111 SUP with the staff conditions stated in this report.



Description

This is a request for a Special Use Permit to allow food testing and research to occur within a proposed new building slated for construction at the Cornerstone campus (FKA Gainesville Technology Entrepreneurship Center (GTEC)) located at 2153 SE Hawthorne Road. The Gainesville Community Redevelopment Agency is currently in the final stages of obtaining development approval for the future expansion and infill development of the existing campus (Petition DB-14-81 SPA). The expansion will occur in two phases. The first phase of the master plan includes the construction of a new 2-story 20,020 square foot office building (Building B) located east of the existing GTEC building (Building A) along Hawthorne road and two additional buildings (Buildings C: 10,000 sq. ft. and D: 17,000 sq. ft.) located near the southeastern corner of the site on SE 8th Avenue. Exhibit C contains the approved Cornerstone project master plan for reference purposes. The proposed Special Use Permit is to allow the use of the future Buildings C and D by Mérieux NutriSciences Corporation a food quality testing and research company specializing in offering contracted testing, auditing, consulting, sensory, training and research services for the food industry. Mérieux recently acquired ABC Research Holding Co., a Gainesville-based food testing and consulting services company founded in 1967. The business is expanding from its current location near Archer Road to the Cornerstone campus in partnership with the Community Redevelopment Agency. The facility will offer nutritional testing services as well as food research and consulting services to companies throughout the nation's southeast region.

The property currently has a Mixed-use low intensity district (MU-1). The MU-1 zoning district allows other uses such as assembly, manufacturing, and other light industrial uses through a Special Use Permit approval process with additional design and compatibility criteria (see Exhibit B for the MU-1 zoning district). The additional compatibility criteria are as follows:

- The use is within completely enclosed structures.
- No outdoor storage.
- Truck traffic limited to that normal to commercial activities such as grocery stores.
- Loading docks and mechanical equipment must be screened.
- Sound attenuation shall be provided to any adjacent residential area or area in actual residential use.
- No access to any residential street.
- Must meet industrial buffers.
- Storage of hazardous materials in accordance with the county hazardous materials management code.

Staff has determined that the food testing and laboratory use of Buildings C and D complies with the above listed compatibility criteria. The buildings are located within the Cornerstone campus and abut surface parking areas to the east and west. Directly adjacent to the Cornerstone campus to the east is an MU-1 zoned parcel developed with an existing wireless communications tower facility. Access to the facility will be provided via the campus entrance off of Hawthorne Road, a four-lane arterial roadway with secondary access provided via SE 8th Avenue a two-lane collector roadway. All activities associated with the proposed food research and testing

laboratory will occur within the completely enclosed structures and no outdoor storage is proposed. A 9' Type B landscape buffer is provided along the campus's entire eastern boundary with the existing wireless communications tower facility consisting of a combination of florida anise shrubs, long-leaf pines, and several large existing live oaks preserved along the property boundary. Screening of loading docks and mechanical equipment is required per the City's general development standards within the Land Development Code and will be met during site plan review of Buildings C and D. In addition, review for compliance with the hazardous materials management code will be conducted by the Alachua County Environmental Protection Department during site plan review.

Basis for Recommendation

The staff recommendation is based on the general criteria for issuance of a SUP in the Land Development Code (Sec. 30-233). In order to approve this special use permit, the Plan Board must make findings that the design, location, and methods of operation for the proposed special use will conform with the specific standards outlined in the Comprehensive Plan.

General Special Use Permit Criteria

Section 30-233 requires that certain findings must be made in order to grant a special use permit, as follows:

- 1. The proposed use and development complies with all required regulations and standards of Chapter 30 of the Land Development Code and all other applicable regulations.**

The Phase I and II portions of the Cornerstone master plan are currently in final review by the City and GRU. Final approval is anticipated to occur within the next 2-3 weeks. Compliance with the City's Land Development Code will be ensured through the final review of the two phases and the future development plans for Buildings C and D.

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

The Cornerstone building is a 30,000 sq. ft. business incubator, owned by the City and managed by Santa Fe College. Established in 2000, Cornerstone was the first technology company incubator in the City. The site abuts Hawthone Road to the north and SE 8th Avenue to the south. The property to the east is developed with a wireless communications tower facility and to the west is unimproved right-of-way for SE 21st, additional City owned property, and a small office building. Several small single-family structures are located further west of the campus. The proposed use of Buildings C and D for a food research and testing laboratory is compatible with the existing uses on the Cornerstone campus and with the uses on the adjacent properties.

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

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

4. The use and development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.

This development is located within Zone A of the Transportation Mobility Program Area and will comply with the requirements of Concurrency Management Element Policy 10.1.4.

5. Screening and buffers are proposed of such type, dimension and character that will improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

The landscaping on this site has been designed in order to meet the standard requirements for site landscaping in the Land Development Code. As previously referenced, the master plan for the site includes the provision of a 9' Type B buffer along the campus' eastern boundary abutting the adjacent property to the east. Parking lot landscaping and screening are also provided. Screening of any mechanical equipment or loading docks will be ensured through the future development plans for the site.

6. The use and development conforms to the general plans of the City as embodied in the Gainesville comprehensive plan.

Objective 2.2 of the Future Land Use Element states that, "the City shall collaborate with community partners such as the University of Florida, Santa Fe College, the Gainesville Area Chamber of Commerce, Alachua County, and the School Board of Alachua County to develop the Innovation Economy within the nonresidential areas of the Gainesville Innovation Zone (The Innovation Zone Map is part of the Future Land Use Map Series). For purposes of this objective, Innovation Economy means those technology firms and/or entities that bring a new process or technique to the production process and that are often, but not exclusively, related in some manner to University of Florida-driven research, and are generally represented by sectors such as Agritechology, Aviation and Aerospace, Information Technology, Life Sciences and Medical Technology.

The Cornerstone building and campus are included within the City's Innovation Zone. The proposed food testing and research laboratory facility is consistent with the City's stated objective to develop the innovation economy within nonresidential areas of the City within the agritechology and life science fields.

7. The proposed use and development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of the Land Development Code as specified in Article III, Division 2.

The development is located within Zone A of the Transportation Mobility Program Area. The stormwater management level of service has been demonstrated through the development plan review process. All adopted level of service standards within the Comprehensive Plan are shown to be met and the proposed development may be granted a Certificate of Preliminary and Final Concurrence.

Special Use Permit Conditions

Condition 1. Final approval of the Special Use Permit is contingent on approval of the related Petition DB-14-81 SPA.

Respectfully submitted,



Andrew Persons
Interim Principal Planner

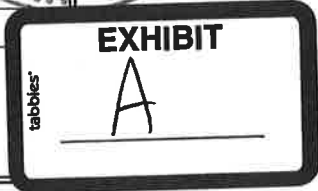
List of Exhibits

- Exhibit A Application and Neighborhood Workshop information**
- Exhibit B MU-1 Mixed-Use Low Intensity District regulations**
- Exhibit C Cornerstone Master Plan and Phase I and II drawings**

APPLICATION FOR SPECIAL USE PERMIT
Planning & Development Services



OFFICE USE ONLY	
Petition No. <u>PB-16-111 SUP</u>	Fee: \$ <u>N/A</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	



Application for a special use permit will be accepted for review only after a pre-application conference (First Step Meeting). Application to be completed by applicant. Application must include a preliminary development plan. Incomplete applications will be returned to the applicant.

Name of Owner(s) (please print)	
Name:	<u>City of Gainesville</u>
Address:	<u>200 E. University Ave</u> <u>Gainesville, FL 32601</u>
Phone:	Fax:
Owner's Signature:	
(If additional owners, please include on back)	

Applicant(s)/Agent(s), if different	
Name:	<u>City Plan Board</u>
Address:	
Phone:	Fax:

PROPERTY INFORMATION: (Information below applies to property for which a Special Use Permit is being requested.)
Street address: <u>2153 S Hawthorne Rd</u> <u>Gainesville, FL 32601</u>
Tax parcel no(s): <u>11341-000-000</u>
Legal description (use separate sheet, if needed):

I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area for which the permit is being requested.

Signature of applicant: [Signature] Date: 8-2-16

Certified Cashier's Receipt:

A Special Use Permit is requested pursuant to Section 30, Subsection 64, Paragraph _____, of the Land Development Code, City of Gainesville, to allow the following use:

Food testing laboratories

A preliminary site plan is/is not required and is/is not attached.

Existing zoning classification: MU-1 Existing land use designation: MUL

Existing use of property: Research park & business incubator

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North	<u>MU-2</u>	<u>MUM</u>	<u>Retail, Utilities</u>
South	<u>RSF-3</u>	<u>SF</u>	<u>Vacant</u>
East	<u>MU-1</u>	<u>MUL</u>	<u>Vacant</u>
West	<u>RMFB</u>	<u>RL</u>	<u>Vacant</u>

TO THE APPLICANT: (Please sign the bottom of this application after you have read the following.)

- The City of Gainesville will notify owners of property within 400 feet of the subject property of this application.
- No application for a Special Use Permit shall be entertained within 2 years after the denial or withdrawal of a request for the same use for the same property.
- The City Plan Board's decision concerning a Special Use Permit may be appealed by the applicant to a hearing officer within 15 days of the date notification of the decision is sent by certified mail to the applicant.

Signature: [Signature] Date: 8-2-16

Name of Owner (please print)	
Name:	
Address:	
Phone:	Fax:
Owner's Signature:	
(If additional owners, please list on separate sheet)	

Name of Owner (please print)	
Name:	
Address:	
Phone:	Fax:
Owner's Signature:	

Reference: Chapter 30, Land Development Code
City Code of Ordinances, Article VII, Division 5

Neighborhood Workshop

*For a commercial development located at
SW corner of SE Hawthorne Rd and SE 8th Ave.,
Gainesville, Florida.*

Date: Wednesday, September 7th
Time: 6:00 p.m.
Place: 2153 SE Hawthorne Rd.,
Gainesville, FL
Contact: Michael Beard at
352-393-8210



The Gainesville Community Redevelopment Agency will be holding a workshop to discuss its request for a Special Use Permit for a 13.6 acre Master Plan to be home to a mix of uses including office space and neighborhood amenities. Engineering, accounting, and research management are allowed however, testing laboratories are excluded. The CRA is requesting a Special Use Permit to allow food testing laboratories on the property. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and seek comments. We look forward to seeing you there.

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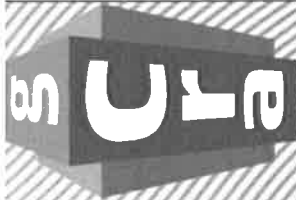
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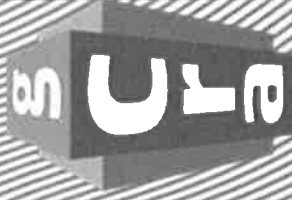


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Gainesville
Community
Redevelopment
Agency



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Agency



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Gainesville
Community
Redevelopment
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A neighborhood workshop

will be held to discuss a Special Use Permit for a 13.6 acre parcel located at 2153 SE Hawthorne Road.

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

The meeting will be held on

Wednesday September 7, 2016 at 6:00 pm at the

Gainesville Technology Enterprise Center

2153 SE Hawthorne Rd, Gainesville Florida.

Contact person: Michael Beard (352) 393-8210

CE-201609070426

GUEST SIGN-IN SHEET
Cornerstone Neighborhood Workshop
Wednesday, September 07, 2016
6:00 p.m.

GTEC Building

NAME

1. *Karen Edwards*

2. *Doris Edwards*

3.

4.

5.

6.

7.

8.

9.

10.

11.

12.

13.

14.

15.

Persons, Andrew W.

From: Leonard, Jessica L
Sent: Tuesday, September 13, 2016 9:50 AM
To: Persons, Andrew W.
Subject: RE: Neighborhood Workshop Cornerstone
Attachments: page 3_Masterplan sm.pdf

Andrew,

The Neighborhood Workshop for the Special Use Permit regarding Cornerstone discussed briefly the plans for Mérieux NutriSciences to relocate to buildings C and D per GTEC 100% Master Plan Map. It was explained that the CRA is requesting a Special Use Permit to allow food testing laboratories on the property.

Mérieux NutriSciences is dedicated to improving food safety and quality through nutritional research, scientific excellence and innovation at every step of the food supply chain. <http://www.merieuxnutrisciences.com/us/eng> Originally, we thought they could move into building B (per map) however, that did not fit the best needs of this company. Thus, our focus shifted to finish developing the site to secure this company to move into the appropriate spaces as mentioned above.

Comments from the meeting seemed to welcome and be open to the plan as well as generally excited about the development of the whole Cornerstone site.

Please feel free to contact me with any other questions regarding this workshop,
Jessica

From: Persons, Andrew W.
Sent: Monday, September 12, 2016 6:04 PM
To: Leonard, Jessica L
Cc: Beard, Michael T
Subject: RE: Neighborhood Workshop Cornerstone

Thanks Jessica. I will also need a brief synopsis of the meeting and any discussion points. It needn't be longer than 1 page.

From: Leonard, Jessica L
Sent: Thursday, September 08, 2016 11:23 AM
To: Persons, Andrew W.
Cc: Beard, Michael T
Subject: Neighborhood Workshop Cornerstone

Andrew,

Here's a copy of the attendance sheet from the Neighborhood Workshop for the Special Use Permit held last night at Cornerstone.

Jessica Leonard
Project Manager
Gainesville Community Redevelopment Agency
802 NW 5th Ave, Suite 200
Gainesville, FL 32601
Office: (352) 393-8200
www.gainesvillecra.com

Exhibit B

Sec. 30-64. - Mixed use low intensity district (MU-1).

- (a) *Purpose.* The mixed-use low intensity district is established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods, and places of religious assembly. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas, by encouraging pedestrian access, and by the combining of trips. This district is established to allow uses compatible with each other and with surrounding residential areas to be developed near each other. The MU-1 district may be located in areas where analysis of residential characteristics demonstrates that such facilities are required. This district is intended to encourage the development of planned and unified neighborhood shopping centers in a relationship harmonious with adjoining residential activities. It is also intended to accommodate traditional neighborhoods that include nonresidential uses and neighborhood centers.
- (b) *Objectives.* The provisions of this district are intended to:
- (1) Permit compatible commercial, office, service and residential developments that benefit from being located near each other.
 - (2) Provide an adequate mix of residential uses including multifamily, townhouse, zero lot line, and detached single-family at urban densities.
 - (3) Provide opportunities for the development of compound residential uses.
 - (4) Minimize traffic congestion by:
 - a. Requiring that shopping center and/or mixed-use developments be located on appropriate major collector and arterial roadways, as defined in the comprehensive plan;
 - b. Minimizing the number and regulating the location of driveway connections; and
 - c. Encouraging pedestrian and nonautomotive access.
 - (5) Ensure, through development plan approval, that nonresidential and mixed-use developments are designed to promote the most efficient use of the land, and that they coordinate the internal activities of the site as well as establish a harmonious relationship between such developments and their environment.
 - (6) Require buffering or screening around nonresidential and/or mixed-use development in accordance with the land development code when the development abuts any property zoned for residential use or shown as residential on the future land use map.
 - (7) Accommodate neighborhood-level services and retail uses along existing business corridors.
 - (8) Coordinate the location and size of mixed-use developments commensurate with the character and density of the areas to be served.
 - (9) Allow the market some flexibility in determining locations of new nonresidential development, and the ability to expand such areas in relation to the population densities achieved.
 - (10) Encourage nonresidential and/or mixed-use developments to locate on land that is physically capable of supporting the particular type of development.
- (c) *Permitted uses.* See permitted uses listed in subsection (g) of this section pertaining to permitted uses.
- (1) *Specific conditions for residential uses.* If MU-1 zoning abuts a single-family residential zoning district, then the density of the residential portion of the mixed-use development shall be limited to that allowed by the RMF-6 residential district in the area within 100 feet of the property line, plus the required buffers for that single-family residential zoning district. In addition, multi-family

development shall comply with all regulations in the RMF-6 district and the requirements of section 30-56.

- (2) *Specific conditions for single-family compound uses.* Twenty-five percent of the total floor area up to 1,000 square feet may be used for commercial or office uses. Such uses shall require a minimum lot size of 6,000 square feet and a lot width of 70 feet and shall have direct or shared access to a collector or arterial roadway.
- (d) *Specific conditions for neighborhood shopping centers.*
- (1) *Developments of more than 30,000 square feet.* There is no minimum size for buildings within the MU-1 zoning district. However, within the MU-1 zoning district, nonresidential developments of more than 30,000 square feet of gross leasable floor area are considered neighborhood shopping centers and are subject to the rights of and conditions for neighborhood shopping centers.
 - (2) *Location.* Neighborhood shopping centers shall be located within one-fourth mile of intersections of arterials or intersections of arterials and collectors, as shown on the map entitled Functional Classification of Streets, in the transportation mobility element of the city's comprehensive plan. Such uses shall have direct or shared access to an arterial.
 - (3) *Maximum gross leasable nonresidential floor area.* No more than 100,000 square feet of gross leasable nonresidential floorspace shall be allowed within any neighborhood shopping center.
 - (4) *Maximum gross leasable nonresidential floor area in any one business.* No more than 50,000 square feet shall be contained in any one business located within a neighborhood shopping center, except MG-54 (food stores).
 - (5) *Dimensional requirements for permitted nonresidential uses.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:
 - a. Required yard setbacks:
 1. Minimum front: 20 feet.
 2. Maximum front: 80 feet.
 3. Where the side or rear yard abuts property which is in a residential zoning district, or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 50 feet or the distance created by the 45 degree angle of light obstruction, whichever is greater.
 - b. Maximum lot coverage: 50 percent for single-purpose, nonresidential; 60 percent for mixed-use (inclusive of residential) or compound use.
 - c. Maximum building height: Five stories.
 - (6) *Multiple structures.* The use of multiple structures shall be considered on a case-by-case basis during development plan approval. Approval shall be conditioned upon findings by the appropriate reviewing board that all such structures are compatible with the uses and purposes of the center and surrounding uses and traffic patterns and are safely incorporated into the overall transportation system for the center.
 - (7) *Outparcels.* The proliferation of outparcels contributes to strip commercial development, traffic circulation problems and visual clutter, and obstructs pedestrian and bicycle movement. To mitigate the problems associated with outparcels, the following regulations shall apply:
 - a. *Creation and design.* The creation of outparcels shall be considered on a case-by-case basis during subdivision, lot split approval or development plan approval. Approval shall be conditioned upon findings by the appropriate reviewing board or staff, as applicable, that the neighborhood shopping center and all outparcels are integrated through the use of landscaping and buffers; shared parking, traffic access and circulation; and stormwater management.

- b. *Dimensional requirements for outparcels.* Outparcels which have unified circulation systems with the adjoining neighborhood shopping center shall not be required to meet the minimum lot area, width and depth requirements; however, development on outparcels shall be required to meet yard setback, lot coverage and building height requirements for the MU-1 district.

(8) *Access.*

- a. *Vehicular access.* Access to the neighborhood shopping center shall be in accordance with the provisions of article IX, division 3, and chapter 23 of the Code of Ordinances. Parking areas, including maneuvering space, ingress and egress roads and driving lanes, shall be improved in accordance with the provisions of article IX, division 3, and chapter 23 of the Code of Ordinances. All loading and unloading shall be done on the neighborhood shopping center property. Areas used by motor vehicles shall be physically separated from public streets by landscaped buffer areas.
- b. *Bicycle, greenway and pedestrian access.* Provisions shall be made to safely incorporate travel ways for bicycle and pedestrian usage into any neighborhood shopping center project. Where bikeways, greenways or sidewalks are presently adjoining the property, provisions shall be made to safely link the internal bicycle and pedestrian system with adjoining facilities. During development plan review, the appropriate reviewing board shall also review the relationship of the neighborhood shopping center to adjoining properties and may require appropriate access for bicycles or pedestrians at locations where vehicular access is prohibited.

(e) *Dimensional requirements for projects of less than 30,000 square feet.*

(1) *Yard setbacks:*

- a. *Front:* The front setback shall be no deeper than the average setback of existing development in the same block face, and within 15 to 80 feet.
- b. Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 25 feet or the distance created by the 60-degree angle of light obstruction, whichever is greater.
- c. Where the property abuts a side street, the minimum setback from that street shall be ten feet.
- d. Where a nonresidential use is adjacent to a nonresidential use no side yard setback is required.

(2) *Accessory structures shall not exceed 25 feet in height.*

(3) *Maximum lot coverage: 50 percent for single-purpose, nonresidential; 60 percent for mixed-use (inclusive of residential) or compound use.*

(4) *Maximum building height: Five stories.*

- (f) *Access.* Access shall be designed to integrate all aspects of the development and shall meet the requirements of article IX, division 3, of this chapter. Driveways and parking shall be coordinated or shared insofar as possible.

(g) *Permitted uses.*

SIC	Uses	Conditions
	USES BY RIGHT:	

	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with article VI
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multifamily residential component and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Compound uses	
	Eating places	
	Food trucks	In accordance with article VI
	Family child care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	Large family child care homes	In accordance with article VI
	Medical marijuana dispensaries	
	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales of prosthetic or orthopedic appliances	
	Places of religious assembly	In accordance with article VI

	Public service vehicles	As defined and in accordance with article VI
	Repair services for household needs	As defined in article II
	Residential (8 to 30 dwelling units per acre)	In accordance with the requirements of the RMF-6, RMF-7 or RMF-8 zoning districts and the additional requirements of this section, and the requirements of section 30-56. Lots that existed on November 13, 1991 as recorded in the planning and development services department and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.
	Residential use buffer	
	Neighborhood convenience center	
	Neighborhood shopping center	
	Specialty T-shirt production	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
GN-078	Landscape and horticultural services	
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-	Painting and paper hangers	

172		
GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-482	Telegraph and other message communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply stores	
MG-53	General merchandise stores	
MG-54	Food stores	Accessory gasoline and alternative fuel pumps in accordance with article VI, and by special use permit in neighborhood convenience and shopping centers

GN-553	Auto and home supply stores	Excluding garage and installation facilities
GN-554	Gasoline service stations including the sale of alternative fuels for automobiles	In accordance with article VI and by special use permit in neighborhood convenience and shopping centers
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963); fuel dealers (IN-5983); including liquor stores (IN-5921) limited to 2,000 square feet and excluding on-site consumption when located in neighborhood convenience and shopping centers, inside storage, display and sales only for all uses
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding linen supply (IN-7213), industrial laundries (IN-7218), and diaper services in neighborhood convenience and shopping centers
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-752	Automobile parking	
MG-76	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769) and including repair services for household needs as defined in this chapter

MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Excluding go-cart rental and raceway operations, commercial sports (GN-794), and simulated gambling establishments. Must be located within enclosed structures.
MG-80	Health services	Including nursing and intermediate care facilities in accordance with article VI when applicable, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
MG-83	Social services	Including day care centers as defined in this chapter and in accordance with article VI, excluding residential care (GN-836), rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in this chapter
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)
MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT	
	Accessory gasoline and	In accordance with article VI in neighborhood convenience and

	alternative fuel pumps	shopping centers
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Limited automotive services	In accordance with article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI
	Social service homes	In accordance with article VI
GN-598	Fuel dealers	
GN-701	Hotels and motels	Except in neighborhood convenience and shopping centers
GN-702	Roominghouses and boardinghouses	In accordance with article VI

(h) *General requirements.* All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-67 and article IX.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3918, § 4, 11-15-93; Ord. No. 3963, § 5, 3-14-94; Ord. No. 4075, § 7, 5-8-95; Ord. No. 950862, § 5, 11-13-95; Ord. No. 951420, § 4, 7-8-96; Ord. No. 961100, §§ 1—3, 7-14-97; Ord. No. 980273, § 3, 11-9-98; Ord. No. 990299, § 3, 10-25-99; Ord. No. 002469, §§ 4—6, 3-17-03; Ord. No. 020590, § 2, 4-14-03; Ord. No. 041268, § 8, 8-22-05; Ord. No. 070619, § 4, 3-24-08; Ord. No. 110865, § 1, 7-19-12; Ord. No. 140130, § 5, 9-4-14; Ord. No. 140190, § 9, 4-16-15; Ord. No. 150395, § 5, 11-19-15)

TOTAL BUILDING AREA

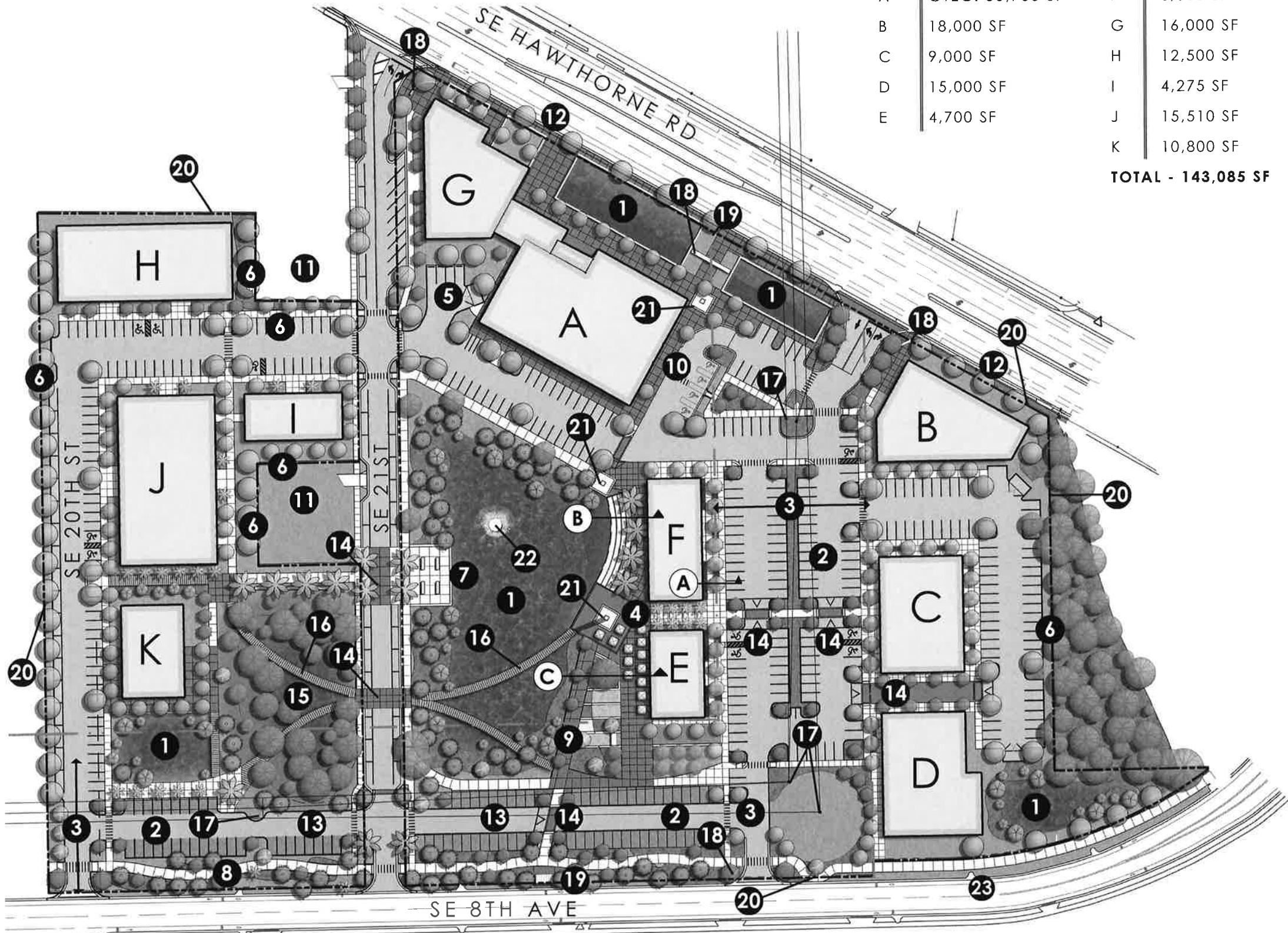
A	GTEC: 30,700 SF	F	6,600 SF
B	18,000 SF	G	16,000 SF
C	9,000 SF	H	12,500 SF
D	15,000 SF	I	4,275 SF
E	4,700 SF	J	15,510 SF
		K	10,800 SF
TOTAL - 143,085 SF			

LEGEND

- 1 STORMWATER
- 2 PARKING WITHIN GRU EASEMENT
- 3 150' WIDE GRU POWER LINE EASEMENT
- 4 WATERFRONT PLAZA
- 5 RELOCATED GTEC BLDG. SERVICE AREA
- 6 LANDSCAPE BUFFER
- 7 OVERLOOK / SPILL-WAY
- 8 LINEAR PARK
- 9 WATERFRONT GARDEN
- 10 GTEC BLDG. DROP-OFF
- 11 OUT PARCEL
- 12 PARALLEL PARKING- ON EXISTING STREET
- 13 STABILIZED GRASS PARKING AREA
- 14 SPEED TABLE / CROSSWALK
- 15 RESTORED & EXPANDED WETLAND
- 16 BOARDWALK
- 17 POWER LINE POLE
- 18 SIGNAGE & WAYFINDING
- 19 BUS STOP
- 20 PROPERTY LINE
- 21 SCULPTURE LOCATION
- 22 FOUNTAIN
- 23 PROPOSED ON STREET PARKING IF NEEDED

PARKING

* REFER TO ENGINEERING MASTER PLAN FOR PARKING COUNTS.



GTEC 100% MASTER PLAN

MASTERPLAN
FEBRUARY 26, 2015



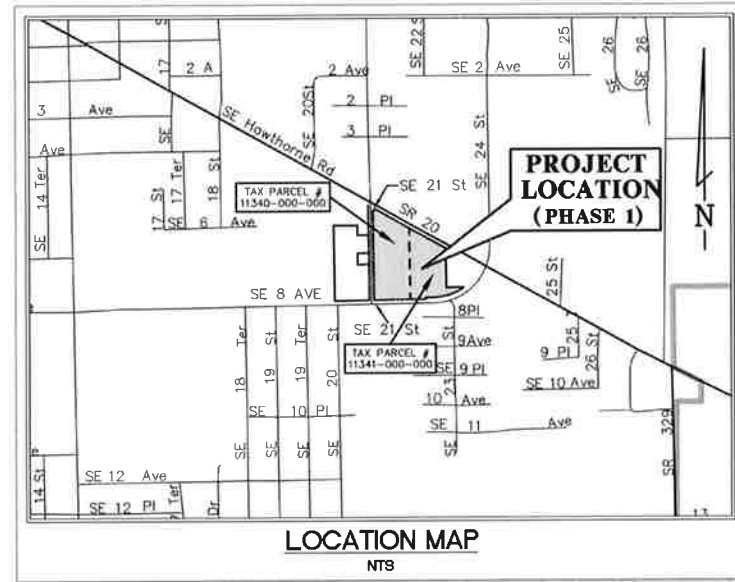
GENERAL DEVELOPMENT NOTES

- USE & DESCRIPTION OF PROJECT:**
CONSTRUCTION OF NEW PARKING, UTILITIES, STORMWATER MANAGEMENT, AND LANDSCAPING INFRASTRUCTURE IMPROVEMENTS FOR THE EXPANSION OF THE GTEC FACILITY. THE EXPANSION WILL INCLUDE 6 FUTURE BUILDINGS WITH EXACT USES UNKNOWN.
- THE PROPERTY OWNER IS:** CITY OF GAINESVILLE
- THE PROPERTY TAX PARCEL NO'S:** 11340-000-000 & 11341-000-000
- THE PROPERTY IS ZONED:** MU-1
- THE PROPERTY LAND USE IS:** MIXED USE LOW
- SITE ADDRESS:** 2153 SE HAWTHORNE RD, GAINESVILLE FL 32641
- SECTION/TOWNSHIP/RANGE:** SECTION 3, TOWNSHIP 10 SOUTH, RANGE 20 EAST
- DEVELOPMENT DATA:**
 - A. TOTAL SITE AREA: 404,862 SF = 9.29 AC = 100.0%
 - B. EX. BUILDING AREA: 18,140 SF = 0.42 AC = 4.5%
 - C. FUTURE BUILDING AREA: 50,394 SF = 1.16 AC = 12.4%
 - D. NEW PAVEMENT & SIDEWALK AREA: 128,786 SF = 2.96 AC = 31.8%
 - E. TOTAL IMPERVIOUS AREA: 197,300 SF = 4.53 AC = 48.7%
 - F. SEMI-IMPERVIOUS AREA: 0 SF = 0.00 AC = 0.0%
 - G. OPEN AREA: 207,562 SF = 4.76 AC = 51.3%
- PARKING:** PARKING IS PROVIDED FOR THE PROPOSED FACILITIES AS DEMONSTRATED BELOW.
 - A. SPACES REQUIRED BY CITY LAND DEVELOPMENT CODE:
 - VEHICLES:**
 - A. BUILDING A - EXISTING ADMINISTRATION BUILDING = 30,700 SF GFA OFFICES - MINIMUM PARKING 1 SPACE PER 300 SF GFA = 30,700 SF/300 = 102 SPACES
 - B. FUTURE BUILDINGS B THRU G. PROPOSED GROSS FLOOR AREA COMBINED = 89,300 SF OFFICES - MINIMUM PARKING 1 SPACE PER 300 SF GFA = 89,300 SF/300 = 231 SPACES
 - C. TOTAL REQUIRED PARKING SPACES: 102 + 231 = **333 SPACES REQUIRED**
 - MOTORCYCLES:** ONE SPACE PER 40 REQUIRED VEHICLE (333 SPACES / 40) = **8.3 OR 8 MOTORCYCLE SPACES**
 - BICYCLES:**
 - A. OFFICE - 10% OF REQUIRED VEHICLE SPACES = (333) x 0.10 = 33.3 OR **33 BICYCLE SPACES**
 - SPACES REQUIRED PER PARKING STUDY:
 - APPRO PREPARED A SITE SPECIFIC PARKING STUDY DATED 6-27-2014. THE PARKING REQUIREMENT FROM THE PARKING STUDY IS PRESENTED BELOW.
 - BUILDINGS A-G: 100,000 SF GFA
 - PARKING REQUIRED = (100,000/300 SF) x .735 = **245 SPACES**
 - MOTORCYCLES = (245/40 SF) = 6.1 OR **6 SPACES**
 - BICYCLES = (245 x 0.10) = 24.5 OR **25 SPACES**
 - SPACES PROVIDED:
 - VEHICLES: PHASE 1: 145 SPACES PROVIDED, INCLUDING 5 DISABLED SPACES. PHASE 2: 202 SPACES PROVIDED, INCLUDING 9 DISABLED SPACES.
 - MOTORCYCLES: PHASE 1: 5 MOTORCYCLE SPACES PROVIDED PHASE 2: 8 MOTORCYCLE SPACES PROVIDED
 - BICYCLES: PHASE 1: 14 BICYCLE SPACES PHASE 2: 28 BICYCLE SPACES (14 FROM PHASE 1 AND 14 FROM PHASE 2)
- BUILDING INFORMATION:**

BUILDINGS	PHASE 1		PHASE 2		PHASE 3		PHASE 4	
	EXISTING BLDG. A	FUTURE BLDG. B	FUTURE BLDG. C	FUTURE BLDG. D	FUTURE BLDG. E	FUTURE BLDG. F	FUTURE BLDG. G	FUTURE BLDG. H
A. NO. STORIES:	2	2	1	2	1	1	2	2
B. GROSS LEASABLE AREA (GLA):	23,980	20,020	10,000	17,000	5,000	7,000	17,000	
C. GROSS FLOOR AREA (S.F.):	30,700	TBD	TBD	TBD	TBD	TBD	TBD	TBD
D. BUILDING AREA:	18,140	TBD	TBD	TBD	TBD	TBD	TBD	TBD
E. BUILDING HEIGHT:	30'	TBD	TBD	TBD	TBD	TBD	TBD	TBD
F. OCCUPANCY CLASS:	BUSINESS	TBD	TBD	TBD	TBD	TBD	TBD	TBD
G. TYPE OF CONSTRUCTION:	*	TBD	TBD	TBD	TBD	TBD	TBD	TBD
H. SPRINKLERED:	YES	YES	YES	YES	YES	YES	YES	YES
I. ROOF TYPE:	**	TBD	TBD	TBD	TBD	TBD	TBD	TBD

 - * NON-COMBUSTIBLE CONSTRUCTION, EXTERIOR CMU BEARING WALLS.
 - ** BUILT-UP FLAT MEMBRANE
- THE SITE AND BUILDING COMPLY WITH THE STATE OF FLORIDA CODES AND ACCESSIBILITY STANDARDS.
- THE SITE IS LOCATED WITHIN THE SEGRS SPECIAL AREA PLAN, THE GATEWAY DISTRICT, AND THE SURFACE WATER DISTRICT. THE SITE IS NOT LOCATED IN THE HISTORIC, GREENWAY, NATURE PARK, OR WELLSIDE DISTRICTS.
- THIS SITE SHALL COMPLY WITH THE CITY OF GAINESVILLE'S REQUIREMENT FOR SAFETY AND THE PARKING LOT LIGHTING SHALL COMPLY WITH CITY ORDINANCE REQUIREMENTS. THE PROPOSED PARKING LOT LIGHTING IS EXISTING & SHOWN ON THE PROJECT DRAWINGS.
- STORMWATER: THE STORMWATER MANAGEMENT SYSTEM FOR THE PROPERTY WILL BE EXPANDED. THE EXISTING NORTH WET DETENTION BASIN (POND 1) WILL REMAIN AS EXISTING. THE EXISTING CENTRAL WET DETENTION BASIN (POND 2) WILL BE REWORKED AND EXPANDED WITH PHASE 2 CONSTRUCTION. A THIRD WET DETENTION BASIN (POND 3) WILL BE ADDED IN THE SOUTHEAST PORTION OF THE SITE WITH PHASE 2 CONSTRUCTION. THE CITY STORMWATER MANAGEMENT DESIGN CRITERIA FOR THE 100-YR - CRITICAL DURATION STORM EVENT HAS BEEN UTILIZED IN THE DESIGN ANALYSIS FOR THE NEW BASINS.
- ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF GAINESVILLE LAND DEVELOPMENT REGULATIONS. THE SIGNAGE SHALL BE PERMITTED SEPARATELY WITH THE CITY OF GAINESVILLE BUILDING DEPARTMENT.
- GARBAGE COLLECTION AND RECYCLING:**
 - A. THE SITE WILL PROVIDE THREE (3) ONSITE CONTAINERS FOR GARBAGE PICKUP. THE LOCATIONS ARE SHOWN ON THE SITE PLAN.
 - B. THE COLLECTION AREAS ARE ACCESSIBLE FOR WASTE MANAGEMENT SERVICES PICKUP.
- TREE PROTECTION:** THE SITE PLAN SHOWS EXISTING TREES TO REMAIN. THE LANDSCAPE PLAN PROVIDES THE PROPOSED NEW PLANTINGS. THE TREES TO REMAIN HAVE BEEN PROVIDED WITH TREE BARRICADES. SEE LANDSCAPE DRAWINGS.
- TRIP GENERATION DATA:** (PER TRAFFIC IMPACT STUDY BY MPH TRANSPORTATION PLANNING INC., DATED SEPT. 16, 2015)
 - A. PHASE 1 AVERAGE DAILY TRIPS = 783
 - B. PHASE 1 AVERAGE AM PEAK HOURLY TRIPS = 103
 - C. PHASE 1 AVERAGE PM PEAK HOURLY TRIPS = 102
 - D. PHASE 1 TRIP GENERATION INCLUDES 100,000 SF/143,085 SF = 0.70 OF FULL BUILDOUT TRIP GENERATION.
- TRANSPORTATION CONCURRENCES:**
 - A. THIS DEVELOPMENT IS LOCATED IN ZONE A OF THE TMAP AND MUST MEET ALL RELEVANT CONCURRENCY MANAGEMENT ELEMENT POLICY 10.1.4 STANDARDS.
 - B. AS PART OF THE DEVELOPMENT PLAN REVIEW OF EACH BUILDING, ANALYSIS OF INDIVIDUAL TRIP GENERATION FOR EACH BUILDING WILL BE REQUIRED.
- FIRE PROTECTION CONCERNS:**
 - A. THE DEVELOPMENT SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE.
 - B. THE OWNER SHALL DEVELOP A FIRE SAFETY PROGRAM TO ADDRESS ALL ESSENTIAL FIRE AND LIFE SAFETY REQUIREMENTS SPECIFIED IN THE FLORIDA FIRE PREVENTION CODE, INCLUDING NFPA 241.
 - C. THERE ARE NO SPECIAL FIRE PROTECTION CONCERNS RELATED TO THE USE OF THE EXISTING BUILDING.
 - D. FIRE HYDRANTS AND STABILIZED SURFACES MUST BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE (GAINESVILLE FIRE PREVENTION CODE SECTION 10-7(4)).
 - E. FOR FUTURE BUILDINGS, IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS SHALL BE PROVIDED IN ALL NEW BUILDINGS WHERE MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT CONNECTION IS NOT ACHIEVED AT AN ACCEPTABLE LEVEL (DETERMINED BY THE A/E).

CONSTRUCTION DOCUMENTS OF GTEC LAND DEVELOPMENT PHASE 1 & PHASE 2 & MASTER PLAN FOR THE GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY



GTEC EXPANSION - PHASE 1	
SHEET INDEX	
SHEET NO.	TITLE
C-1.0	COVER SHEET
C-2.0	LEGEND, ABBREVIATIONS AND NOTES
C-3.0	MASTER PLAN (PHASE 1)
C-3.1	MASTER PLAN (PHASE 2)
C-4.0	DEMOLITION PLAN (PHASE 1)
C-4.1	DEMOLITION PLAN - NORTH (PHASE 2)
C-4.2	DEMOLITION PLAN - SOUTH (PHASE 2)
C-5.0	STORMWATER POLLUTION PREVENTION PLAN (PHASE 1)
C-5.1	STORMWATER POLLUTION PREVENTION PLAN (PHASE 2)
C-5.2	EROSION AND SEDIMENTATION CONTROL PLAN (PHASE 1)
C-5.3	EROSION AND SEDIMENTATION CONTROL PLAN (PHASE 2)
C-6.0	DIMENSION PLAN - (PHASE 1)
C-6.1	DIMENSION PLAN - NORTH (PHASE 2)
C-6.2	DIMENSION PLAN - SOUTH (PHASE 2)
C-7.0	MASTER DRAINAGE PLAN (PHASE 1)
C-7.1	PAVING, GRADING AND DRAINAGE PLAN (PHASE 1)
C-7.2	MASTER DRAINAGE PLAN (PHASE 2)
C-7.3	PAVING, GRADING AND DRAINAGE PLAN - NORTH (PHASE 2)
C-7.4	PAVING, GRADING AND DRAINAGE PLAN - SOUTH (PHASE 2)
C-7.5	PAVING, GRADING AND DRAINAGE DETAILS AND NOTES
C-7.6	PAVING, GRADING AND DRAINAGE DETAILS AND NOTES
C-7.7	PAVING, GRADING AND DRAINAGE DETAILS AND NOTES
C-8.0	UTILITY MASTER PLAN (PHASE 1)
C-8.1	UTILITY PLAN - NORTH (PHASE 1)
C-8.2	UTILITY PLAN - SOUTH (PHASE 1)
C-8.3	WASTEWATER PLAN & PROFILE - EX TO WWH#2 (PHASE 1)
C-8.4	WASTEWATER PLAN & PROFILE - WWH#2 TO #5 (PHASE 1)
C-8.5	UTILITY MASTER PLAN (PHASE 2)
C-8.6	UTILITY PLAN - NORTH (PHASE 2)
C-8.7	UTILITY PLAN - SOUTH (PHASE 2)
C-8.8	WASTEWATER PROFILE & DETAILS (PHASE 2)
C-9.0	WETLAND LOCATION MAP
C-9.1	WETLAND IMPACT PLAN
C-9.2	WETLAND MITIGATION DETAILS AND NOTES
ED101	ELEC SITE PLAN - PRI AND SEC DISTRIBUTION (PHASE 2)
ED102	ELEC SITE PLAN - PRI AND SEC DISTRIBUTION (PHASE 1)
ED501	ELECTRICAL DISTRIBUTION INSTALLATION DETAILS
EL001	ST L10 FLS SCH - PHOTOMETRIC SUMMARY - NOTES
EL101	LIGHTING SITE PLAN - SOUTH SECTION (PHASE 2)
EL102	LIGHTING SITE PLAN - NORTH SECTION (PHASE 2)
EL103	LIGHTING SITE PLAN - EAST SECTION (PHASE 2)
EL104	LIGHTING SITE PLAN (PHASE 1)
EL201	ELEC SITE PLAN - PARKING LOT PHOTOMETRICS (PHASE 2)
EL202	ELEC SITE PLAN - PARKING LOT PHOTOMETRICS (PHASE 1)
EL501	ELECTRICAL DETAILS - LUMINAIRES, POLES & BASES
EL502	ELECTRICAL DETAILS - CONDUIT, PULLBOX & WIRING
EL503	ELECTRICAL DETAILS - LIGHTING POWER CENTER
L-010	KEY PLAN & CODE REQUIREMENTS
L-011	TREE REMOVAL / TRANSPLANT / PRESERVATION PLAN
L-012	TREE SURVEY DATA
L-1.00	STANDARD LANDSCAPE NOTES
L-1.10	LANDSCAPE PLAN - (PHASE 1)
L-1.11	LANDSCAPE PLAN - NORTH (PHASE 2)
L-1.12	LANDSCAPE PLAN - SOUTH (PHASE 2)
L-2.10	PLANT LIST
L-2.11	LANDSCAPE DETAILS
L-2.12	LANDSCAPE SPECIFICATIONS
SUR-1	BOUNDARY AND TOPOGRAPHIC SURVEY
SUR-2	BOUNDARY AND TOPOGRAPHIC SURVEY
SUR-3	BOUNDARY AND TOPOGRAPHIC SURVEY
SUR-4	BOUNDARY AND TOPOGRAPHIC SURVEY
SUR-5	BOUNDARY AND TOPOGRAPHIC SURVEY
SUR-6	BOUNDARY AND TOPOGRAPHIC SURVEY
SUR-7	BOUNDARY AND TOPOGRAPHIC SURVEY
SUR-8	BOUNDARY AND TOPOGRAPHIC SURVEY

STORMWATER MANAGEMENT UTILITY (SMU) DATA TABLE
(EXISTING CONDITIONS & PHASE 1)

STORMWATER BASIN ID	LOWEST DISCHARGE ELEVATION (FEET)	RETENTION VOLUME BELOW LDE (CU FT)	RETENTION AREA @ LDE (SQ. LOTS)
1	129.80	0.00 AC-FT (0.00 CF)	0.14 AC (6,229 SF)
2	127.40	0.00 AC-FT (0.00 CF)	0.22 AC (9,583 SF)

STORMWATER MANAGEMENT UTILITY (SMU) DATA TABLE
(PHASE 2 DESIGN)

STORMWATER BASIN ID	LOWEST DISCHARGE ELEVATION (FEET)	RETENTION VOLUME BELOW LDE (CU FT)	RETENTION AREA @ LDE (SQ. LOTS)
1	129.80	0.00 AC-FT (0.00 CF)	0.14 AC (6,229 SF)
2	128.50	0.00 AC-FT (0.00 CF)	0.98 AC (42,889 SF)
3	128.00	0.08 AC-FT (3,485 CF)	0.10 AC (4,278 SF)

NO.	DATE	REVISION NOTE	BY	APPR.

FOR REVIEW ONLY
THE POTABLE WATER/WASTEWATER/RECLAIMED WATER SYSTEM DESIGN IS CERTIFIED TO BE IN ACCORDANCE WITH GRU STANDARDS. ELECTRICAL DESIGN PROVIDED BY GRU ENERGY DELIVERY.

PETITION NO. DB 14-81-SPA

JBrown
Professional Group Inc
CIVIL ENGINEERING • PLANNING • LAND SURVEYING

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PHONE: (352) 375-8999 • FAX: (352) 375-0833
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Fla. Board of Professional Engineers CA No. 30495

PROJECT ENGINEER: J. BROWN, JR., P.E. 43978
PROJECT NO.: 057-13-25
DATE: SEPTEMBER 2016
DRAWN BY: RLW
CHECKED BY: AJS
SCALE: **C-1.0**

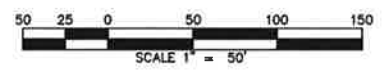
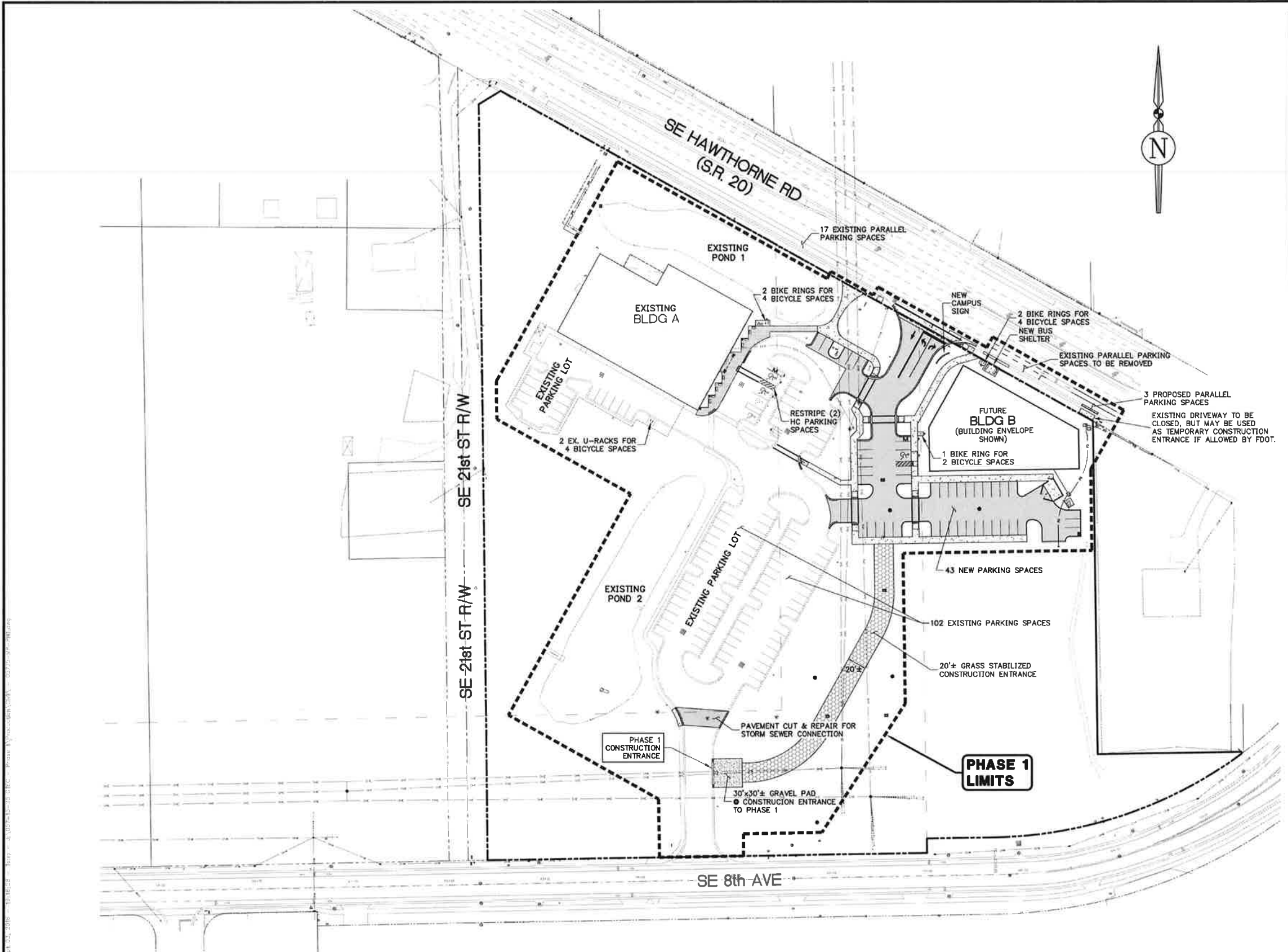
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MASTER PLAN NOTES

- PHASE 1 DESIGN AND CONSTRUCTION INCLUDES THE OVERALL INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SERVE BUILDINGS A AND B. SEE SHT. C-3.0.
- PHASE 2 DESIGN AND CONSTRUCTION INCLUDES THE OVERALL INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SERVE BUILDINGS C, D, E, F AND G.
- THE OVERALL MASTER PLAN AREA INCLUDES TAX PARCEL NOS. 11340-0-0 AND 11341-0-0 AND IS 9.29 ACRES IN SIZE. SEE VICINITY MAP SHT. C-3.1.
- PHASE 2 INCLUDES THE CONSTRUCTION OF THE NORTHERN DRIVEWAY CONNECTION OF SE 21st STREET TO SE HAWTHORNE ROAD AND THE SOUTHERN DRIVEWAY CONNECTION OF SE 21st STREET TO SE 8th AVENUE. NO OTHER SE 21st STREET ROADWAY IMPROVEMENTS ARE PLANNED IN PHASE 2.
- THE REQUIRED WETLAND RESTORATION IMPROVEMENTS ARE TO BE CONSTRUCTED WITH PHASE 2 WITHIN CITY OF GAINESVILLE OWNED TAX PARCEL NO. 11339-0-0. THIS WORK WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND A SEPARATE DEVELOPMENT ORDER.
- GENERAL PHASING SCHEDULE** COMPLETED BY:
 - PHASE 1 INFRASTRUCTURE & BUILDINGS A & B 2-23-2020
 - PHASE 2 INFRASTRUCTURE & BUILDINGS C, D, E, F & G 2-23-2021
- THE COMPLETION DATES ABOVE ARE BASED UPON RECEIVING DRB APPROVAL OF THE MASTER PLAN ON 2-23-2016. THE OVERALL PHASING SCHEDULE WILL BE FOR 5 YEARS BEGINNING WITH THE DATE OF THE FINAL DRB BOARD APPROVAL.
- EACH NEW INDIVIDUAL BUILDING WILL REQUIRE A SEPARATE SITE PLAN APPROVAL BY THE CITY OF GAINESVILLE TO ADDRESS SPECIFICS RELATED TO THE INDIVIDUAL BUILDING, INCLUDING ARCHITECTURAL ELEVATIONS, ACCESSIBILITY, UTILITY CONNECTIONS, PARKING AND ANY OTHER CITY REQUIRED LAND DEVELOPMENT REGULATIONS APPLICABLE TO INDIVIDUAL BUILDINGS WITHIN AN APPROVED BUSINESS PARK. ANY NEW BUILDINGS WITH GROSS LEASABLE AREA (GLA) GREATER THAN 1,000 SF AND LESS THAN OR EQUAL TO 10,000 SF WILL REQUIRE A MINOR DEVELOPMENT PLAN. ANY NEW BUILDINGS WITH GROSS LEASABLE AREA (GLA) GREATER THAN 10,000 SF WILL REQUIRE EITHER AN INTERMEDIATE OR MAJOR LEVEL OF REVIEW.
- THE MAXIMUM ALLOWABLE BUILDOUT FOR PHASES 1 & 2 IS 100,000 SF OF GROSS LEASABLE AREA (GLA), WHICH INCLUDES EXISTING BUILDING A (23,980 SF GLA). INDIVIDUAL BUILDINGS MAY VARY WITH MORE OR LESS GLA THAN THAT SHOWN ON THIS MASTER PLAN, BUT THE TOTAL 100,000 SF GLA SHALL NOT BE EXCEEDED.
- SE 21ST ST. CONSTRUCTION IS NOT A PART OF THIS MASTER PLAN. SIDEWALKS SHALL BE PROVIDED ALONG BOTH SIDES OF SE 21ST ST. WHEN CONSTRUCTED, IN ACCORDANCE WITH CITY OF GAINESVILLE REQUIREMENTS. A SEPARATE REVIEW OF SE 21ST ST. DESIGN WHEN INITIATED SHALL BE REQUIRED.
- SIDEWALKS ARE REQUIRED TO CONNECT ALL BUILDINGS TO THE INTERNAL SIDEWALK SYSTEM.

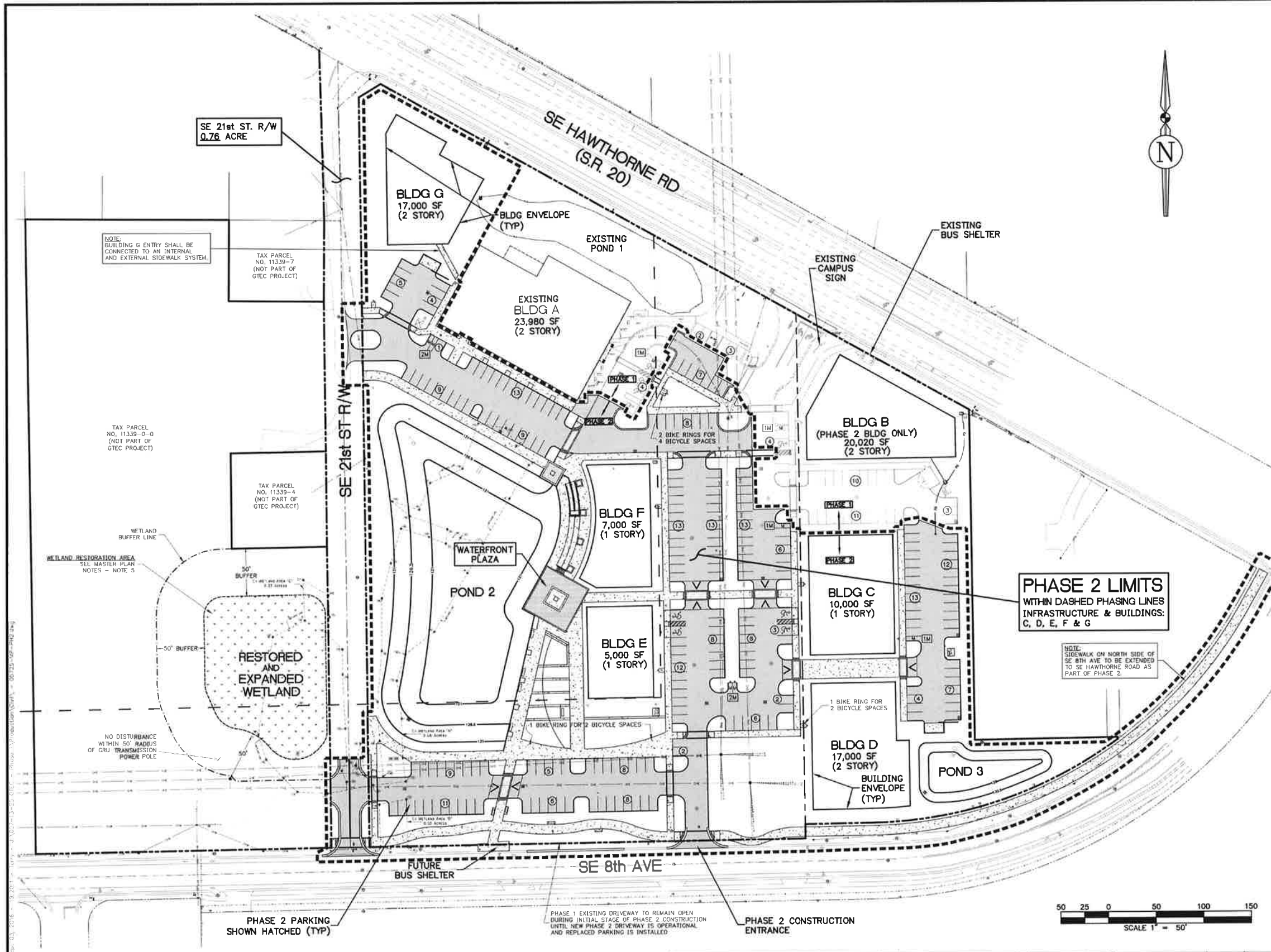
CONSTRUCTION STAGING PLAN

- DURING PHASE 1 CONSTRUCTION, PRIMARY CONSTRUCTION ACCESS SHALL BE PROVIDED FROM SE 8th AVE, AND SHALL USE THE PHASE 1 CONSTRUCTION ENTRANCE SHOWN ON THIS SHEET.
- ADDITIONALLY, IF ALLOWED BY FDOT, THE EXISTING DRIVEWAY CUT IN THE NE CORNER OF THE PROPERTY MAY ALSO BE USED AS A TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO CLOSURE. IF USED, A GRAVEL PAD ADJACENT TO THE ENTRY SHALL BE REQUIRED FOR EROSION CONTROL.
- THE MAIN SE HAWTHORNE ROAD GTEC ENTRANCE SHALL NOT BE USED FOR CONSTRUCTION TRAFFIC.



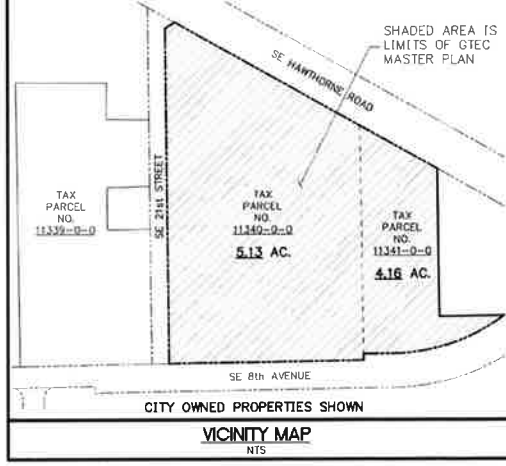
CLIENT:	CITY OF GAINESVILLE - CRA GAINESVILLE, FLORIDA		3530 NW 43rd Street • Gainesville, Florida 32606 PHONE: (352) 375-8999 • FAX: (352) 375-0833 E-MAIL: contact@jbrgroup.com Fla. Board of Professional Engineers CA No. 30495	PROJ. MANAGER:	AJB	SCALE:	1" = 50'	SHEET TITLE:	MASTER PLAN (PHASE 1)	SHEET NO.:	C-3.0
PROJECT:	GTEC LAND DEVELOPMENT PHASE 1			DRAWN BY:	RLW						

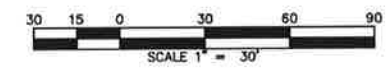
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- ### MASTER PLAN NOTES
- PHASE 1 DESIGN AND CONSTRUCTION INCLUDES THE OVERALL INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SERVE BUILDINGS A AND B. SEE SHT. C-3.0.
 - PHASE 2 DESIGN AND CONSTRUCTION INCLUDES THE OVERALL INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SERVE BUILDINGS C, D, E, F AND G.
 - THE OVERALL MASTER PLAN AREA INCLUDES TAX PARCEL NOS. 11340-0-0 AND 11341-0-0 AND IS 9.29 ACRES IN SIZE. SEE VICINITY MAP SHT. C-3.1.
 - PHASE 2 INCLUDES THE CONSTRUCTION OF THE NORTHERN DRIVEWAY CONNECTION OF SE 21st STREET TO SE HAWTHORNE ROAD AND THE SOUTHERN DRIVEWAY CONNECTION OF SE 21st STREET TO SE 8th AVENUE. NO OTHER SE 21st STREET ROADWAY IMPROVEMENTS ARE PLANNED IN PHASE 2.
 - THE REQUIRED WETLAND RESTORATION IMPROVEMENTS ARE TO BE CONSTRUCTED WITH PHASE 2 WITHIN CITY OF GAINESVILLE OWNED TAX PARCEL NO. 11339-0-0. THIS WORK WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND A SEPARATE DEVELOPMENT ORDER.
- | GENERAL PHASING SCHEDULE | COMPLETED BY |
|--|--------------|
| a. PHASE 1 INFRASTRUCTURE & BUILDINGS A & B | 2-23-2020 |
| b. PHASE 2 INFRASTRUCTURE & BUILDINGS C, D, E, F & G | 2-23-2021 |
- THE COMPLETION DATES ABOVE ARE BASED UPON RECEIVING DRB APPROVAL OF THE MASTER PLAN ON 2-23-2016. THE OVERALL PHASING SCHEDULE WILL BE FOR 5 YEARS BEGINNING WITH 2-23-2016.
 - EACH NEW INDIVIDUAL BUILDING WILL REQUIRE A SEPARATE SITE PLAN APPROVAL BY THE CITY OF GAINESVILLE TO ADDRESS SPECIFICS RELATED TO THE INDIVIDUAL BUILDING, INCLUDING ARCHITECTURAL ELEVATIONS, ACCESSIBILITY, UTILITY CONNECTIONS, PARKING AND ANY OTHER CITY REQUIRED LAND DEVELOPMENT REGULATIONS APPLICABLE TO INDIVIDUAL BUILDINGS WITHIN AN APPROVED BUSINESS PARK. ANY NEW BUILDINGS WITH GROSS LEASABLE AREA (GLA) GREATER THAN 1,000 SF AND LESS THAN OR EQUAL TO 10,000 SF WILL REQUIRE A MINOR DEVELOPMENT PLAN. ANY NEW BUILDINGS WITH GROSS LEASABLE AREA (GLA) GREATER THAN 10,000 SF WILL REQUIRE EITHER AN INTERMEDIATE OR MAJOR LEVEL OF REVIEW.
 - THE MAXIMUM ALLOWABLE BUILDOUT FOR PHASES 1 & 2 IS 100,000 SF OF GROSS LEASABLE AREA (GLA), WHICH INCLUDES EXISTING BUILDING A (23,980 SF GLA). INDIVIDUAL BUILDINGS MAY VARY WITH MORE OR LESS GLA THAN THAT SHOWN ON THIS MASTER PLAN, BUT THE TOTAL 100,000 SF GLA SHALL NOT BE EXCEEDED.
 - SE 21ST ST. CONSTRUCTION IS NOT A PART OF THIS MASTER PLAN. SIDEWALKS SHALL BE PROVIDED ALONG BOTH SIDES OF SE 21ST ST. WHEN CONSTRUCTED, IN ACCORDANCE WITH CITY OF GAINESVILLE REQUIREMENTS. WHEN THE NORTHERN PH. 2 DRIVEWAY IS CONNECTED TO SE 21ST ST, IMPROVEMENTS TO SE 21ST WILL BE REQUIRED TO BE DESIGNED AND PERMITTED AND SHALL INCLUDE ANY REQUIRED STORMWATER TREATMENT. A SEPARATE REVIEW OF THE SE 21ST ST. DESIGN SHALL BE REQUIRED WHEN THE PH. 2 DRIVEWAY CONNECTION IS INITIATED.
 - SIDEWALKS ARE REQUIRED TO CONNECT ALL BUILDINGS TO THE INTERNAL SIDEWALK SYSTEM.

- ### PHASE 2 CONSTRUCTION PHASING PLAN
- THE NEW SE 8th AVE DRIVEWAY SHALL BE THE CONSTRUCTION ENTRANCE FOR PHASE 2 AND SHALL BE BUILT PRIOR TO REMOVING THE EXISTING PHASE 1 SE 8th AVE DRIVEWAY.
 - THE EXISTING 70 SPACE PHASE 1 SOUTH PARKING LOT SHALL REMAIN UNTIL THE 74 NEW PHASE 2 PARKING SPACES ON THE EAST AND WEST OF BUILDINGS C & D ARE CONSTRUCTED.
 - AFTER THE EASTERN PHASE 2 PARKING SPACES ARE CONSTRUCTED, THE PHASE 1 70 SPACE SOUTH LOT MAY BE REMOVED AND ALL THE REMAINING PHASE 2 PARKING SPACES AND INFRASTRUCTURE MAY BE INSTALLED.
 - THE CONTRACTOR SHALL SUBMIT A DETAILED GRAPHICAL PHASING PLAN PRIOR TO BEGINNING PHASE 2 CONSTRUCTION. THE PLAN SHALL EMPHASIZE THE PROTECTION OF BUILDING A PARKING AND SEPARATION FROM PHASE 2 CONSTRUCTION.
 - PHASE 2 CONSTRUCTION SHALL NOT UTILIZE THE SE HAWTHORNE ROAD DRIVEWAY FOR CONSTRUCTION TRAFFIC.





SE 21st ST R/W

EXISTING POND 1

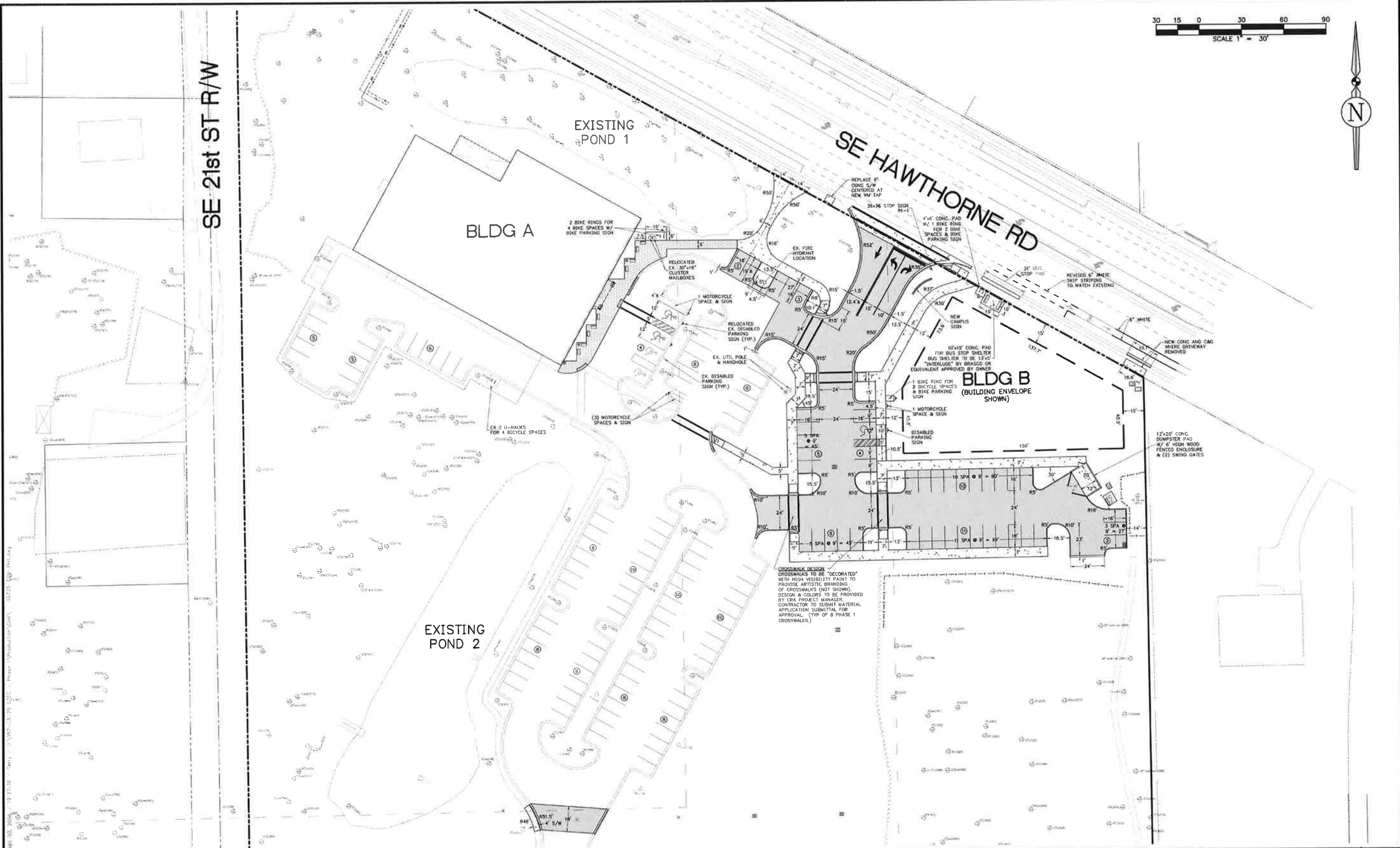
BLDG A

SE HAWTHORNE RD

BLDG B
(BUILDING ENVELOPE SHOWN)

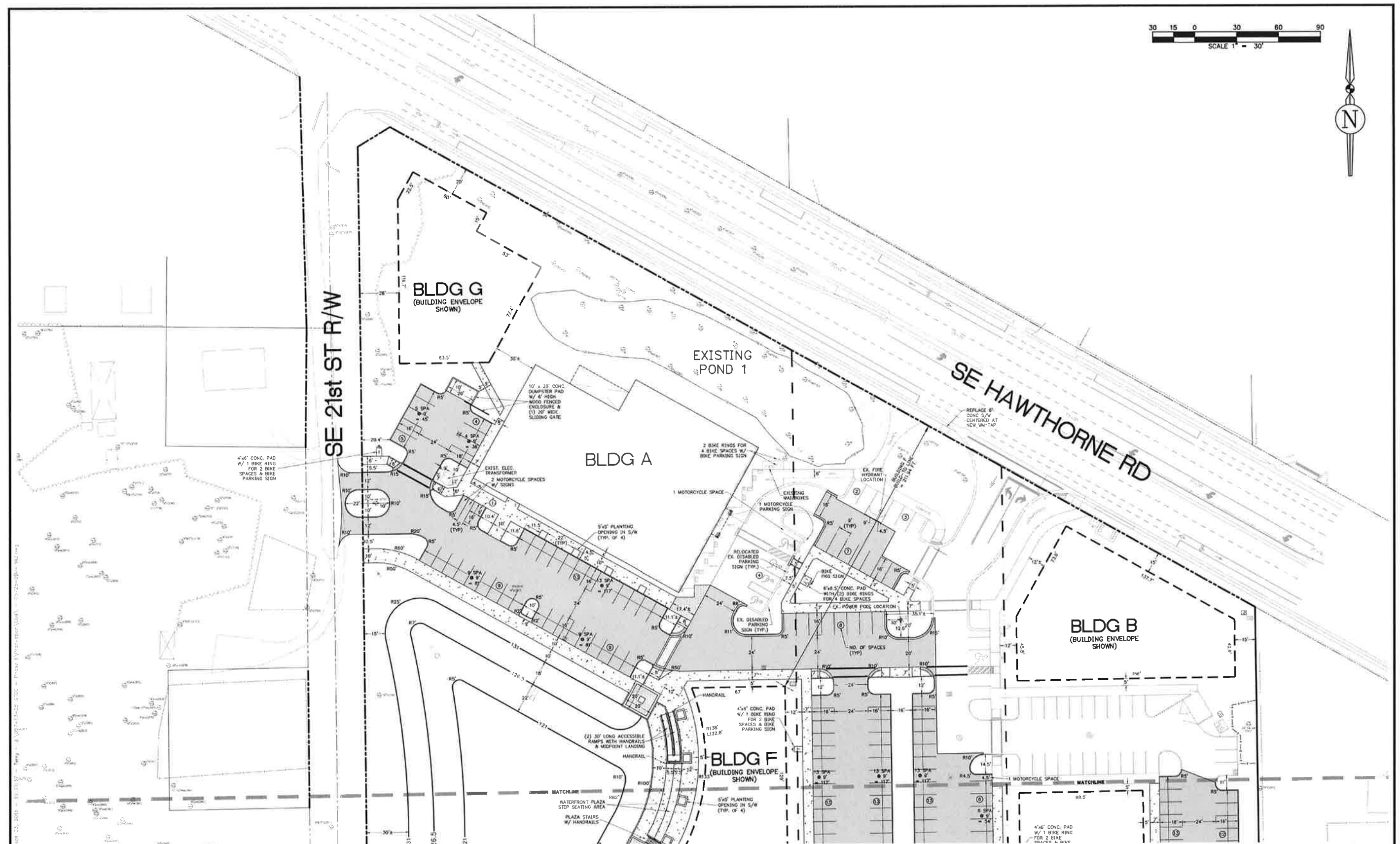
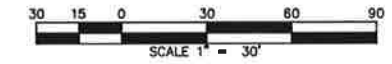
EXISTING POND 2

CROSSWALK DESIGN
CROSSWALKS TO BE "DECORATED"
WITH HIGH VISIBILITY PAINT TO
PROVIDE ARTISTIC BRANDING
OF CROSSWALKS (NOT SHOWN).
DESIGN & COLORS TO BE PROVIDED
BY CRA PROJECT MANAGER.
CONTRACTOR TO SUBMIT MATERIAL
APPLICATION SUBMITTAL FOR
APPROVAL (TYP OF 8 PHASE 1
CROSSWALKS)



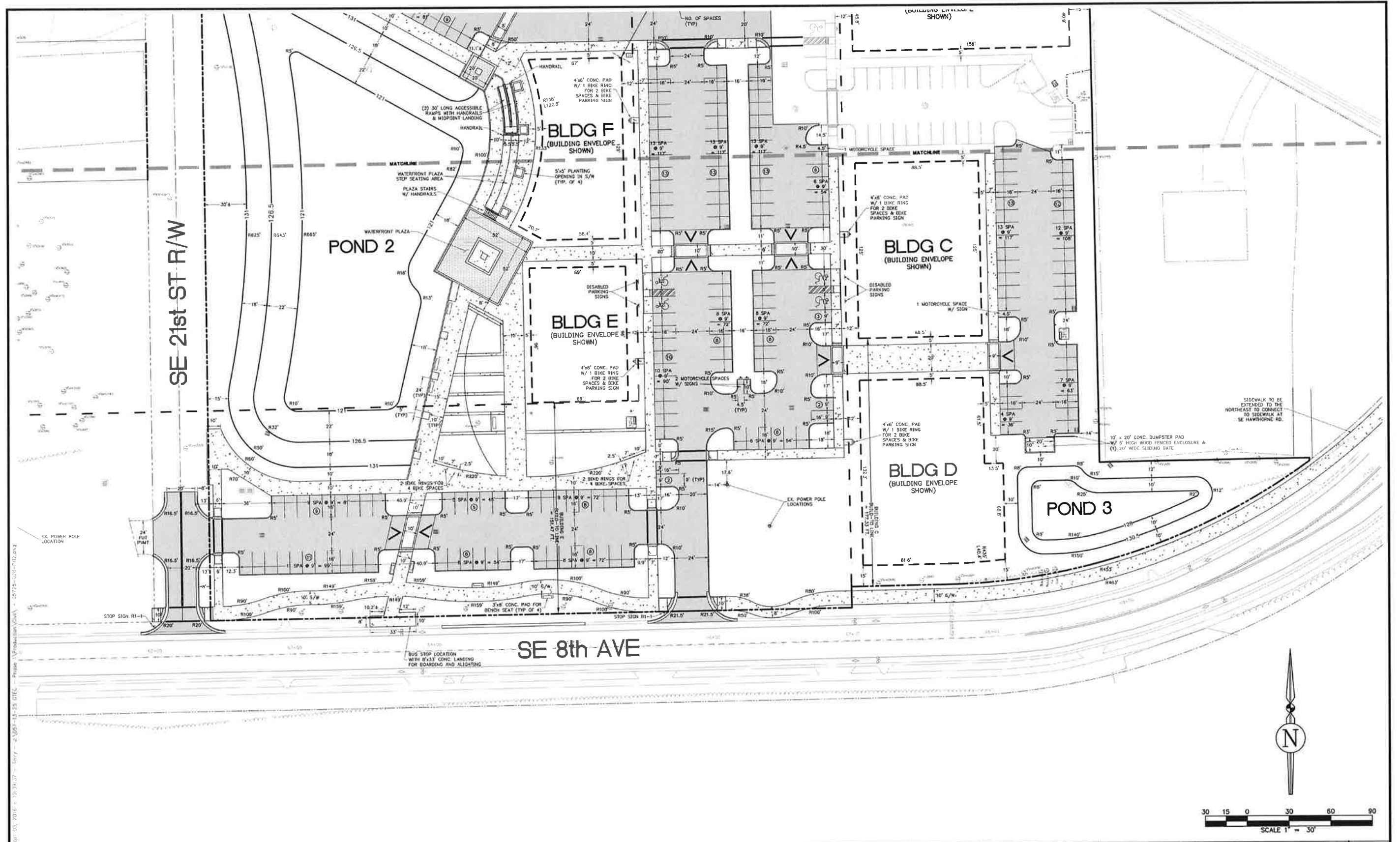
Sept 03, 2016 19:27:36 - Terry - S:\057-13-25 QTEC - Phase 1\Production\DWG - 05725 QW PH1.dwg

CLIENT:	CITY OF GAINESVILLE - CRA GAINESVILLE, FLORIDA	 3530 NW 43rd Street • Gainesville, Florida 32606 PHONE: (352) 375-8999 • FAX: (352) 375-0833 E-MAIL: contact@jbrgroup.com Fla. Board of Professional Engineers CA No. 30495	PROJ. MANAGER: AJB DRAWN BY: RLW PROJ. #: 057-13-25 DATE: SEPTEMBER 2016	SCALE: 1"=30'	SHEET TITLE DIMENSION PLAN (PHASE 1)	SHEET NO. C-6.0
PROJECT:	GTEC LAND DEVELOPMENT PHASE 1		A. J. "JAY" BROWN, JR., P.E. FL. PE. NO. 43879			



Sept 02, 2016 - 19:33:37 - Terry - J:\gta-13-25 QTCC - Phase 1\Production\DWG - 03725-01M-1912.dwg

CLIENT: PROJECT:	CITY OF GAINESVILLE - CRA GAINESVILLE, FLORIDA QTCC LAND DEVELOPMENT PHASE 1	 CIVIL ENGINEERING • PLANNING • LAND SURVEYING	3530 NW 43rd Street • Gainesville, Florida 32606 PHONE: (352) 375-8999 • FAX: (352) 375-0833 E-MAIL: contact@jbrgroup.com Fla. Board of Professional Engineers CA No. 30495	PROJ. MANAGER: AJB DRAWN BY: RLW PROJ. #: 057-13-25 DATE: SEPTEMBER 2016	SCALE: 1" = 30'	SHEET TITLE DIMENSION PLAN - NORTH (PHASE 2)	SHEET NO. C-6.1
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Date: 05/2016 10:38:37 - Terry - 4/10/15 - 25 SITE - Phase 1/Production/CA - 05725-21V-PL2.a3

CLIENT: CITY OF GAINESVILLE - CRA
 GAINESVILLE, FLORIDA
 PROJECT: GTEC LAND DEVELOPMENT PHASE 1



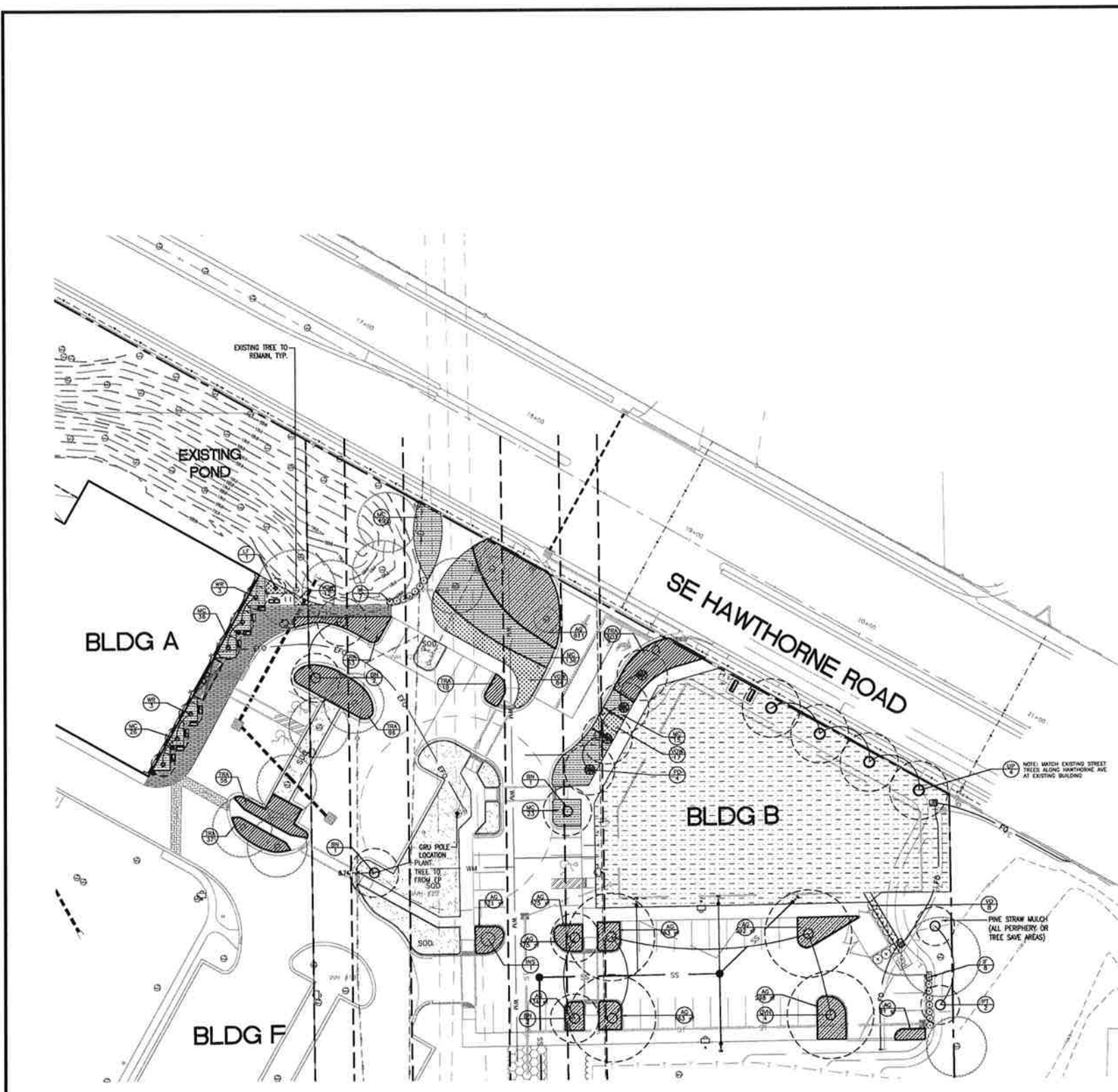
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 E-MAIL: contact@jbrgroup.com
 Fla. Board of Professional Engineers CA No. 30495

PROJ. MANAGER: AJB
 DRAWN BY: RLW
 PROJ. #: 057-13-25
 DATE: SEPTEMBER 2016
 A. J. "JAY" BROWN, JR., P.E.
 FL. PE. NO. 43879

SCALE:
 1" = 30'

SHEET TITLE
DIMENSION PLAN - SOUTH
 (PHASE 2)

SHEET NO.
C-6.2



PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE	
	LT	1	LIPODENDRON TOURNEFORTII 'FASTGATE'	TULIP TREE	45	GAL	18" HT, MIN, 8" D.T. MIN.	
	WR	6	WASHINGTONIA ROBUSTA	MEXICAN YAN PALM	70		18" C.T., MATCHED	
GRASS PLANTINGS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE	
	BN	6	BETULA NIGRA	RIVER BIRCH	30	GAL	12"-14" HT, X 5'-6" SPRD., MULTI, RPC.	
	FD	4	FRAXINUS OXYPHYLLA 'MEDJOL'	MEDJOL OAK PALM	FIELD CROWN		18" G.W., MATCHED, SPECIMEN	
HIGH QUALITY SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE	
	PT	2	PRUNUS PALUSTRIS	LONGLEAF PINE	30	GAL	8'-10' HT, X 5'-6" SPRD.	
	QVH	4	QUERCUS VIRGINIANA 'HIGH RISE'	HIGH RISE LIVE OAK	30	GAL	8'-10' HT, X 5'-6" SPRD.	
	UP	4	ULMUS PARVIFOLIA 'DRAME'	DRAME elm	30	GAL	8'-10' HT, X 5'-6" SPRD.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE		
	MS	1	MAELLENBERGIA 'MELIE R. STEVENS'	MELIE STEVENS HOLLY	30	GAL	30" HT.	
	FL	15	FLICUM FLORIDANUM	FLORIDA ANISE	2	GAL	24"-28" HT.	
	VO	8	VIBURNUM DOORATISSIMUM 'ARABIAN'	ARABIAN VIBURNUM	1	GAL	48" HT.	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	
	WC	348	MAELLENBERGIA CAPILLARIS	GULF COAST MAHLY PINK	1	GAL	FULL IN POT	36" o.c.
	WV	113	VIBURNUM OBOVATUM 'WHORLED CLASS'	WHORLED CLASS WALTER'S VIBURNUM	3	GAL	20"-24" HT. X 18" SPRD.	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	
	AC	866	ARACHIS CASABIANA 'COTURN'	PERENNIAL PEANUT	4	POT	10" o.c.	
	TR	384	BRACHYLOPERMUM AGATCUM 'TEXAS LONGLEAF'	ASIANE JASMINE 'TEXAS LONGLEAF'	1	GAL	5'-6" PLUNERS, MIN.	30" o.c.
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME				
	CO	SEE PLAN	CYNODON DACTYLON	TRIFLOR 419				
	ZJ	SEE PLAN	ZOYSIA JAPONICA	ZOYSIA GRASS				

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 Leonard E. Arnold, Jr., P.E. 15141
 Bruce C. Hill, P.L.A. LA0001167 Florida Firm Registration No. 28650

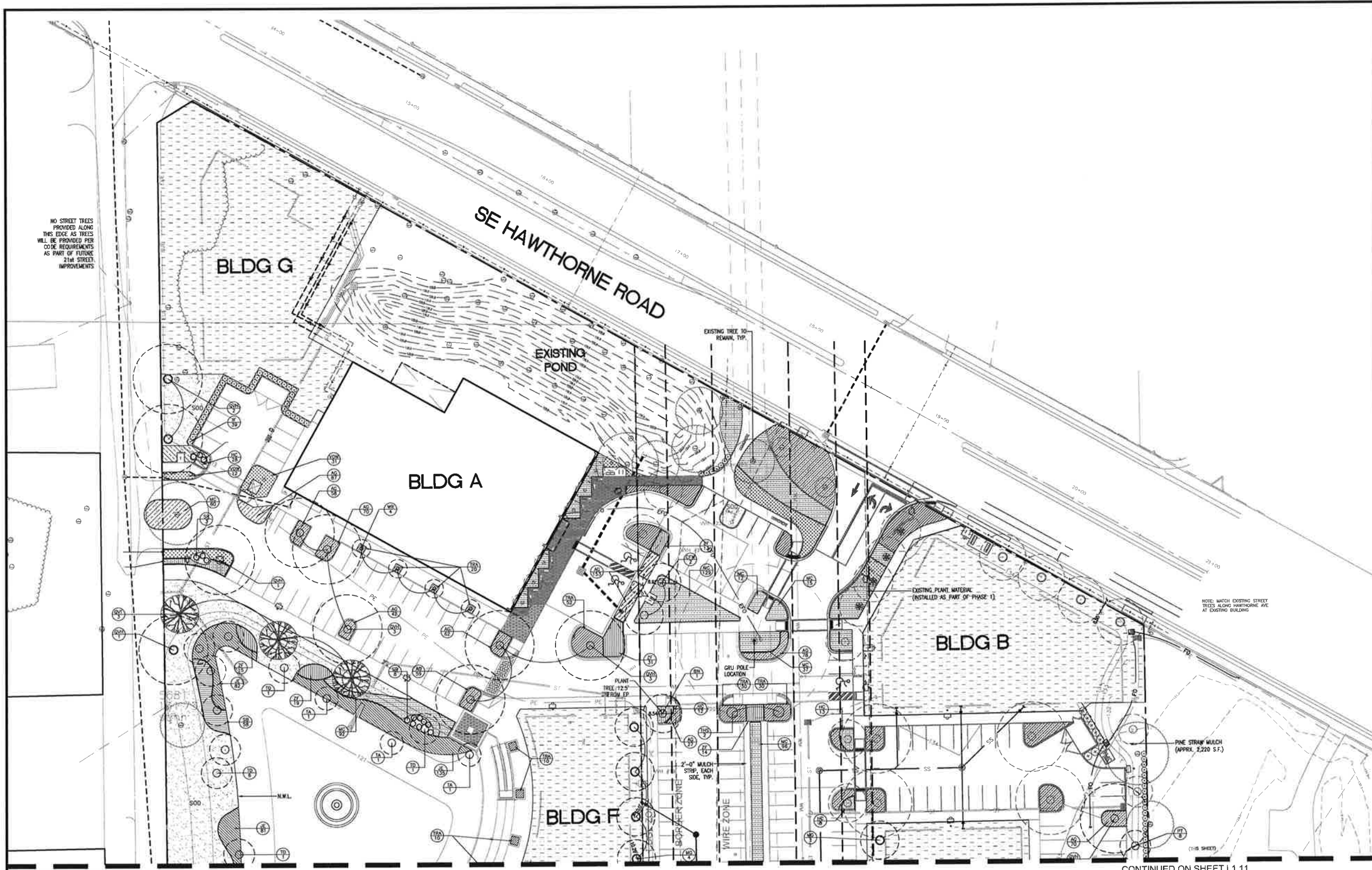
CLIENT: CITY OF GAINESVILLE - CRA
 GAINESVILLE, FLORIDA
 PROJECT: GTEC LAND DEVELOPMENT PHASE 1

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 Fla. Board of Professional Engineers CA No. 30495

PROJ. MANAGER: BH
 DRAWN BY: CR
 PROJ. #: 20131083
 DATE: MARCH 2018
 BRUCE HALL, P.L.A.
 FLORIDA REG. #0001387

SCALE: AS NOTED
 SHEET TITLE: LANDSCAPE PLAN - PHASE 1
 SHEET NO.: L-110



NO STREET TREES PROVIDED ALONG THIS EDGE AS TREES WILL BE PROVIDED PER CODE REQUIREMENTS AS PART OF FUTURE 21st STREET IMPROVEMENTS

BLDG G

SE HAWTHORNE ROAD

EXISTING POND

BLDG A

BLDG B

BLDG F

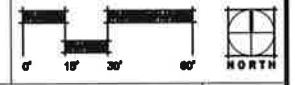
NOTE: MATCH EXISTING STREET TREES ALONG HAWTHORNE AVE AT EXISTING BUILDING

PINE STRAW MULCH (APPRX. 2,220 S.F.)

(THIS SHEET)

CONTINUED ON SHEET L1.11

CONTINUED ON SHEET L1.11



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 Leonard E. Arnold, Jr., P.E. 53241
 Bruce C. Hull, P.L.A. LA0001367 Florida Firm Registration No. 28056

CLIENT: CITY OF GAINESVILLE - CRA
 GAINESVILLE, FLORIDA
 PROJECT: GTEC LAND DEVELOPMENT PHASE 1

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 Fla. Board of Professional Engineers CA No. 30495

PROJ. MANAGER: BH
 DRAWN BY: CR
 PROJ. #: 20131083
 DATE: MARCH 2016

SCALE: AS NOTED

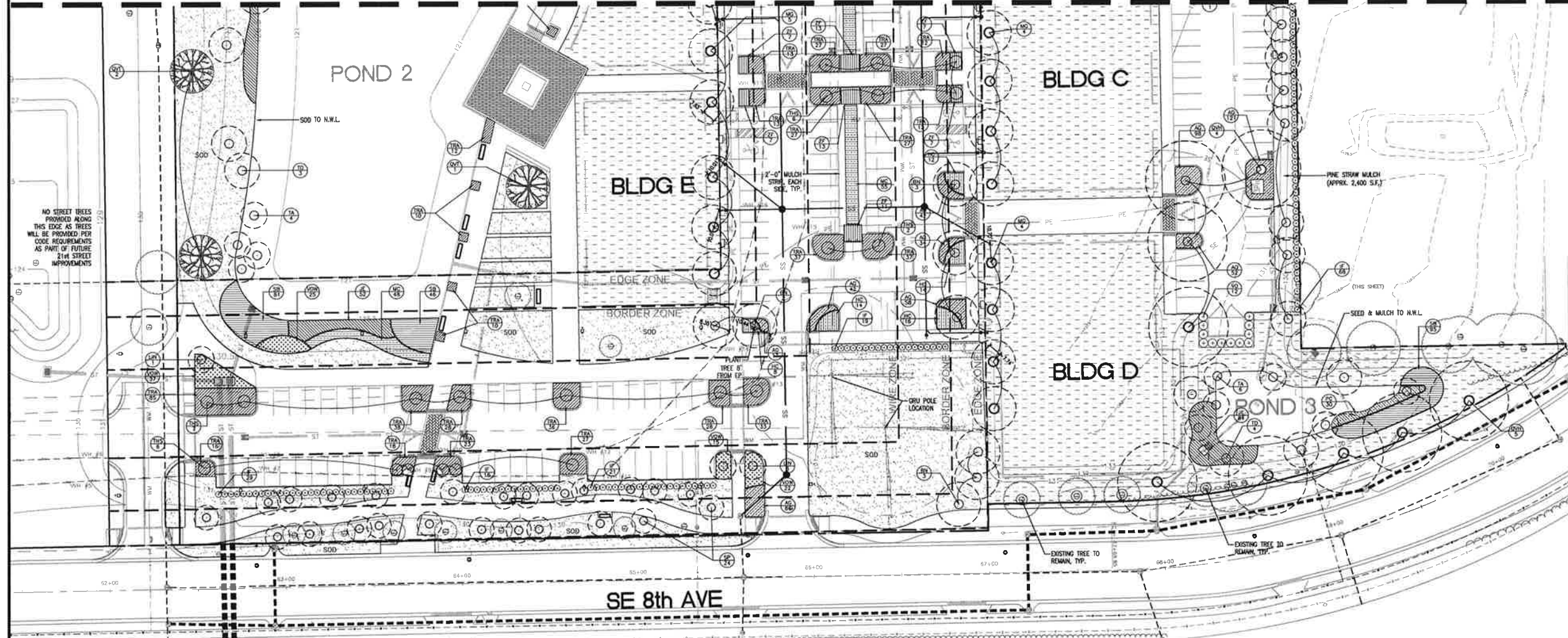
SHEET TITLE: LANDSCAPE PLAN - NORTH
 PHASE 2

SHEET NO.: L-1.11

BRUCE HALL, P.L.A.
 FLORIDA REG. #0001367

CONTINUED ON SHEET L1.10

CONTINUED ON SHEET L1.10



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 Bruce C. Isaacs, P.L.A. LA0001187 Florida Firm Registration No. 18050

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 GAINESVILLE, FLORIDA
 PROJECT: GTEC LAND DEVELOPMENT PHASE 1

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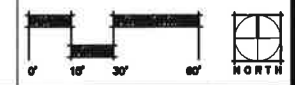
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PROJ. MANAGER: BH
 DRAWN BY: CR
 PROJ. #: 20131083
 DATE: MARCH 2016

BRUCE HALL, P.L.A.
 FLORIDA REG. #0001367

SCALE:
 AS NOTED

SHEET TITLE:
**LANDSCAPE PLAN - SOUTH
 PHASE 2**



SHEET NO.
L-112