



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

CITY DEVELOPMENT REVIEW BOARD STAFF REPORT

PUBLIC HEARING DATE: June 25, 2019

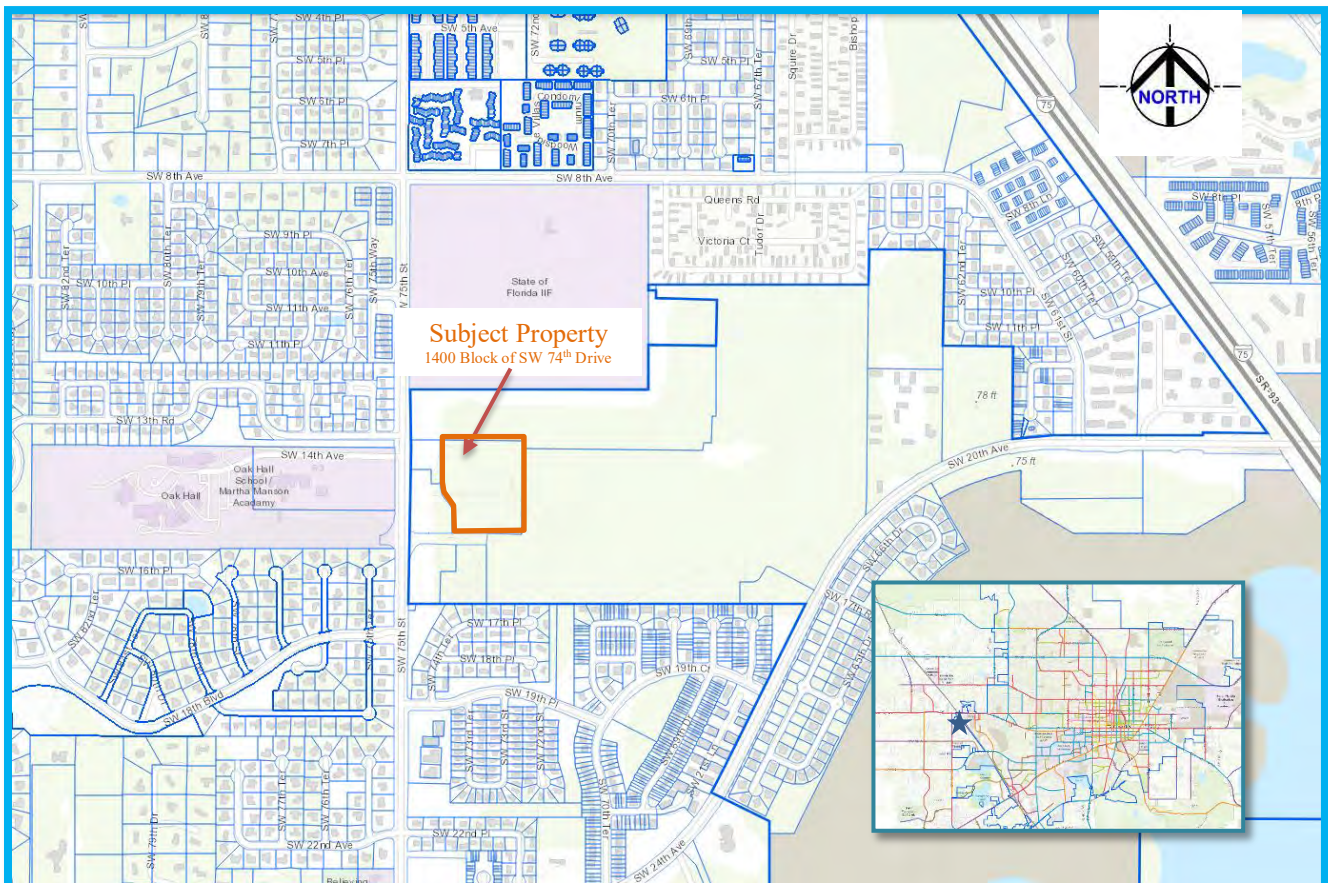
ITEM NO: 1.

PROJECT NAME AND NUMBER: Tower Road Investment Group, LLP, Markets West Petition DB-19-26

APPLICATION TYPE: Master Plan review for a commercial and office park on 8.36 acres with preliminary development plan approval of Phase I,

CITY PROJECT CONTACT: Lawrence Calderon, Planner III

Map 1: General Location Map of 1400 Block of SW 74th Drive.



APPLICATION INFORMATION:

Agent/Applicant: Matt Cason, Concept Development, Inc.,

Property Owner(s): Tower Road Investment Group, LLP.

Related Petition(s): None.

Legislative History: None.

Neighborhood Workshop: Thursday, January 17, 2019

SITE INFORMATION:

Address: Located in the 1400 Block of NW 74th Drive, east of Tower Road.

Parcel Number(s): 06676-001-004

Acreage: Approximately 8.36 Acres.

Existing Use(s): Vacant undeveloped

Land Use Designation(s): SF: Single Family

Zoning Designation(s): MU-2 (8-30 units/acre mixed-use medium intensity)

Overlay District(s): None

Transportation Mobility Program Area (TMPA): Area D

Water Management District: Saint John's River Water Management District

Special Feature(s): None.

Annexed: 1979

Code Violations: No record of Code Violations

ADJACENT PROPERTY CHARACTERISTICS:

| | EXISTING USE(S) | LAND USE DESIGNATION(S) | ZONING DESIGNATION(S) |
|-------|--------------------|-------------------------|--|
| North | Vacant Undeveloped | RM: Residential Medium | RMF-7: Multiple-Family Residential |
| South | Vacant Undeveloped | MUM: Mixed-Use Medium | MU-2: Mixed Use Medium Intensity |
| East | Vacant Undeveloped | RL: Residential Low | RMF-5: Single-Family/Multiple-Family Residential |
| West | Retail | MUM: Mixed-Use Medium | MU-2: Mixed Use Medium Intensity |

BACKGROUND AND EXPLANATION: General Description and Key Issues:

Background:

The subject property is located along the western boundary of the City, just north and east of a well-established predominantly single-family residential neighborhood. The property is part of a larger tract of land recently annexed into the city limits with the intent of a development that would include commercial, offices and residential. The property lies just east of Tower Road, (SW 75th Street) and west of I-75.

After annexation, the property owners divided the property through a Minor Subdivision process and commenced construction of major east/west and north/south roads. Most of the area east of the subject property is undeveloped but recently received approval for a large residential cluster subdivision. West of the subject property exists parcels of commercial development which are oriented towards Tower Road.

Map 1: General Location Map of 4902 NW 40TH ST.



ANALYSIS AND RECOMMENDATION:

Staff identifies the following key issues as directly related to the requested variance:

1. The property is located on the western edge of the City and was recently annexed into the City.
2. The parcels involved are part of a larger overall plan that includes Commercial, Residential and Office uses.
3. The parcels are undeveloped but surrounded by newly created north/south and east/west roads intended to serve the proposed developments and others

MASTER PLAN REVIEW:

Section 30-3.49 of the Land Development Code requires that Master Plans be reviewed and a decision rendered at a public hearing by the appropriate reviewing board. The subject petition is a request for Master Plan approval for the proposed development of the 8.36 acres in two phases. Phase I comprises 41,621 square feet to be implemented immediately with preliminary development plan approval. Phase II is designed to be implemented over a five-year period during which time the applicant must obtain preliminary and final approval for any unimproved portion of the overall development. The applicant may initiate any single or combined portions of either or both phases during the valid period of the master plan.

A master plan for an entire development site shall demonstrate that the completed development will be consistent with this chapter and with the Comprehensive Plan. The proposed master plan is consistent with the Comprehensive Plan and complies with the Land Development Code in terms of proposed use, general layout and transportation requirements. Each phase of the master plan shall be evaluated for compliance with the City's Land Development Code.

Condition 1.

The master plan shall be valid for a period of five years; Phase II shall be subject to preliminary and final development review. A certificate of preliminary and final concurrency shall be required for each phase.

COMPLIANCE WITH COMPREHENSIVE PLAN:

In terms of use, density and intensities, the concept of the proposed development is consistent with the overall intent of the Comprehensive Plan. The development specifically advances the infill policy of promoting infill development and redevelopment that supports a safe, comfortable, and attractive pedestrian environment. The project is also supported by the following objectives:

Objective 1.2 which protects and promotes viable transportation choices (including transit, walking and bicycling, and calmed car traffic);

Objective 1.5 which discourages the proliferation of urban sprawl;

Objective 2.1 which encourages redevelopment and promotes compact development, vibrant urbanism, discourages urban sprawl and fosters development patterns that promote transportation choice; and

Objective 5.1 which encourages Urban design standards and enhances the sense of place, improve the urban form, and provide for the safety and comfort of pedestrians, bicycles, transit, and other vehicles in the City. The development is also consistent with several other land use goals, objectives and policies of the Comprehensive Plan. It tracks closely with Policy 10.1.4 which addresses sidewalk connections, cross-access,

connectivity and access management. It is also consistent with several of the policies of the Transportation Mobility Element.

COMPLIANCE WITH THE LAND DEVELOPMENT CODE:

The proposed 8.36 acre development is located west of the residential cluster subdivision and east of the commercial corridor that sits between Tower Road and NW 74th Drive, (a new street created as part of the overall commercial development). The applicant would like to improve the 8.36 acres in two phases; the first phase will include six (6) buildings totaling 41,621 square feet and the second phase would include commercial and medical use totaling approximately 22,510 square feet of floor area. The development will be served via a major east/west road, SW 17th Road that connects Tower Road to SW 20th Avenue and a north/south road, SW 74th Drive that runs parallel to Tower Road.

Staff has reviewed this petition in the context of Sec. 30-4.19 and Sec. 30-4.20 and 4.21 of the Land Development Code. These sections of the code set development and design standards developments occurring within the MU-2 zoning district. The proposed development complies with the required standards and is consistent with purpose and intent of the district. Proposed uses are included in the list of allowable uses, proposed buildings comply with the orientation and glazing standards and parking is provided consistent with the required standards.

The development is also compatible with proposed developments to the east and west. The residential cluster subdivision is separated from the office commercial area by an open space area of about 150 feet which includes a Stormwater basin and linear corridors of open space along the residential and the commercial development areas. The west side of the development runs along the east side of SW 74th drive and integrates with the commercial development fronting Tower Road.

Landscaping and Environmental:

A landscaping plan is provided that complies with the open space, interior and perimeter landscape requirements of the Land Development Code.

The Stormwater basin to the east of the development is landscaped in terms of buffers and edge landscaping but the special feature of a large basin has not been addressed.

Condition 2.

The Stormwater basin to the east of the development shall be landscaped in accordance with Sec. 30-8.6.C - Stormwater management areas.

Site Lighting:

The development is designed with the buildings framing the edges of SW 74th Drive and interior buildings within park-like setting accessible by automobile and pedestrian circulation. The photometric plan for the Phase I area addresses lighting for both the sidewalks and the parking lots and complies with the standards of the Land Development Code.

Condition 3.

The development shall implement a dusk to dawn outdoor lighting system and shall implement an automatic shut-off system for the building lighting that reduces light intensities to security level during non-operating hours.

Parking:

The development complies with the parking standards for the uses provided and adequate automobile, bicycle, and motorcycle parking are provided. The development includes 184 automobile spaces, including six ADA accessible spaces; twenty (20) bicycle spaces are provided. Five (5) motorcycle spaces are required and will be included in the development plan prior to final approval.

Condition 4.

A minimum of five (5) motorcycle parking spaces shall be provided prior to final approval.

Condition 5.

The development must comply with the Technical Review Committee comments and conditions included in the staff report and Attachment “D”.

Building Orientation:

The development is subject to the building orientation standards and has demonstrated compliance. There are two buildings with a front orientation to NW 74th Drive with remaining buildings oriented around the parking provided to serve the proposed uses. Glazing is provided to the required standards on the primary buildings as well as along the façade of the interior buildings.

Conclusion:

Staff has determined that the Markets West development demonstrates general compliance with the Comprehensive Plan and standards of the Land Development Code.

RECOMMENDATION:

Approve with conditions, Petition DB-19-26 SPL with a Master Plan valid for a period of five (5) years and Preliminary Development Plan approval for Phase I.

| |
|----------------------------|
| LIST OF APPENDICES: |
|----------------------------|

Appendix A: Application and Supporting Documents.

Appendix B: Some Relevant Land Development Code References.

Appendix C: Development Plan Maps

Appendix D: Technical Review Committee comments and conditions.



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LIST OF APPENDICES: Petition DB-19-26 SPL

Appendix A Application and Supporting Documents

**Appendix B Comprehensive Plan Goals, Objectives and Policies and Relevant Land Development Code
References.**

Appendix C Development Plan Maps

Appendix D Technical Review Committee (TRC) Comments and Conditions

AD-19-00076

PLAN REVIEW APPLICATION

OVERVIEW:

Phase 1

| | |
|---|---|
| Project Name: Markets West Office Park | Tax Parcel Number: 06676-001-004 |
| Property Address: SW 75th Street, Gainesville, Florida | |
| First Step Meeting Date: 11/13/18 | GRU Project Meeting Date: 11/13/18 |

Proposed Uses/Type of Development (Check all that apply)

| | | |
|---------------------------------------|-----------------|--|
| <input type="checkbox"/> Residential | Density | <input type="checkbox"/> Non-residential |
| <input type="checkbox"/> Multi-family | Units/acre: | <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Office |
| Total Units: | Total bedrooms: | <input type="checkbox"/> Industrial <input type="checkbox"/> Other |
| Gross floor area: 3,480 SF | | |

PROJECT MANAGEMENT:

| Owner(s) of Record (please print) | | |
|---|-------------|--|
| Name: Tower Road Investment Group, LLLP (Matt Cason) | | |
| Mailing Address: 3324 W. University Ave., PMB #151 | | |
| Gainesville, FL 32607 | | |
| Phone: (352) 332-3333 | Fax: | E-Mail: holly@conceptcompanies+ |

| Applicant/Engineer of Record/Project Coordinator (please print) | | |
|---|-------------|--|
| Name: Matt Cason, Concept Development, Inc. (Applicant) | | |
| Mailing Address: 3324 W. University Ave., PMB #151 | | |
| Gainesville, FL 32607 | | |
| Phone: (352) 332-3333 | Fax: | E-Mail: holly@conceptcompanies+ |
| Project Coordinator Name: Holly White | | holly@conceptcompanies+ |
| | | holly@conceptcompanies+ |
| | | holly@conceptcompanies+ |

FEES:

| Level of Review (check one) | | | Special Use Permit | Enterprize Zone |
|-----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| MINOR | INTERMEDIATE | MAJOR | CONCEPT | MASTER |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | |
|--|--|
| Fees are determined at First Step Meeting or GRU Project Meeting and are based on level of review and EZ Zone. More information about EZ Zones can be found at http://cityofgainesville.org/Portals/0/plan/2015%20Web%20Docs/landdevfees151001.pdf | |
| Plan Review Fee: \$4,855.00 | |
| GRU Fee: \$ 2,190.00 | GRU Business Acct No.: 1000158719 |
| Plan review fee will be paid by: Concept Development, Inc. | |
| Name: Holly White | E-Mail: holly@conceptcom+ Phone: (352) 333-3233 ext. 206 |

Applicant Signature:



Date:

2/25/19

THIS SECTION FOR OFFICE USE ONLY

Petition Number:

SUFFICIENCY CHECKLIST BELOW. PLEASE FILL OUT

| Reviewer Comment | Met Y/N/NA | Sheet # |
|--|------------|------------------------------|
| PLANNING: Wellfield exemption and protection permit provided | N/A | |
| PLANNING: Property owner authorization provided | Y | |
| PLANNING: Neighborhood workshop information provided | Y | 01/17/19 |
| PLANNING: First Step Meeting held | Y | 11/13/18 |
| PLANNING: Stormwater Management Plan provided | Y | ATTACHED LETTER MODIFICATION |
| PLANNING: Signed Concurrency Exemption or Long Form provided | N/A | |
| PLANNING: Fire Flow Calculations provided | Y | ATTACHED UTILITY REPORT |
| PLANNING: Environmental mitigation plan for impacted environmental areas provided | N/A | |
| PLANNING: Photometric plan/ lighting plan provided | Y | E SHEETS |
| PLANNING: Landscape plan provided | Y | L SHEETS |
| PLANNING: Construction staging plan provided | Y | C401 |
| PLANNING: Boundary survey with a legal description provided | Y | 1 OF 1 |
| PLANNING: Utility Plan provided | Y | C300-C302 |
| PLANNING: Building elevations with basic floorplans provided | Y | A SHEETS |
| PLANNING: Trip generation study provided | Y | C000 |
| PLANNING: Traffic study provided | N/A | PREVIOUSLY APPROVED |
| PLANNING: [Insert Comments] | | |
| GRU GENERAL - Is this plan review 2 or greater? If yes, were all previous comments addressed? | N | |
| GRU GENERAL - Did you coordinate with Electric Engineer or tech and provide a layout on plan? If yes, provide name | Y | Keith Wheeler |
| Include contact information, Owners name, project name, address and phase(s) | Y | C000 |
| GRU GENERAL - Clear and legible plans on 24" x 36" sheets | Y | ALL |
| GRU GENERAL - GRU Energy Delivery Electric System Design reflecting proposed W/WW utility design. Note on cover page/plans as "Electric Design Provided by GRU Energy Delivery". | Y | C300/C000 |
| GRU GENERAL - ALL GRU standard utility notes must be shown on utility plans (see Section 1. III.C.21 of the GRU Water/Wastewater Design Standards) | Y | C010/C300 for note |
| GRU GENERAL - Project location map with North Arrow | Y | C000 |
| GRU GENERAL - On utility master site plan show and label all existing & proposed utilities (note 'end of GRU maintenance') | Y | C300-C302 |
| GRU GENERAL - Existing and proposed easements | Y | C300-C302 |
| GRU GENERAL - Right-of-way lines | Y | C300-C302 |
| GRU GENERAL - Parcels and/or lot numbers of site location and adjacent property | Y | C300-C302 |
| GRU GENERAL - Street names | Y | C300-C302 |
| GRU GENERAL - Proposed structures (i.e. buildings, walls fences, signs) | Y | C300-C302 |
| GRU GENERAL - Proposed subdivision plat, if project is a subdivision | N/A | |
| GRU GENERAL - Signed & sealed boundary survey, including legal description and parcel number(s) | Y | 1 OF 1 / 1-12 |

| | | |
|--|-----|-------------------------|
| GRU GENERAL - Proposed off-site utility extensions to the point of availability, showing the affected offsite parcels/properties/proposed easements | Y | C300-C302 |
| GRU GENERAL - Landscape Plan reflecting all proposed Utility locations | Y | L SHEETS |
| GRU GENERAL - Building minimum finished floor elevations | Y | C200/C300 |
| GRU GENERAL -Building footprints (for commercial projects), labeled building setback lines and build-to lines, decorative masonry walls, fences, signs and landscaped buffer areas | Y | C100 |
| GRU GENERAL Utility Space Allocation cross sections for each different road section, alleys and PUEs including street and locations if roads or alleys are included in project | N/A | |
| GRU GENERAL Identify lot numbers and street names in some fashion (names may change prior to permit issuance) | Y | C300-C302 |
| GRU W-WW - Application by engineer that W/WW/RCW system design is in accordance with GRU Design Standards. (note: Final plans shows valid P.E. license and reads "Professional Engineer") | Y | C300-C302 |
| GRU W-WW - Potable and wastewater demand calculations | Y | ATTACHED UTILITY REPORT |
| GRU W-WW - AutoCAD Drawing file of Water and Wastewater Utilities with pipe sizes, fittings, and valves clearly labeled (this file will be used by GRU Strategic Planning to model the proposed water system) | Y | ATTACHED |
| GRU W-WW - In all cases, signed and sealed NFPA 1 and ISO fire flow calculations See Appendix E of Water/Wastewater Standards for a copy of ISO 2008 | Y | ATTACHED UTILITY REPORT |
| GRU W-WW - Copy of Development Master Plan including Phasing Schedule, unless plans include all potential future development | N/A | |
| GRU W-WW - Show temporary construction water source with reduced pressure back flow preventer (RPBFP) | Y | C300-C302 |
| GRU W-WW - Indicate and label source of irrigation water if there is landscaping | Y | C300 (IRRIGATION WELL) |
| GRU W-WW - If water/wastewater infrastructure is illegible on Master Plan, provide on multiple sheets | N/A | |
| GRU W-WW - If WW service is provided, then plan and profile views are required for gravity sewer and force mains. All WW system plan and profile sheets at 1" = 30' max horizontal scale and 1" = 5' max vertical scale. (Exceptions accepted at GRU discretion) | N/A | |
| "GRU W-WW - All materials clearly labeled (pipe including diameter, material and slope, valves, fire hydrants, fire sprinkler lines, water meters, RPBFP, fittings, manholes including elevations, services, clean outs with top and invert elevations, sizes, types, slopes and associated appurtenances" | Y | C300-C302 |

| | | |
|---|-----|----------------------|
| "GRU W-WW - Show and label connections to existing utilities. Label existing facilities which cross or are adjacent to the property as well as elevations (manhole tops and inverts), pipe diameter and material of all existing W/WW, Electric, Gas, GRUCom and Stormwater facilities which cross and/or are adjacent to the property" | Y | C300-C302 |
| GRU W-WW - Existing and proposed site contours must be shown on utility plan | Y | C300-C302 |
| "GRU W-WW - Master paving and drainage plan reflecting all stormwater facilities, retention or detention ponds with elevations (clearly indicate design high water level and 100 year flood elevations)" | N/A | NO ONSITE STORMWATER |
| "GRU W-WW Standard WW Pump Station design drawings for GRU O&M stations (Private O&M WW pump stations shall include signed and sealed design calculations, i.e. system head curve, pump curve/specs, If lift station is included in project)" | N/A | |
| GRU ELECTRIC: All Proposed electric infrastructure shown to scale per EDSG | Y | C300-C302 |
| GRU ELECTRIC Proposed meter/service delivery point shown | Y | C300-C302 |
| "GRU ELECTRIC If using GRU Rental Lights, GRU will provide conduit layout. Owner to provide photometric plan. (Note: provide copy of waiver application that is submitted to the City)" | Y | C300-C302 |
| "GRU ELECTRIC - All electric equipment, cable/conduits must be contained within a PUE û coordinate with GRU Real Estate " | Y | C300-C302 |
| GRU ELECTRIC - Provide proper clearances around all electric structures and equipment as per EDSG | Y | C300-C302 |
| GRU ELECTRIC - Provide required voltage (single phase or three phase)and any load information that you have | Y | EMAIL COORDINATION |
| GRU GAS - Gas shown on plans | Y | C300-C302 |
| GRU GAS - Gas usage statement: include notes on items contractor will provide to mitigate aid in construction costs and whether there will be natural gas generator on-site | Y | C000 |
| GRU GAS - Gas meter location | Y | N/A |
| GRU GAS - Acceptable service delivery point | Y | N/A |
| "GRU GAS - Include gas department notification statements, one week for demolition services, 72 hours prior to casing installations, one week for gas main installations and 72 hours for meter se" | Y | C010 |
| GRU GRUCom - Are you considering GRUCom services | Y | |

PROPERTY OWNER AFFIDAVIT

Property Owner Name(s):

Tower Road Investment Group, LLLP
(Matt Cason)

Owner Mailing Address:

3324 W. University Ave., PMB #151
Gainesville, FL 32607

Owner Phone: (352) 332-3333

Property County: Alachua

Parcel ID(s): 06676-001-002

Agent:

Vector Civil Engineering, LLC
3324 W University Ave, PMB 151
Gainesville, FL 32607
(352) 333-3233

Requested Action:

Authorization to design, and submit documentation, forms and plans as required (e.g. Applications and Permits from the County, City, Water Management District, FDOT, FWC, FDEP, etc.) and on-site access for inspections, testing, data collection, etc.

I hereby certify that I am the owner of record. I hereby authorize the above listed agents to act on my behalf for the purposes of any and all applications and securing the above requested actions.

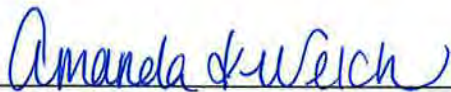
x:



STATE OF FLORIDA

COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 24th day of January, 2019, by Matt Cason, as VP of Concept Companies a Florida [limited liability company, corporation, etc.], on behalf of said company/corporation, who is personally known to me or has produced _____ as identification.



Notary Public, State of Florida at Large

Commission No.: _____

My Commission Expires: _____



APPLICATION FOR EXEMPTION
 REGULATED NATURAL RESOURCES
 [LDC 30-300 & 30-310]

Petition No. _____ (Will be filled in by staff.)

OFFICE USE ONLY

[] Approved [] Denied Approval expiration date _____

Signature: _____ Date: _____
 Department of Planning & Development Services

NOTICE: The applicant is responsible for supplying all information necessary to determine exemption from the City's natural resource regulatory requirements. Any evidence supporting a claim of exemption must be attached to this form. Failure to answer all questions will result in the application being returned to the applicant. Additional information may be requested in order to process this application. Verification/concurrence with this application for exemption will be provided in writing to the address shown on this form.

| Owner Name(s) (please print) |
|--|
| Name(s): Matt Cason (Tower Road Investment Group, LLLP) |
| Mailing Address: |
| 3324 W. University Ave., PMB #151 |
| Gainesville, FL 32607 |
| Phone: (352) 333-3233 Fax: |
| (If additional owners, please include on separate sheet) |

| Applicant(s) Name (please print) |
|--|
| Name: Matt Cason (Concept Development, Inc.) |
| Mailing Address: |
| 3324 W. University Ave., PMB #151 |
| Gainesville, FL 32607 |
| Phone: (352) 333-3233 Fax: |
| |

| PROJECT INFORMATION |
|---|
| Project name: Markets West Office Park, Phase 1 |
| Project location: East of Tower Road, directly across from Oak Hall School, south of SW 13th Road, and north of SW 17th Road |
| Tax parcel #(s): A portion of 06676-001-004 |
| |
| Type of development application to which exemption will apply: Commercial development |
| |
| |

EXEMPTIONS: REGULATED SURFACE WATERS & WETLANDS (LDC 30-300)

Please check the box next to the reason(s) why you claim exemption. (Conditions apply. See full text of City Land Development Code 30-304 before checking exemption.)

1. ☒ No regulated surface water or wetland on or adjacent to the development parcel.
2. ☐ The proposed construction, development, or use is authorized by a valid building permit or approved development plan issued or approved before April 12, 2004. (Please attach a copy of the permit or approved plan.)
3. ☐ Public works or utilities project.
4. ☐ Repair or replacement of an existing site structure(s) that does not increase site impervious surface.
5. ☐ Addition or accessory structure(s) which does not add more than 100 square feet of impervious area, and meets the minimum setbacks from surface waters and wetlands.
6. ☐ The proposed construction or development was approved under a planned development prior to April 12, 2004.
7. ☐ Construction of public or private nature trails.
8. ☐ Reestablishment of native vegetation on single-family residential property.
9. ☐ The proposed activity is located in or adjacent to a human-built surface water or wetland which was not created as a mitigation project, and which was originally constructed in uplands.
10. ☐ Construction of a stormwater management facility within a wetland buffer.

EXEMPTIONS: REGULATED NATURAL & ARCHAEOLOGICAL RESOURCES (LDC 30-310)

Please check the box next to the reason(s) why you claim exemption. [Conditions apply. See full text of City Land Development Code 30-310(d) before checking exemption.]

1. ☐ Any parcel of record as of November 13, 1991, that is less than or equal to five (5) acres in size and does not contain listed species or an archaeological site identified by Florida Master Site file number.
2. ☐ Bona-fide agricultural/silvicultural activities.
3. ☐ Removal of invasive non-native vegetation on conservation lands.
4. ☐ Alteration of vegetation pursuant to an adopted management or restoration plan on government-maintained land.

5. ☐ Activities authorized by City-approved management plan.
6. ☐ Alteration of vegetation within existing utility, drainage or stormwater easements, and road right-of-ways.
7. ☐ Clearing and vegetation removal to construct a fence or wall, or establish a firebreak.
8. ☐ Vegetation alteration to conduct a survey or other required test.
9. ☐ Text Amendments to Planned Development zoning or Planned Use District land use ordinances that are unrelated to development activity.
10. ☐ Activities determined by the city manager or designee as having *de minimis* impact.
11. ☐ The County land use and zoning remains in effect and the development application will be reviewed under County regulations.
12. ☐ The property has a final master plan approved by the City prior to August 2, 2012; or has a valid Planned Development zoning ordinance approved by the City prior to August 2, 2012 that includes protection of natural and archaeological resources.
13. ☐ Sinkholes which pose threat of property loss or structural or functional damage to an existing building or facility.

I certify that I am the owner of the subject property and authorize the agent listed above to initiate this application for environmental exemption. (Signature by the owner on this application or in a letter is necessary.) I further certify that all of the information contained in this application is accurate and up-to-date.

Owner's signature:  Date: 2/25/19

Applicant's signature: _____ Date: _____
(if not the same as owner)

Applications & Guidelines
Environmental exemptions

PLAN REVIEW APPLICATION

OVERVIEW:

| | |
|---|---|
| Project Name: Markets West Office Park Phase 1 | Tax Parcel Number: 06676-001-004 |
| Property Address: SW 75th Street, Gainesville, Florida | |
| First Step Meeting Date: 11/13/18 | GRU Project Meeting Date: 11/13/18 |

Proposed Uses/Type of Development (Check all that apply)

| | | |
|---------------------------------------|-----------------|--|
| <input type="checkbox"/> Residential | Density | <input type="checkbox"/> Non-residential |
| <input type="checkbox"/> Multi-family | Units/acre: | <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Office |
| Total Units: | Total bedrooms: | <input type="checkbox"/> Industrial <input type="checkbox"/> Other |
| Gross floor area: 3,480 SF | | |

PROJECT MANAGEMENT:

| Owner(s) of Record (please print) | | |
|---|-------------|---|
| Name: Tower Road Investment Group, LLLP (Matt Cason) | | |
| Mailing Address: 3324 W. University Ave., PMB #151 | | |
| Gainesville, FL 32607 | | |
| Phone: (352) 332-3333 | Fax: | E-Mail: holly@conceptcompanies.com |

| Applicant/Engineer of Record/Project Coordinator (please print) | | |
|---|-------------|---|
| Name: Matt Cason, Concept Development, Inc. (Applicant) | | |
| Mailing Address: 3324 W. University Ave., PMB #151 | | |
| Gainesville, FL 32607 | | |
| Phone: (352) 332-3333 | Fax: | E-Mail: holly@conceptcompanies.com |
| Project Coordinator Name: Holly White | | holly@conceptcompanies.com |
| | | holly@conceptcompanies.com |
| | | holly@conceptcompanies.com |

FEES:

| Level of Review (check one) | | Special Use Permit | Enterprise Zone |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|
| MINOR | INTERMEDIATE | MAJOR | CONCEPT |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | | MASTER |

| | |
|---|---|
| Fees are determined at First Step Meeting or GRU Project Meeting and are based on level of review and EZ Zone. More information about EZ Zones can be found at | |
| http://cityofgainesville.org/Portals/0/plan/2015%20Web%20Docs/landdevfees151001.pdf | |
| Plan Review Fee: \$ 4,855.00 | |
| GRU Fee: \$ 2,190.00 | GRU Business Acct No.: 1000158719 |
| Plan review fee will be paid by: Concept Development, Inc. | |
| Name: Holly White | E-Mail: holly@conceptcompanies.com Phone: (352) 333-3233 ext. 206 |

Applicant Signature: _____

Date: _____

THIS SECTION FOR OFFICE USE ONLY

Petition Number: _____

SUFFICIENCY CHECKLIST BELOW. PLEASE FILL OUT

| Reviewer Comment | Met Y/N/NA | Sheet # |
|--|------------|---------|
| PLANNING: Wellfield exemption and protection permit provided | | |
| PLANNING: Property owner authorization provided | | |
| PLANNING: Neighborhood workshop information provided | | |
| PLANNING: First Step Meeting held | | |
| PLANNING: Stormwater Management Plan provided | | |
| PLANNING: Signed Concurrency Exemption or Long Form provided | | |
| PLANNING: Fire Flow Calculations provided | | |
| PLANNING: Environmental mitigation plan for impacted environmental areas provided | | |
| PLANNING: Photometric plan/ lighting plan provided | | |
| PLANNING: Landscape plan provided | | |
| PLANNING: Construction staging plan provided | | |
| PLANNING: Boundary survey with a legal description provided | | |
| PLANNING: Utility Plan provided | | |
| PLANNING: Building elevations with basic floorplans provided | | |
| PLANNING: Trip generation study provided | | |
| PLANNING: Traffic study provided | | |
| PLANNING: [Insert Comments] | | |
| GRU GENERAL - Is this plan review 2 or greater? If yes, were all previous comments addressed? | | |
| GRU GENERAL - Did you coordinate with Electric Engineer or tech and provide a layout on plan? If yes, provide name | | |
| Include contact information, Owners name, project name, address and phase(s) | | |
| GRU GENERAL - Clear and legible plans on 24" x 36" sheets | | |
| GRU GENERAL - GRU Energy Delivery Electric System Design reflecting proposed W/WW utility design. Note on cover page/plans as "Electric Design Provided by GRU Energy Delivery". | | |
| GRU GENERAL - ALL GRU standard utility notes must be shown on utility plans (see Section 1. III.C.21 of the GRU Water/Wastewater Design Standards) | | |
| GRU GENERAL - Project location map with North Arrow | | |
| GRU GENERAL - On utility master site plan show and label all existing & proposed utilities (note 'end of GRU maintenance') | | |
| GRU GENERAL - Existing and proposed easements | | |
| GRU GENERAL - Right-of-way lines | | |
| GRU GENERAL - Parcels and/or lot numbers of site location and adjacent property | | |
| GRU GENERAL - Street names | | |
| GRU GENERAL - Proposed structures (i.e. buildings, walls fences, signs) | | |
| GRU GENERAL - Proposed subdivision plat, if project is a subdivision | | |
| GRU GENERAL - Signed & sealed boundary survey, including legal description and parcel number(s) | | |

| | | |
|--|--|--|
| GRU GENERAL - Proposed off-site utility extensions to the point of availability, showing the affected offsite parcels/properties/proposed easements | | |
| GRU GENERAL - Landscape Plan reflecting all proposed Utility locations | | |
| GRU GENERAL - Building minimum finished floor elevations | | |
| GRU GENERAL -Building footprints (for commercial projects), labeled building setback lines and build-to lines, decorative masonry walls, fences, signs and landscaped buffer areas | | |
| GRU GENERAL Utility Space Allocation cross sections for each different road section, alleys and PUEs including street and locations if roads or alleys are included in project | | |
| GRU GENERAL Identify lot numbers and street names in some fashion (names may change prior to permit issuance) | | |
| GRU W-WW - Application by engineer that W/WW/RCW system design is in accordance with GRU Design Standards. (note: Final plans shows valid P.E. license and reads "Professional Engineer") | | |
| GRU W-WW - Potable and wastewater demand calculations | | |
| GRU W-WW - AutoCAD Drawing file of Water and Wastewater Utilities with pipe sizes, fittings, and valves clearly labeled (this file will be used by GRU Strategic Planning to model the proposed water system) | | |
| GRU W-WW - In all cases, signed and sealed NFPA 1 and ISO fire flow calculations See Appendix E of Water/Wastewater Standards for a copy of ISO 2008 | | |
| GRU W-WW - Copy of Development Master Plan including Phasing Schedule, unless plans include all potential future development | | |
| GRU W-WW - Show temporary construction water source with reduced pressure back flow preventer (RPBFP) | | |
| GRU W-WW - Indicate and label source of irrigation water if there is landscaping | | |
| GRU W-WW - If water/wastewater infrastructure is illegible on Master Plan, provide on multiple sheets | | |
| GRU W-WW - If WW service is provided, then plan and profile views are required for gravity sewer and force mains. All WW system plan and profile sheets at 1" = 30' max horizontal scale and 1" = 5' max vertical scale. (Exceptions accepted at GRU discretion | | |
| "GRU W-WW - All materials clearly labeled (pipe including diameter, material and slope, valves, fire hydrants, fire sprinkler lines, water meters, RPBFP, fittings, manholes including elevations, services, clean outs with top and invert elevations, sizes, types, slopes and associated appurtenances" | | |

| | | |
|---|--|--|
| "GRU W-WW - Show and label connections to existing utilities. Label existing facilities which cross or are adjacent to the property as well as elevations (manhole tops and inverts), pipe diameter and material of all existing W/WW, Electric, Gas, GRUCom and Stormwater facilities which cross and/or are adjacent to the property" | | |
| GRU W-WW - Existing and proposed site contours must be shown on utility plan | | |
| "GRU W-WW - Master paving and drainage plan reflecting all stormwater facilities, retention or detention ponds with elevations (clearly indicate design high water level and 100 year flood elevations)" | | |
| "GRU W-WW Standard WW Pump Station design drawings for GRU O&M stations (Private O&M WW pump stations shall include signed and sealed design calculations, i.e. system head curve, pump curve/specs, If lift station is included in project)" | | |
| GRU ELECTRIC: All Proposed electric infrastructure shown to scale per EDSG | | |
| GRU ELECTRIC Proposed meter/service delivery point shown | | |
| "GRU ELECTRIC If using GRU Rental Lights, GRU will provide conduit layout. Owner to provide photometric plan. (Note: provide copy of waiver application that is submitted to the City)" | | |
| "GRU ELECTRIC - All electric equipment, cable/conduits must be contained within a PUE û coordinate with GRU Real Estate " | | |
| GRU ELECTRIC - Provide proper clearances around all electric structures and equipment as per EDSG | | |
| GRU ELECTRIC - Provide required voltage (single phase or three phase)and any load information that you have | | |
| GRU GAS - Gas shown on plans | | |
| GRU GAS - Gas usage statement: include notes on items contractor will provide to mitigate aid in construction costs and whether there will be natural gas generator on-site | | |
| GRU GAS - Gas meter location | | |
| GRU GAS - Acceptable service delivery point | | |
| "GRU GAS - Include gas department notification statements, one week for demolition services, 72 hours prior to casing installations, one week for gas main installations and 72 hours for meter se" | | |
| GRU GRUCom - Are you considering GRUCom services | | |



February 25, 2019

Upasana Srivastava
Engineer III
Division of Regulatory Services
St. Johns River Water Management District
P.O. Box 1429
Palatka, FL 32178-1429

RE: Markets West Office Park – Phase 1
Letter Modification – SJRWMD Permit No. 152704-2

Dear Ms. Srivastava,

This letter is to request a letter modification for the above referenced project. The proposed project consists of the construction of a 3,480 SF single-story building with associated parking and utility infrastructure for future Office Park phases. The subject Markets West Office Park Phase 1 site is approximately 4.60 acres and is located within the previously permitted Tower Road Mixed Use project. The project is located entirely within Watershed #2.

Watershed #2 allowed for 6.52 acres of future impervious area. A previously submitted project (Markets West Retail) accounted for 0.38 acres of the remaining impervious, leaving 6.14 acres of allowed impervious area. Phase 1 proposes to add 1.86 acres of impervious area. A summary of runoff calculations as well as a table tracking impervious are provided in the attached calculations.

It should be noted that the approved permit drawings utilized a conveyance ditch for runoff between developments. This project proposes to fill the conveyance ditch and place storm sewer pipes for runoff conveyance. The permitted conveyance ditch does not account towards the approved SMF #2 volume.

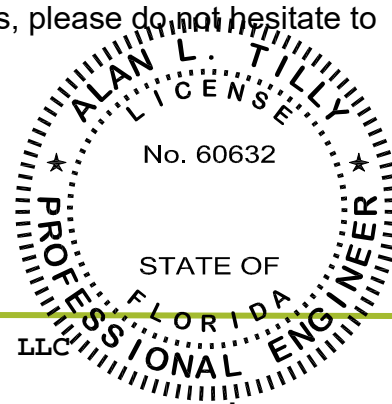
This letter is being submitted together with the civil design plans and appropriate comparison data. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

This item has been digitally signed and sealed by
Alan L. Tilly on the date adjacent to the seal.

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

Alan L. Tilly, PE



Vector Civil Engineering, LLC

Physical Address
720 SW 2nd Ave.
Suite 105
Gainesville, FL 32601

Mailing Address
3324 W. University Ave
PMB 151
Gainesville, FL 32607

Phone
(352) 333-3233

Runoff Calculations

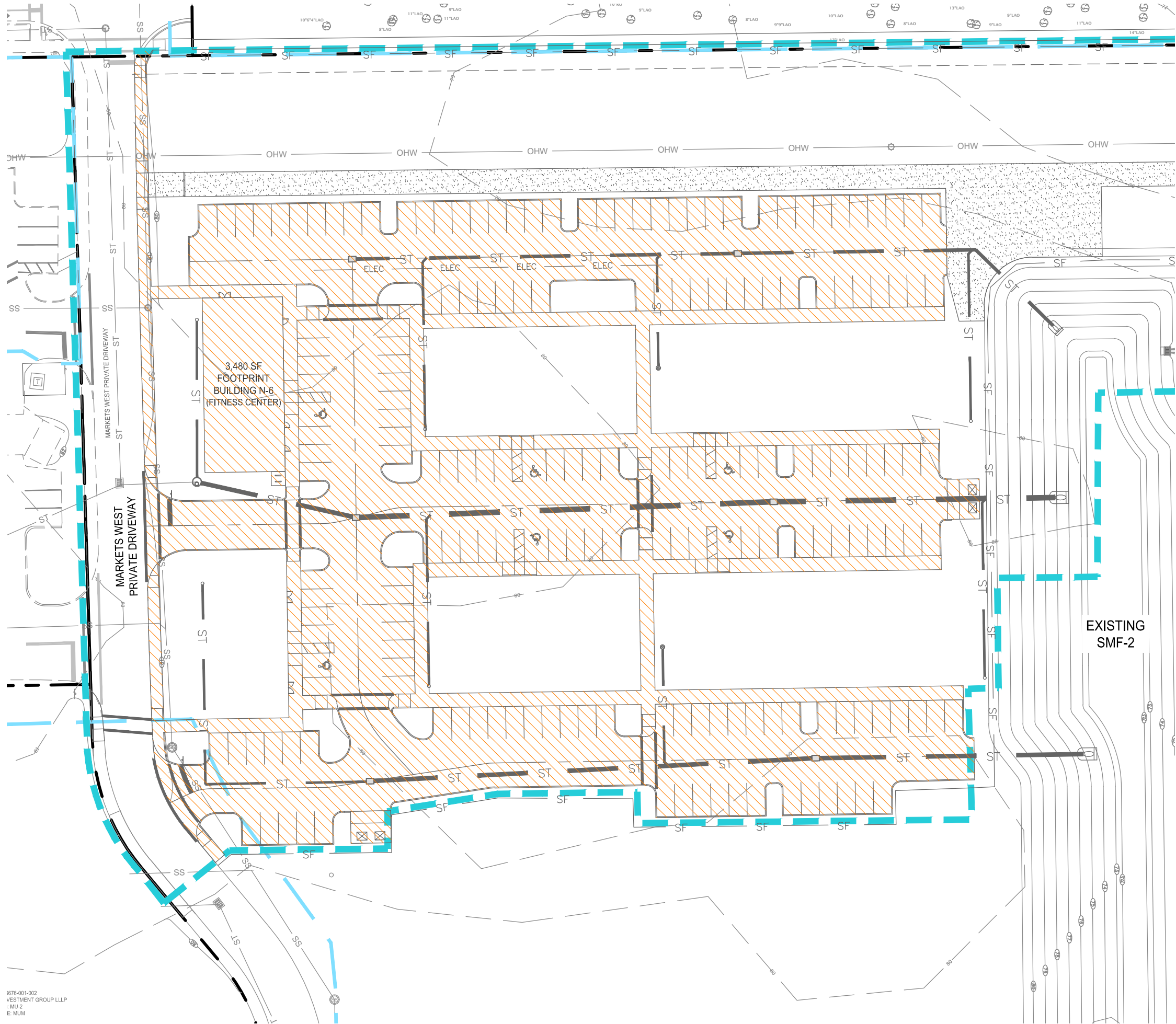
| Post-Development Drainage Area (PST DA-2) ¹ | | | | | |
|--|----------------|-------------|---------------------|-------------|---------|
| Drainage Area (SF) ¹ : | | 200,202.99 | Drainage Area (AC): | | 4.60 |
| | Area (SF) | Area (AC) | Soil Group | CN Value | % of DA |
| Prop. Buildings | 3,480 | 0.08 | A | 98 | 1.7 |
| Prop. Sidewalks | 14,672 | 0.34 | A | 98 | 7.3 |
| Prop. Pavement | 62,940 | 1.44 | A | 98 | 31.4 |
| Ex. Impervious | 57,990 | 1.33 | A | 98 | 29.0 |
| Open Area | 50,284 | 1.15 | A | 39 | 25.1 |
| SMF Area ² | 10,837 | 0.25 | A | 100 | 5.4 |
| Total DA-2 Impervious | 139,082 | 3.19 | | | |
| Composite CN Value | | | | 83.3 | |

¹ DA-2 as determined in CHW approved Stormwater Report dated 4/6/2018 - Permit 152704-2

² A portion of the overall SMF is included in Phase 1. No modifications are proposed.

Impervious Area Tracking

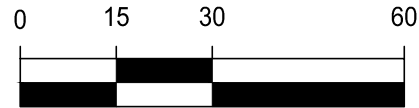
| Post Watershed #2 (Permit 152704-2) | |
|---|-------------|
| Permitted Impervious Area (AC) | 7.83 |
| Existing Permitted Impervious Area (AC) | 1.31 |
| Markets West Retail Impervious Area | 0.38 |
| Proposed Office Park Impervious Area (AC) | 3.19 |
| Total Remaining Impervious Area (AC) | 2.95 |



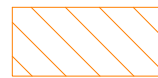
1676-001-002
VESTMENT GROUP LLLP
C: MU-2
E: MUM



GRAPHIC SCALE



LEGEND



PROPOSED IMPERVIOUS AREA
DA-2: 81,092 SF (1.86 AC)



SMF-2 DRAINAGE DIVIDE DA-2 FROM CHW
APPROVED PLANS (PERMIT 152704-2)

PHASE 1 OF MARKETS WEST
OFFICE PARK PHASE 1

ALAN L. TILLY
FLORIDA PE# 60632

SUBMITTALS/REVISIONS:
02/25/19 - CITY OF GAINESVILLE AND SURWMD

VECTOR CIVIL
ENGINEERING, LLC
FL CERTIFICATE OF
AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809



POST-DEVELOPMENT
DRAINAGE MAP
FOR
MARKETS WEST OFFICE PARK PHASE 1
LETTER MODIFICATION
GAINESVILLE FLORIDA

DESIGNED BY: HW
DRAWN BY: HW
APPROVED BY: AT

PROJECT NO.
18-001.02

SHEET NO.
POST

MARKETS WEST OFFICE PARK PHASE 1

Project Number: 18-001.02
Date: 2/25/2019

Trip Generation Estimate

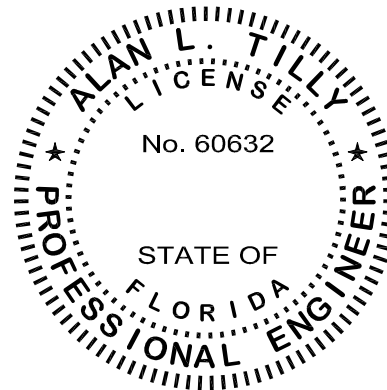
ITE Trip Generation Manual, 10th Edition

| Use Description | Land Use Code | Variable | Quantity | Daily Rate | Daily Trips | AM Rate | AM Trips | PM Rate | PM Trips |
|-------------------------|---------------|--------------|----------|------------|-------------|---------|----------|---------|----------|
| Health/Fitness Club* | 492 | 1,000 SF GFA | 3.50 | | 0 | 1.31 | 5 | 3.45 | 12 |
| Total Development Trips | | | | | 0 | | 5 | | 12 |

* No ADT trip rate available per ITE. Only Peak Hour data is available.



VECTOR CIVIL ENGINEERING, LLC
FL CERTIFICATE OF AUTHORIZATION NO. 32836
Physical Address: 720 SW 2nd Ave.,
Gainesville, FL 32607
Mailing Address: 3324 W. University Ave., PMB #151
Gainesville, FL 32607
Phone: (352) 333-3233
Fax: (800) 218-7809



Alan L. Tilly, PE
Florida PE # 60632

This item has been digitally signed and sealed by
Alan L. Tilly on the date adjacent to the seal.

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.



February 26, 2019

City of Gainesville
Planning Department
P.O. Box 490—Station 12
Gainesville, FL 32627-0490

RE: Markets West Office Park Phase 1
Development Plan Application

To Whom It May Concern,

The purpose of this letter is to accompany the electronic submittal of a Site Plan Review Application for a Master Plan and the construction of a 3,480-SF +/- Fitness Center with associated parking and utilities for future phases of the development. The stormwater management facility for this project has been previously permitted and this project will be a minor modification to the existing facility.

The following items are included with this cover letter:

1. Plan Review Application
2. NHWS Information
3. Regulated Natural Resources Exemption Application
4. Letter Modification Request for the Stormwater Management Facilities
5. Trip Generation Calculations
6. Utility Calculation Report including Fire Flow and Potable Water
7. Construction Plans in PDF format

If you have any questions or need any additional information to complete this submittal, please contact me.

Sincerely,

Holly White

Holly White

Vector Civil Engineering, LLC

Physical Address

720 SW 2nd Ave.
Suite 105
Gainesville, FL 32601

Mailing Address

3324 W. University Ave
PMB 151
Gainesville, FL 32607

Phone

(352) 333-3233



STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
Gainesville, Florida

Before the undersigned authority personally appeared Kim Kanemoto who on oath says that she is an Advertising Account Executive of THE GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County, Florida (with circulation in Alachua, Bradford, Clay, Columbia, Gilchrist, Lafayette, Levy, Marion, Putnam, Suwannee, Taylor Counties), that the attached copy of advertisement, being a **PUBLIC NOTICE** relating to the matter of

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed development for the Markets West Office Park project located on Tax Parcel 06676-001-004 on SW 75th Street (Tower Road). The proposed development plan seeks approval of a commercial development including approximately 50,000 square feet of office and approximately 13,000 square feet of retail/restaurant space.

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

The workshop will be held Thursday, January 17, 2019 at 6:30 p.m. at Frontstreet, 132 NW 76th Drive, Gainesville, FL 32607.

Contact: Holly White

Phone Number: (352) 333-3233 ext. 206

GF-GH047421

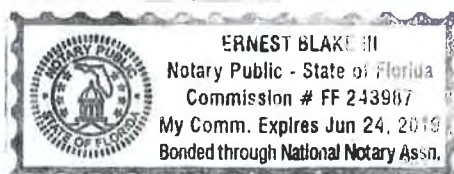
was published in said newspaper in the issues of: Thursday, January 3, 2019.

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

Sworn to and subscribed before me this 3rd day of January A.D. 2019,



Notary Public



Witness

For: Markets West Office Park Project

[illegible]

TODAY IN HISTORY

In **1521**, Martin Luther was excommunicated from the Roman Catholic Church by Pope Leo X.

In **1777**, Gen. George Washington's army routed the British in the Battle of Princeton, New Jersey.

In **1868**, Japan's Meiji Restoration re-established the authority of the emperor and heralded the fall of the military rulers known as shoguns; the upheaval paved the way for Japan's drive toward becoming a modern power.

In **1938**, the March of Dimes campaign to fight polio was established by President Franklin D. Roosevelt, who himself had been afflicted with the crippling disease.

In **1958**, the first six members of the newly formed U.S. Commission on Civil Rights held their first meeting at the White House.

In **1959**, Alaska became the 49th state as President Dwight D. Eisenhower signed a proclamation.

TODAY'S BIRTHDAYS

Actor **Dabney Coleman** is 87. Journalist-author **Betty Rollin** is 83. Hockey Hall of Famer **Bobby Hull** is 80. Singer-songwriter-producer **Van Dyke Parks** is 76. Musician **Stephen Stills** is 74. Rock musician **John Paul Jones** (Led Zeppelin) is 73. Actress **Victoria Principal** is 69. Actor-director **Mel Gibson** is 63. Actress **Shannon Sturges** is 51.

LOTTERY

Wednesday, Jan. 2

Lotto
6-13-30-34-46-48

Pick 2
Early drawing: 2-8
Night drawing: 0-5

Pick 3
Early drawing: 3-4-4
Night drawing: 5-9-6

Pick 4
Early drawing: 7-2-1-0
Night drawing: 7-3-1-4

Pick 5
Early drawing: 4-9-4-9-7
Night drawing: 8-7-7-2-0

Fantasy 5
3-20-23-34-36

Powerball
8-12-42-46-56 **PB:** 12

TUESDAY'S RESULTS
Fantasy 5
6-8-24-30-35
Match...Payoff...Winners
5-of-5...\$181,781.21...1
4-of-5...\$129.50...226
3-of-5...\$11...7,329



President Donald Trump speaks during a Cabinet meeting at the White House on Wednesday in Washington. From left, Secretary of Health and Human Services Alex Azar, acting Secretary of the Interior David Bernhardt, Trump, acting Secretary of Defense Patrick Shanahan and Secretary of Commerce Wilbur Ross.
[EVAN VUCCI/THE ASSOCIATED PRESS]

GOP confronts anxiety about challenge

By Steve Peoples, Zeke Miller and Jonathan Lemire
The Associated Press

NEW YORK — Donald Trump declared himself “the most popular president in the history of the Republican Party” on Wednesday. Yet his allies fear a primary challenge from a high-profile Republican could doom his re-election.

The concern was outlined in a private email shared among Republican National Committee members hours after the GOP’s last failed presidential nominee, Mitt Romney, lashed out at Trump’s character and global leadership in an opinion article published in The Washington Post. Romney is set to be sworn in as Utah’s junior senator on Thursday.

His scathing message was widely interpreted as a sign of encouragement for Republicans including outgoing Ohio Gov. John Kasich and retiring

Arizona Sen. Jeff Flake to take on Trump. While a successful primary challenge is highly unlikely given Trump’s grip on the GOP base, some fear it would consume energy and resources badly needed by Trump, who is facing record-low approval ratings and signs of revolt among suburban voters.

Win or lose, any primary challenge would almost certainly hurt Trump’s re-election, warned RNC member Jevon Williams of the Virgin Islands.

“Messrs. Romney, Flake, and Kasich will continue chasing their fantasy of being president, even if that means destroying our party and denying President Trump re-election,” Williams wrote to fellow RNC members in a message obtained by The Associated Press. “Look, the political history is clear. No Republican president opposed for re-nomination has ever

won re-election.”

Kasich was clearly encouraged by Romney’s criticism of the president.

“Welcome to the fray, @MittRomney,” Kasich wrote in a Twitter post Wednesday sharing Romney’s article.

Kasich adviser John Weaver said it’s been “awful lonely” for Kasich in recent years as one of the GOP’s most vocal Trump critics.

“It’s not so lonely now,” Weaver said.

Kasich, who leaves office later this month, is taking steps to strengthen his organization ahead of a possible run by adding paid staff and volunteers to his political and finance teams.

His advisers say he has yet to decide whether to challenge Trump — either as a Republican or as an independent — although Kasich was quick to visit New Hampshire, the base of his last presidential run, after the November midterms.

Tops on House Dems’ to-do list: End shutdown

By Lisa Mascaro
The Associated Press

WASHINGTON — House Democrats are sweeping into power this week on a campaign promise of improving government for ordinary Americans. But first, they’ll have to get government reopened from the partial shutdown.

As the Congress gavels in for the 116th session the early votes will be the usual ones — establishing the House rules and electing the House speaker, presumably California Democrat Nancy Pelosi. But the new majority will quickly pivot Thursday to a pair of bills to fund the parts of the government that have been shuttered in the dispute over money for President Donald Trump’s border wall with Mexico.

It’s a cold opening for the new majority, setting up an early confrontation with the Republican-led Senate and the White House and testing the House Democrats’ ability to make good on their campaign pledge to focus on kitchen-table issues in the new era of divided government.

“Our first order of business will be to end the reckless Trump shutdown and reopen the government,” Rep. Hakeem Jeffries of New York, the incoming caucus chairman, said in an interview. Then, he said, “we will turn our attention to bringing our democracy to life and returning our government to the people.”

So far, House Democrats appear largely unified in their plan to vote to reopen government without the money Trump is demanding to build the border wall.

Jeffries said that while Trump wants to “waste millions in taxpayer dollars on a medieval border wall,” Democrats are drawing “a line in the stand” against the spending they say won’t make the border any safer.

“The partisanship, rancor and dysfunction of the Trump shutdown is exactly what voters rebuked in November,” said Rep.-elect Joe Neguse of Colorado, a new leader of the freshmen class, in the Democrats’ weekly address. “And that is why on Jan. 3rd, when the new Democratic House majority arrives, we will bring the hope, vision and goals of effective governance back to the forefront.”

But with Trump dug in over the \$5 billion he wants to build the wall, the shutdown could drag on. Senate Republicans are reluctant to consider the House bills unless they know the president is on board.

The first signal Trump has given that he may be willing to talk about the wall impasse came Tuesday, when he tweeted, “Let’s make a deal?” He’s invited Democratic and Republican congressional leaders to a White House meeting Wednesday on border security.

Democrats are eager to move forward in the House on multiple fronts.

They’re set to approve a rules package on Thursday that sets a new tone for governing. For example, it requires that legislation first be considered in committees before bills are brought to the floor for votes. It bans lawmakers from serving on corporate boards.

Israeli activity appears to surge in Trump era

By Josef Federman
The Associated Press

JERUSALEM — With little resistance from a friendly White House, Israel has launched a new settlement push in the West Bank since President Donald Trump took office, laying the groundwork for what could be the largest construction binge in years, according to data obtained by The Associated Press.

The figures, gathered from official government sources by the anti-settlement monitoring group Peace Now, show an increase in building in 2018 and a sharp spike in planning for future construction.

This trend, highlighted last week when an Israeli committee advanced plans for thousands more settlement homes on war-won lands, has only deepened Palestinian mistrust of the Trump administration as it says it is preparing to

roll out a Mideast peace plan. Each new settlement expansion further diminishes the chances of setting up a Palestinian state alongside Israel.

Both supporters and opponents of settlements confirm a change in atmosphere since early 2017, when Trump took over from Barack Obama, whose administration had tried to rein in construction.

“The feeling of the (Israeli) government is everything is allowed,

that the time to do things is now because the (U.S.) administration is the most pro-settlement you can ever have,” said Hagit Ofran of Peace Now’s Settlement Watch program.

Peace Now uses several measurements of settlement activity. These include “plans,” or the bureaucratic stages of preparing a project, including initial proposals; “tenders,” when bids are solicited from contractors to do large projects; and “construction starts,” when the building actually begins.

Each of these figures tells a different story. While construction starts give a snapshot of the current level of settlement activity, they reflect decisions made years ago. In contrast, the planning and tender stages are seen as forward-looking indicators of a government’s

intentions.

The data compiled by Peace Now showed a drop in construction starts during Trump’s first year in office, to 1,643 units in 2017 from 3,066 units the previous year. This drop appears to reflect the lingering effect of reduced planning during the final two years of the Obama administration.

But the data for the first nine months of 2018 indicate the beginning of a Trump effect, with construction starts 20 percent higher than the same period a year earlier.

These trends are even more evident when looking at the planning process. In 2017, plans were advanced to build 6,712 new settlement homes, roughly 2.5 times the 2016 level.

In 2018, plans for an additional 5,618 units were advanced, nearly half of which were processed last week alone. Together, these numbers are the highest level of planning seen since 2013. At that time, Israel pushed forward settlement construction to counter criticism of its release of Palestinian prisoners as part of then-Secretary of State John Kerry’s peace efforts.

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed development for the Markets West Retail project located on Tax Parcel 06676-001-002 on SW 75th Street (Tower Road). The proposed development plan seeks approval for approximately 8,000 square feet of retail and/or restaurant space.

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

The workshop will be held Thursday, January 17, 2019 at 6:00 p.m. at Frontstreet, 132 NW 76th Drive, Gainesville, FL 32607.

Contact: Holly White
Phone Number: (352) 333-3233 ext. 206

GF-GH047420

PUBLIC NOTICE

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Contact: Holly White
Phone Number: (352) 333-3233 ext. 206

GF-GH047421

The Law Office of Judith B. Paul, LLC
Judith B. Paul, Esq.

Elder Law, Probate, Guardianship, Medical and Estate Planning

T: 352-872-5911
E-Mail: Judy@JBPaulLaw.com
www.JBPaulLaw.com

4623 NW 53rd Ave. Ste 1A
Gainesville, FL 32653

GF-GH047855

IMPLANT DENTISTRY

If you wear a full or partial denture, you should consider dental implants to improve your ability to chew properly for your health.

Over 25 years of experience placing & restoring implants.

William K. Van Dyke D.M.D.
(352) 377-1781

GF-GH030496

The Gainesville Sun

Main number378-1411
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To Subscribe378-1416
To Subscribe Toll Free 800-443-9493

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Customer Service Toll Free 800-443-9493
Monday-Friday 6 a.m.-5 p.m.
Saturday-Sunday 7 a.m.-10 a.m.

BY CARRIER
Daily & Sunday \$12.00 per week/\$624.00 year (Rates include sales tax and transportation costs). A \$5.95 one-time new start activation fee will be added to all new subscriptions.

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Classified Legal Ads Fax.....338-3131
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GateHouse Media



Meeting Minutes

Meeting: Markets West Office Park
Neighborhood Workshop
Location: Frontstreet
132 NW 76th Drive, Gainesville, FL 32607
Date: Thursday, January 17, 2019
Time: 6:30 PM
Attendees: See sign-in sheet

A Neighborhood Workshop was held to discuss the proposed Markets West Office Park development located on SW 75th Street (Tower Road), approximately one-half mile north of the SW 24th Avenue, across from Oak Hall School. Below is an outline of topics that were covered during the meeting.

The presentation for this project as well as the Markets West Retail presentation were demonstrated, and the floor was open for discussion. The presentation included an overview of the conceptual plan and the proposed roadway improvements recommended by the previously approved traffic study. Seven (7) people were in attendance throughout the presentation and expressed the concerns and opinions listed below.

1. Concerns for the capacity and level of service of Tower Road.
2. Questioned whether Tower Road would be widened to four lanes.
3. Concerns with the building placement being too close to Tower Road.
4. Questioned the size and nature of any future development proposed on Tower Road.
5. Concerns for wildlife passageway through developed areas throughout the City.

The information provided is a recap only and is not intended to be a word-for-word documentation of the meeting held.



January 2, 2019

To: Neighbors of Tax Parcel 06676-001-004
From: Concept Development, Inc.
Date: Thursday, January 17, 2019
RE: Neighborhood Workshop Public Notice

Dear Neighbor:

A Neighborhood Workshop will be held to discuss a proposed development located on SW 75th Street (Tower Road), approximately one-half mile north of the SW 24th Avenue, across from Oak Hall School. The proposed development plan seeks approval of a phased commercial development including approximately 50,000 square feet of office and approximately 13,000 square feet of retail/restaurant space.

Meeting Details:

DATE: Thursday, January 17, 2019

TIME: 6:30 to 7:00PM

PLACE: Frontstreet
132 NW 76th Drive, Gainesville, FL 32607

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

Thank you, and we look forward to seeing you at the meeting and hearing from you. In the interim, please do not hesitate to contact me via email at holly@conceptcompanies.net.

Sincerely,


Holly White
Civil Project Manager



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

LIST OF APPENDICES: Petition DB-19-26 SPL

Appendix A Application and Supporting Documents

Appendix B Comprehensive Plan Goals, Objectives and Policies and Relevant Land
Development Code References.

Appendix C Development Plan Maps

Appendix D Technical Review Committee (TRC) Comments and Conditions

COMPREHENSIVE PLAN GOALS OBJECTIVES AND POLICIES

Objective 1.2 which protects and promotes viable transportation choices (including transit, walking and bicycling, and calmed car traffic);

Objective 1.5 which discourages the proliferation of urban sprawl;

Objective 2.1 which encourages redevelopment and promotes compact development, vibrant urbanism, discourages urban sprawl and fosters development patterns that promote transportation choice; and

Objective 5.1 which encourages Urban design standards and enhances the sense of place, improve the urban form, and provide for the safety and comfort of pedestrians, bicycles, transit, and other vehicles in the City.

The development is also consistent with several other land use goals, objectives and policies of the Comprehensive Plan. It tracks closely with Policy 10.1.4 which addresses sidewalk connections, cross-access, connectivity and access management. It is also consistent with several of the policies of the Transportation Mobility Element.

Sec. 30-3.49. - Master plans.

- A. *Master plan review.* Master plan review is an optional step for projects that fall within the intermediate or major level of development review. A master plan is intended to provide for large area planning for phased developments. The master plan is reviewed by the technical review committee, is publicly noticed in accordance with this chapter, and is reviewed and a decision rendered at a public hearing by the appropriate reviewing board. The board may approve (with or without conditions) or deny the master plan. Approval shall constitute a preliminary development order. Individual phases or portions of the project shall be consistent with the approved master plan. A master plan is intended to serve as a basis for review of future development plans in a phased development. Once a master plan has received a final development order, individual phases may be reviewed and approved by staff. The intent of the master plan is to identify internal and external connectivity, regulated natural and archeological resources, and developable areas. A master plan shall contain justification of any requested phasing schedule.
- B. *Approval of master plan.* A master plan for an entire development site shall demonstrate that the completed development will be consistent with this chapter and with the Comprehensive Plan. Each phase shall include a proportionate share of any required recreational and open space, and other site and building amenities of the entire development, except that more than a proportionate share of the total amenities may be included in the earlier phases with corresponding reductions in the later phases. A certificate of preliminary and final concurrency shall be required for each phase. A revised master plan shall be submitted with any development plan that includes deviations from the previously approved master plan, and shall be approved by the appropriate reviewing board.
- C. *Expiration of master plan.* A master plan shall be effective for up to 5 years from the date of approval.
- D. *Review criteria.* A master plan shall be reviewed in accordance with the criteria set forth in this division for development plan review.

DIVISION 4. - MIXED-USE AND NONRESIDENTIAL

Sec. 30-4.19. - Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Table V-7: Permitted Uses in Mixed-Use and Nonresidential Districts.

| | Use Standards | MU-1 | MU-2 | OR | OF | CP | BUS | BA | BT | BI | W | I-1 | I-2 |
|--|---------------|------|------|----|----|----|-----|----|----|----|---|-----|-----|
| RESIDENTIAL | | | | | | | | | | | | | |
| Single-family house | | P | - | P | P | - | - | - | - | - | P | - | - |
| Attached dwellings | | P | P | P | P | - | - | - | - | - | - | - | - |
| Multi-family dwellings | | P | P | P | P | S | - | - | - | - | P | - | - |
| Accessory dwelling units | 30-5.33 | A | A | A | A | - | - | - | - | - | P | - | - |
| Adult day care homes | 30-5.2 | P | P | P | P | P | P | - | - | P | - | - | - |
| Community residential homes (up to 6 residents) | 30-5.6 | P | P | P | P | - | - | - | - | - | P | - | - |
| Community residential homes (more than 14 residents) | 30-5.6 | - | P | P | P | - | - | - | - | - | P | - | - |
| Community residential homes (7 to 14 residents) | 30-5.6 | P | P | P | P | - | - | - | - | - | P | - | - |
| Dormitory, large | 30-5.8 | - | - | - | S | - | - | - | - | - | - | - | - |
| Dormitory, small | 30-5.8 | S | S | S | P | - | S | - | - | - | - | - | - |
| Family child care homes | 30-5.10 | P | - | P | P | - | - | - | - | - | P | - | - |
| NONRESIDENTIAL | | | | | | | | | | | | | |

[illegible]

| | | | | | | | | | | | | | |
|---|---------|---|---|----------------|----------------|---|---|---|---|---|---|---|---|
| Health services | | P | P | P | P | P | - | - | - | - | P | - | - |
| Hotels and motels | | S | S | - | - | S | P | - | P | P | S | - | - |
| Ice manufacturing/vending machines | 30-5.38 | - | - | - | - | - | S | S | S | A | A | A | A |
| Industrial | 30-5.14 | - | - | - | - | - | - | - | - | - | - | P | P |
| Job training and vocational rehabilitation services | | - | P | - | - | - | P | - | - | P | P | P | - |
| Junkyard/Salvage Yard | 30-5.15 | - | - | - | - | - | - | - | - | - | - | S | P |
| Laboratories, medical and dental | | P | P | P | P | P | P | - | - | P | P | P | P |
| Large-scale retail | | - | P | - | - | - | P | P | P | P | - | - | - |
| Libraries | | - | P | - | - | P | - | - | - | - | P | - | - |
| Light assembly, fabrication, and processing | 30-5.16 | P | P | - | S | S | S | P | - | P | P | P | P |
| Liquor stores | | P | P | - | - | - | P | P | P | - | P | - | - |
| Medical marijuana dispensing facility | | P | P | A ¹ | A ¹ | S | P | P | P | P | P | S | S |
| Microbrewery Microwinery Microdistillery ³ | 30-5.17 | S | P | - | - | - | P | - | P | P | P | P | P |
| Mini-warehouses, self-storage | | - | - | - | - | - | - | - | - | P | P | P | P |
| Museums and art galleries | | P | P | P | P | P | P | - | P | P | P | - | - |
| Offices | | P | P | P | P | P | P | P | P | P | P | P | P |
| Offices, medical and dental | | P | P | P | P | P | P | - | P | - | P | - | - |
| Outdoor storage, principal use | 30-5.19 | - | - | - | - | - | - | - | - | S | P | P | P |

| | | | | | | | | | | | | | |
|---|---------|---|---|---|---|---|---|---|---|---|---|---|---|
| Parking, surface (as a principal use) | 30-5.20 | - | S | - | - | - | S | P | - | P | P | - | - |
| Passenger transit or rail stations | | S | S | - | - | P | P | P | P | P | P | P | - |
| Personal services | | P | P | P | P | P | P | P | P | P | P | P | P |
| Places of religious assembly | 30-5.21 | P | P | P | P | P | P | P | P | P | P | - | - |
| Public administration buildings | | P | P | P | P | P | P | P | P | P | P | P | - |
| Public maintenance and storage facilities | | - | - | - | - | - | - | - | - | P | P | P | P |
| Public parks | | S | S | S | S | P | P | P | P | P | P | P | P |
| Recreation, indoor | | P | P | P | P | P | P | P | P | P | P | P | P |
| Recreation, outdoor | | - | - | - | - | - | S | P | P | S | - | P | P |
| Recycling centers | | - | S | - | - | - | S | - | - | - | S | S | P |
| Rehabilitation centers | 30-5.24 | S | S | S | S | - | S | | - | S | - | S | |
| Research, development and testing facilities | | - | - | - | - | P | P | - | - | P | P | P | P |
| Residences for destitute people | 30-5.22 | S | S | S | S | - | S | - | S | - | - | - | - |
| Restaurants | | P | P | - | S | P | P | P | P | P | P | P | P |
| Retail nurseries, lawn and garden supply stores | | P | P | - | - | - | P | P | - | P | P | P | - |
| Retail sales (not elsewhere classified) | | P | P | - | - | S | P | P | P | P | P | S | S |
| Schools, elementary, middle & high (public & private) | | P | P | S | S | - | P | - | - | - | P | - | - |
| Schools, professional | | P | P | P | P | P | P | P | - | P | P | P | P |

| | | | | | | | | | | | | | |
|---|---------|---|---|---|---|---|---|---|---|---|---|---|---|
| Schools, vocational and trade | | - | P | P | P | - | P | P | - | P | P | P | P |
| Scooter or electric golf cart sales | | P | P | - | - | - | P | P | - | P | - | P | - |
| Sexually-oriented cabarets | 30-5.23 | - | - | - | - | - | - | - | P | - | - | - | P |
| Sexually-oriented motion picture theaters | 30-5.23 | - | - | - | - | - | - | - | P | - | - | - | P |
| Sexually-oriented retail store | 30-5.23 | - | - | - | - | - | P | - | P | - | - | - | P |
| Skilled nursing facility | | P | P | - | P | P | P | - | - | - | P | - | - |
| Social service facility | 30-5.25 | S | S | S | S | - | - | - | - | - | P | S | S |
| Solar generation station | 30-5.27 | - | - | - | - | - | - | - | - | P | - | P | P |
| Truck or bus terminal/maintenance facilities | | - | - | - | - | - | - | P | P | P | P | P | P |
| Vehicle repair | 30-5.28 | - | - | - | - | - | - | P | P | P | - | P | P |
| Vehicle rental | | - | - | - | - | - | P | P | P | P | P | P | - |
| Vehicle sales (no outdoor display) | | - | - | - | - | - | P | P | P | P | - | P | - |
| Vehicle sales (with outdoor display) | | - | - | - | - | - | - | P | - | P | - | P | P |
| Vehicle services | 30-5.28 | S | S | - | - | - | P | P | P | P | S | P | P |
| Veterinary services | 30-5.29 | P | P | P | P | P | P | P | P | P | P | P | P |
| Warehouse/distribution facilities (<100,000 SF) | | - | - | - | - | - | - | - | - | P | P | P | P |
| Warehouse/distribution facilities (>100,000 SF) | | - | - | - | - | - | - | - | - | P | P | P | P |
| Waste management facilities | | - | - | - | - | - | - | - | - | S | - | P | P |

| LOT STANDARDS | | | | | | | | | | | | |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------|---------------------|-----------------|---------|-----------------|-----------------|
| Min. lot area (sq. ft.) | None | None | 6,000 | 6,000 | None | None | None | 6,000 | None | None | None | None |
| Min. lot width (ft.) | None | None | 60 | 60 | None | None | None | 60 | None | None | None | None |
| Min. lot depth (ft.) | None | None | 90 | 90 | None | None | None | 90 | None | None | None | None |
| SETBACKS (ft.) | | | | | | | | | | | | |
| Front | 10 min. 100 max. | 10 min. 100 max. | 10 min. 100 max. | 10 min. 100 max. | 10 min. 100 max. | 10 min. 100 max. | 15 min. | 10 min. 100 max. | 25 min. | 25 min. | 25 min. | 25 min. |
| Side-street (min) | 15 | 15 | 10 | 10 | 10 | 10 | 15 | 10 | 25 | 20 | 25 | 25 |
| Side-interior (min) | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 ⁴ | 10 | 10 ⁴ | 20 ⁴ |
| Rear (min) | 10 | 10 | 10 | 10 | 10 | 10 | 15 | 10 | 10 ⁴ | 20 | 10 ⁴ | 10 ⁴ |
| MAXIMUM BUILDING HEIGHT (stories) | | | | | | | | | | | | |
| By right | 5 | 5 | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| With building height bonus | 8 | 8 | - | | 8 | 8 | - | 8 | - | - | - | - |

LEGEND:

1 = Lots that existed on November 13, 1991, as recorded in the city and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.

2 = Developments of 50,000 sq. ft. or more of gross leasable area shall be located along arterials or collectors, as defined in the official roadway map.

3 = Where the yard abuts and is used for access to a railroad siding, the minimum setback shall be zero feet.

4 = Where the rear or side yard abuts U1 or single-family residential zoning or a historic district, section 30-4.8 development compatibility standards shall apply.

Sec. 30-4.21. - Design standards.

A. *Parking.*

1. Motor vehicle parking is required in accordance with article VII. All motor vehicle parking except a double-loaded row of parking shall be located in the rear and/or interior side of the building, unless such a location is prevented by topography, stormwater retention or significant trees, as determined by the appropriate reviewing board, city manager or designee. In no case shall more than 50 percent of the parking be located between the front facade and the primary abutting street, unless modified by the appropriate reviewing board, city manager or designee. However, driveway entrances and exits to parking areas shall be allowed on the front side of the building. There shall be no limit on the number of parking spaces in parking structures.
2. Bicycle parking spaces shall be installed as required by article VII. Such parking may encroach into the public right-of-way and may be located within the building frontage and/or landscape zones. Bicycle parking requirements may be waived if public bicycle parking exists to serve the use.

B. *Sidewalks.*

1. All developments, unless provided otherwise in this chapter, shall provide sidewalks along all street frontage. All developments shall provide pedestrian connections from the public sidewalk to the principal building. Entrance sidewalks shall be a minimum of five feet of clear width.
2. *Minimum sidewalk widths.*

| Multi-Family Residential/Industrial | Commercial/Institutional/Office/Mixed-Use |
|-------------------------------------|---|
| 7 feet | 8 feet |

The minimum unobstructed width shall be two feet less than the required sidewalk width, as long as at least five feet of unobstructed width is retained. At transit stops, the minimum width is eight feet of unobstructed width.

- C. *Building orientation.* The main entrance of buildings or units shall be located on the first floor on the more primary street.
- D. *Glazing.* Building walls facing the more primary street shall have non-reflective, transparent windows or glazed area covering at least 25 percent of their surface at pedestrian level (between three feet and eight feet above grade) on the first floor. Operable transparent entrance doors may be included in the calculation of total facade surface area.
- E. *Mechanical equipment.* All mechanical equipment shall be placed on the roof, in the rear or side of the building, and shall be screened with parapets or other types of visual screening.

(Ord. No. [170831](#), § 5, 4-5-18)

Sec. 30-8.4. - Vehicular use areas.

A. *Perimeter requirements.*

1. *Perimeter landscaped area required.* All vehicular use areas shall be separated by a perimeter landscaped area, a minimum of nine feet in width, from any public or private street and from any adjacent properties.
2. *Exemptions.* This landscape area is not required:
 - a. When the paved ground surface area is completely screened from adjacent properties or streets by intervening buildings or structures; or
 - b. When an agreement to operate abutting properties as essentially one contiguous parking facility is in force, and both sites are in compliance with vehicular use area landscaping requirements. The agreement shall be executed by the owners of the abutting properties, and shall bind their successors, heirs and assigns. Prior to the issuance of any building permit for any site having such a contiguous parking facility, the agreement shall be recorded in the public records of the county;
3. *Automotive sales uses.* For automotive sales uses, the perimeter landscape area shall only be required for 300 feet along each street frontage in the area devoted to automobile display, with the remainder of the required plant materials being proposed for planting elsewhere on the site, such as around stormwater areas or the building foundation. Perimeter landscape areas shall be required for all storage, accessory service and customer parking areas at any auto sales facility.
4. *Modifications.* The appropriate reviewing authority may determine that:
 - a. Screening is better achieved by relocation of the landscape strip;
 - b. There is an unresolvable conflict between other elements of the development plan and the location, width or height of the perimeter landscape area, and that the public interest is therefore best served by relocation of the landscape area, lowering the height of required material or the substitution of a solid fence or wall in conjunction with a reduction in width provided that the number of shade trees that would have otherwise been required are planted elsewhere on the development site; or
 - c. On redevelopment sites where the conflict between existing utility line separation distances and the shade trees required within the perimeter landscaped area cannot be resolved through the practices listed in section 30-8.3.A.2., then the area shall be planted with shrubs and understory trees acceptable to the utility company. On projects where new utility lines are planned, sufficient space shall be allocated to meet both the utility separation requirements and the minimum tree-planting requirement.
5. *Required plant material.* The perimeter landscape area shall contain:
 - a. Shrubs, arranged to provide a visual screen of 75 percent opacity and achieve a height of at least three feet within three years; and
 - b. High quality shade trees at a minimum average of three trees for every 100 feet of the linear distance of the perimeter landscape area, excluding the width of driveways that cross the landscape area. The distance between such trees shall not exceed 55 feet nor shall they be planted closer than 25 feet apart.
 - c. The development review board or city plan board during development plan review, or staff during administrative review, may determine that natural vegetation is sufficient to screen adjacent properties and rights-of-way. In such instance the existing vegetation, including understory plants and bushes, is protected from pruning and removal except that diseased plant material and invasive nonnative species shall be replaced in accordance with this section. Where the property is adjacent to a railroad right-of-way or utility easement, these areas shall not be substituted for the perimeter landscape area or the required landscaping.

Where encroachments are made for utility connections, replacement plants appropriate to the ecosystem shall be required.

B. *Interior landscaped areas.* The interior of any vehicular use area shall also be landscaped in compliance with the following:

1. Landscape islands, equal to the size of one parking space, shall be located at an average of every ten parking spaces. At no time shall a row of parking have landscape islands greater than 126 feet apart or closer than 36 feet apart. Additionally, terminal landscape islands containing a tree shall enclose each row of parking spaces.
2. Each required landscape island shall contain at least one high quality shade tree listed on the Gainesville tree list as a species appropriate for "lot" planting. Such tree(s) shall be located within the landscaped area to maximize the shading of the pavement.
3. All parking lots with two or more rows of interior parking shall contain eight-foot-wide landscape strips between the rows allowing for two-foot vehicle overhangs on each side. Shade trees shall be planted every 50 feet on average within these landscaped areas, but outside of the two-foot vehicle overhangs. As an alternative, every other row of head-to-head parking may provide a 16-foot-wide curbed landscape strip with shade trees every 35 feet on average. As needed, these wider landscape strips may contain sidewalks.
4. The development review board or city plan board through development plan review, or staff when only staff review is required, may allow the relocation of interior landscaped areas to preserve existing trees, or where it is determined, upon review and recommendation of the city manager or designee, that the relocation is necessary for the safe maneuvering of vehicles or pedestrians.
5. In those vehicular use areas including but not limited to auto dealerships, storage of service or delivery vehicles, or attendant parking where interior landscaping would interfere with the customary storage or display of vehicles, the development review board or city plan board through development plan review, or staff when only staff review is required, may allow some or all of the required interior landscaping to be located near the perimeters of the paved area, including such perimeters which may be adjacent to a building on the site. Such landscaped area would be in addition to required perimeter landscaping in the amount of one square foot of landscaped area for each 60 square feet of paved area. For each 140 square feet of relocated landscaped area, a high quality shade tree shall be provided.

Sec. 30-8.5. - Compatibility buffers.

This section is intended to provide the minimum requirements for separation of land uses of differing type and intensity. The need for a buffer strip between land uses shall not impede the development of appropriate pedestrian and bicycle accessways between these uses. Where such accessways are installed, they shall be landscaped in a manner to clearly delineate such trails and bikeways and also to provide shade trees as appropriate. Where certain uses or combinations of uses are difficult to categorize, as in planned developments or public service facilities, it is the intent of this section that buffering shall be provided which mitigates the impacts of such uses.

A. *Required buffer strip areas.* Buffer strips between properties are intended to provide visual screening and sound attenuation of more intense land uses from abutting less intense land uses. The required buffer type, shown in Chart A below, depends on the land use designation of the subject property which is being developed and the land use designations of the abutting properties. The required width of the each buffer type and the required amount of shade trees, understory trees, and shrubs are shown in Chart B below:

CHART A. LAND USE BUFFER TYPES

FUTURE LAND USE DESIGNATION

| Abutting property → Subject property ↓ | Single Family Res. Low | Res. Medium Res. High MU Office/Res Office | MU Low MU Medium Urban Core UMU UMU High | Commercial Business Ind. | Industrial | Education Recreation Public Facilities | Agriculture Conservation |
|--|------------------------|--|--|--------------------------|------------|--|--------------------------|
| Single-Family Residential Low | - | - | - | - | - | - | A |
| Res. Medium Res. High MU Office/Residential Office | A | - | - | - | - | A | A |
| MU Low MU Medium Urban Core UMU UMU High | B | A | - | - | - | A | B |
| Commercial Business Ind. | C | B | A | - | - | B | C |
| Industrial | C | C | C | B | - | C | C |
| Education Recreation Public Facilities | A | A | - | - | - | - | A |
| Agriculture Conservation | - | - | - | - | - | - | - |

CHART B. REQUIRED WIDTH AND PLANTINGS FOR BUFFER TYPES

| BUFFER TYPE | MIN. WIDTH | SHADE TREES (per 100 linear feet) | UNDERSTORY TREES (per 100 linear feet) | SHRUBS (per 100 linear feet) |
|-------------|------------|-----------------------------------|--|------------------------------|
| A | 9' | 2 | 2 | 20 |
| B | 9' | 3 | 2 | 20 |
| C | 15' | 3 | 3 | 25 |

- B. *Buffer widths.* The appropriate reviewing board, or the city manager or designee, may require the expansion of the minimum width of the buffer strip to ensure that trees will meet separation requirements from utility lines, buildings, or paved areas, or to allow for the inclusion of an existing high-quality shade tree in the buffer strip.
- C. *Driveways and sidewalks.* The widths of driveways and pedestrian or bicycle facilities that cross through a required buffer shall be subtracted from the linear feet of buffer length for the purposes of calculating the number of required plantings in Chart B above.
- D. *Existing trees and natural vegetation in buffers.* Any regulated, high quality shade trees existing within the minimum required buffer width shall be protected in accordance with section 30-8.8. Credit for preserving existing trees shall be applied in accordance with this article. High quality heritage trees within buffer areas should be preserved with the area underneath the canopy dripline protected. Sidewalks and bicycle access infrastructure may be permitted within the protection zones of a high quality heritage tree but not within the root plate. Natural vegetation, if it achieves a continuous 75 percent opacity for 10 months of the year, may be substituted for the required shrubs. If a buffer that preserved existing vegetation is subsequently cleared by the property owner or when permits for tree removal are granted post-development, then the required shrubs and trees in accordance with this section shall be required.
- E. *Invasive nonnative vegetation in buffers.* All buffers shall be maintained to remove invasive nonnative plant species and curtail natural regeneration of seedling loblolly and slash pines. The density of loblolly and slash pines in a natural buffer should be managed so the remaining pines grow no closer than 25 feet and seedling regeneration is curtailed.
- F. *Sound attenuation.* The reviewing board, or city manager or designee, may address the need for sound attenuation of certain equipment, such as refrigeration units, motors, fans, power tools, etc., or uses such as loading, vehicle repair, outdoor recreation, etc., by requiring a study, prepared by a licensed engineer or architect, to address the potential for a noise disturbance to be transmitted to adjacent properties by the proposed use, and may require the installation of a wall, fence or berm in addition to required landscape material. The wall, fence or berm may be located within the required buffer or directly around the equipment or use which requires sound attenuation.
- G. *Street trees.* Street trees shall be planted along the sides of all streets within a development and on the development side of any contiguous street. Street trees shall be planted for every 30 to 50 feet of street frontage, depending on the canopy area needed for the tree species. The widths of driveways along a street shall be subtracted from the linear feet of street frontage length for the purposes of calculating the number of required street trees. In no case shall trees be spaced closer together than 25 feet or farther apart than 60 feet. Alleys are exempt from this requirement for street trees.
1. Street trees shall be high quality shade trees and shall be planted in tree lawns with a minimum width of eight feet, or within tree wells with minimum four-foot by four-foot surface openings.

- a. On-street parking spaces may be located between street trees, as long as the required number of trees is planted along the street frontage and the minimum rootzone volume is provided for each tree.
 - b. Tree wells may be enclosed with pavers or other hardscape materials above the required rootzone volume. The city manager or designee may determine if installation of an aeration system is necessary to conduit water and oxygen to the roots of trees within tree wells.
 2. Where possible, street trees shall be planted between the street and the public sidewalk. Street trees may be planted between the sidewalk and adjacent buildings only where the location of existing or proposed utility lines along the street, or the clear zone requirements of the public works department or other maintaining agency, prevent the location of trees between the street and sidewalk. Where street trees are approved to be planted between the sidewalk and adjacent buildings, the trees may be located as close as five feet away from building face.
 3. The reviewing board, or the city manager or designee, may require the adjustment of the prescribed build-to line in order to accommodate the required street trees and ensure that the trees will meet separation requirements from utility lines, buildings, and paved areas.
 4. Where possible, developments shall be designed to preserve as street trees any existing champion or high quality heritage trees which are located in the right-of-way or on private property within 20 feet of the right-of-way. Where these trees are preserved, no new construction or grading shall occur within the tree root plate, and new buildings shall be designed so that no more than 25 percent of the crown of the trees is removed. The area underneath the canopy of the preserved trees shall be exempt from tree planting requirements, and the required distances between street trees may be modified.
 5. A minimum ten-foot separation shall be provided between street trees and street stormwater inlets, except where bioretention inlets that incorporate trees are utilized.
 6. Where the required street trees would overlap with trees that are required to satisfy perimeter landscaping requirements for vehicular use areas, only the requirements for the vehicular use area shall be met.
- H. *Parking structures along a street.* Except at points of ingress and egress, and except as required in article IV for transect zones, parking structures shall provide a ten-foot-wide landscaping strip between the public sidewalk and the structure, which is designed to screen automobiles from pedestrians on the street. This strip shall be planted with evergreen shade trees at an average of four trees for every 100 feet of the linear distance of the street frontage of the structure, excluding the width of driveways. The required trees shall be supplemented with a continuous line of shrubs. This landscaping strip is required when the ground floor use is parking, but is not required where parking structures are shielded from the street by liner buildings or provide office or commercial uses along the first floor street frontage.

Sec. 30-8.6. - Stormwater management areas.

- A. All stormwater basins shall be designed and landscaped to meet the following criteria:
 - 1. Shade trees shall be planted at an average of one tree for every 35 linear feet of the basin perimeter. Spacing of trees may be closer when trees are planted in groups for aesthetic effect, but the minimum distance between the trees shall be ten linear feet. Trees shall be selected from the Gainesville tree list that are appropriate for use within stormwater areas, and all landscaping shall be selected according to the function as a wet or dry basin. Trees shall be located at least 20 feet away from inflow and outflow structures. Bioretention swales and exfiltration facilities are exempt from these tree planting requirements.
 - 2. Twenty-five percent or more of the basin perimeter or littoral zone shall be landscaped with shrubs, groundcover, native perennials, or aquatic plants.
- B. Individual stormwater basins that are greater than 5,000 square feet in total area shall be designed with curvilinear sides that mimic a natural wetland, lake, or stream. The landscaping for these basins shall be integrated with the other required site landscaping.
- C. Individual stormwater basins that are greater than 40,000 square feet in total area shall also be designed to meet at least one of the following criteria:
 - 1. Provide a recreational or functional pathway for pedestrians or bicyclists and an aesthetic focal point such as a water feature or pedestrian structure; or
 - 2. Be designed to preserve and incorporate a significant tree or tree grouping; or
 - 3. Be designed to maintain an existing wetland function or to preserve or establish habitat for native animal species.



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

LIST OF APPENDICES: Petition DB-19-26 SPL

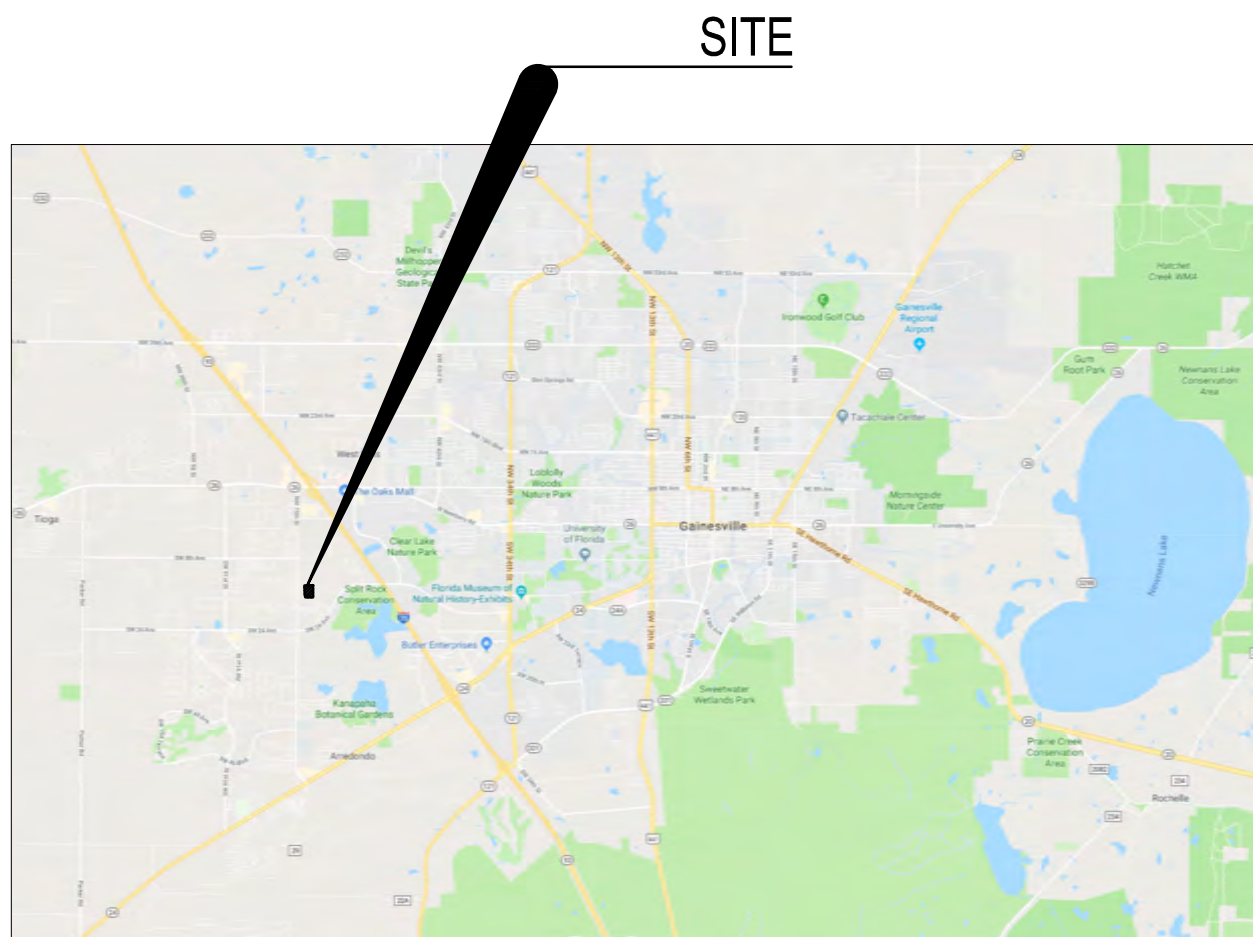
Appendix A Application and Supporting Documents

Appendix B Comprehensive Plan Goals, Objectives and Policies and Relevant Land Development Code
References.

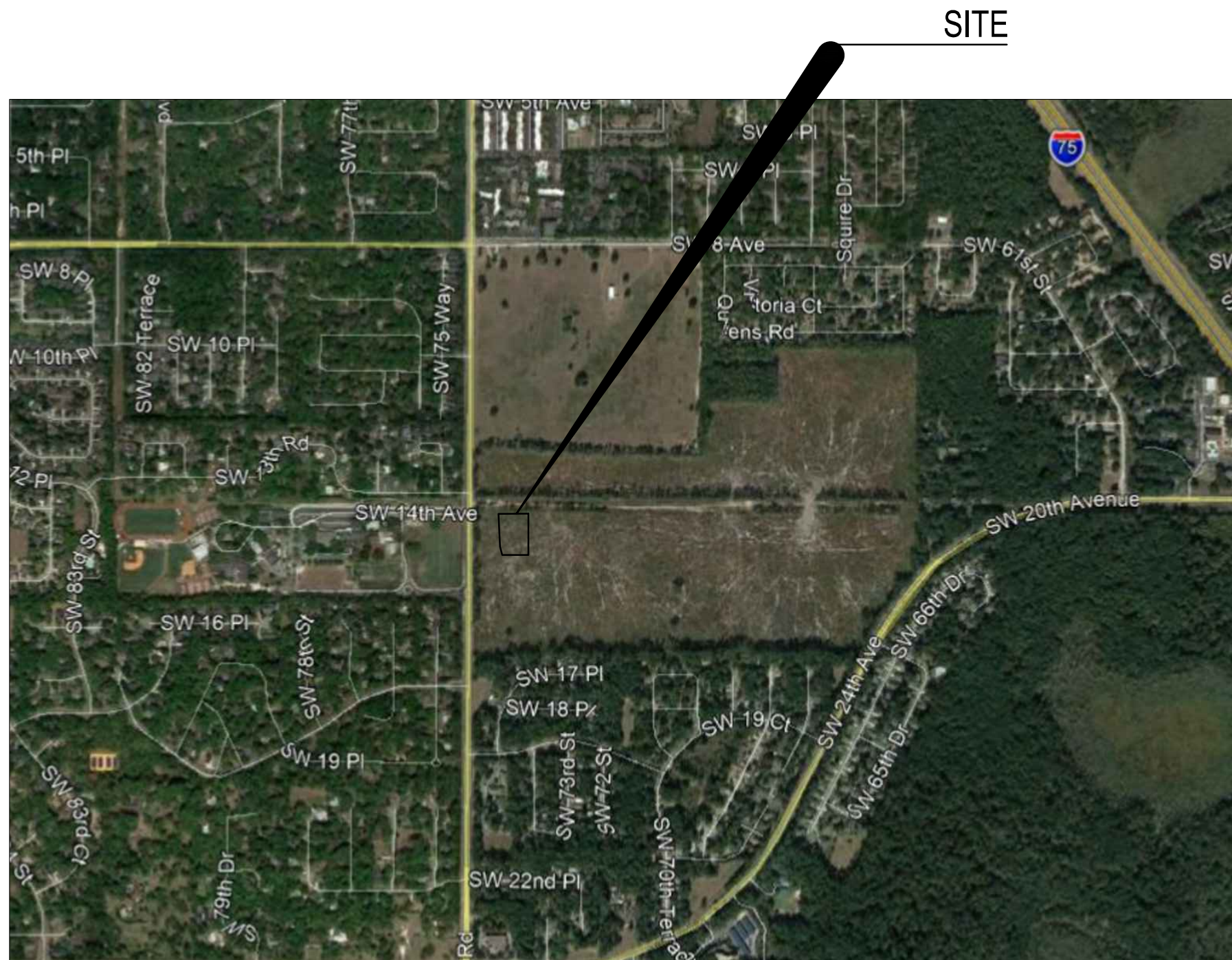
Appendix C Development Plan Maps

Appendix D Technical Review Committee (TRC) Comments and Conditions

\\V201\Project\Server\13_VECTOR ENGINEERING\CL_PROJECTS\18-001_Markets West Office Park\Production Files\C000 Cover Sheet.dwg, 5/12/2019 9:07:43 AM, billy



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



| SHEET INDEX | |
|-------------|---|
| SHEET NO. | SHEET TITLE |
| C000 | COVER SHEET |
| C010 | GENERAL NOTES |
| C020 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C030 | OVERALL MARKETS WEST DEVELOPMENT PLAN |
| C050 | MASTER PLAN - MARKETS WEST OFFICE PARK PHASE 1 |
| C100 | OVERALL SITE GEOMETRY PLAN |
| C101 - C102 | DETAILED SITE GEOMETRY PLAN |
| C150 | ACCESSIBILITY PLAN |
| C200 | OVERALL GRADING AND DRAINAGE PLAN |
| C201 - C202 | DETAILED GRADING AND DRAINAGE PLAN |
| C300 | OVERALL UTILITY PLAN |
| C301 - C302 | DETAILED UTILITY PLAN |
| C400 | STORMWATER POLLUTION PREVENTION NOTES |
| C401 - C402 | STORMWATER POLLUTION PREVENTION PLAN AND DETAILS |
| C500 - C502 | CONSTRUCTION DETAILS |
| 1 OF 1 | BOUNDARY SURVEY |
| 1-12 OF 12 | TOPOGRAPHIC SURVEY |
| E1 - E2 | PHOTOMETRIC PLAN |
| LS-1 - LS-2 | LANDSCAPE PLAN |
| A1.05 | ARCHITECTURAL FLOOR PLAN (BUILDINGS N-3, N-4, N-6, N-7) |
| A2.00 | ARCHITECTURAL ELEVATIONS (BUILDINGS N-3, N-4, N-6, N-7) |
| D1.0 | DUMPSTER ENCLOSURE |

DEVELOPMENT PLANS FOR: MARKETS WEST OFFICE PARK PHASE 1

SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST
ALACHUA COUNTY, FLORIDA

PERMITTING AGENCIES:

CITY OF GAINESVILLE
GAINESVILLE REGIONAL UTILITIES
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

SITE DEVELOPMENT INFORMATION

| | | |
|-----|-------------------------|--|
| 1. | SITE LOCATION | SW 75TH STREET GAINESVILLE, FLORIDA |
| 2. | PARCEL ID | A PORTION OF 06676-001-004 |
| 3. | SECTION/TOWNSHIP/RANGE | 9/10S/19E |
| 4. | ZONING | MU-2: (MIXED-USE MEDIUM INTENSITY) |
| 5. | LAND USE | MUM: (MIXED-USE MEDIUM) |
| 6. | PROJECT DESCRIPTION | CONSTRUCTION OF TWO SINGLE-STORY BUILDINGS AND TWO TWO-STORY BUILDINGS WITH ASSOCIATED PARKING AND UTILITY INFRASTRUCTURE AND A MASTER PLAN FOR FUTURE DEVELOPMENT. |
| 7. | SPECIAL AREA DISTRICT | THIS SITE IS NOT LOCATED IN A SPECIAL AREA PLAN DISTRICT |
| 8. | FLOOD PLAIN INFORMATION | THIS SITE IS NOT LOCATED WITHIN A FLOOD PLAIN |
| 9. | WETLAND INFORMATION | THIS SITE DOES NOT IMPACT ANY KNOWN WETLANDS |
| 10. | TRAFFIC CONTROL | ALL PROPOSED TRAFFIC CONTROL MEASURES SHALL BE IN COMPLIANCE WITH CURRENT CITY OF GAINESVILLE, MUTCD, AND FDOT STANDARDS |
| 11. | SITE LIGHTING | THIS SITE WILL UTILIZE GRU RENTAL LIGHTS. THE LIGHTING PLAN INCLUDING LUMINAIRE LOCATION, DESIGNATION, MOUNTING HEIGHT, AND ORIENTATION COMPLIES WITH THE STANDARDS SET FORTH IN ARTICLE VI, DIVISION 3. |

SITE LAYOUT REQUIREMENTS

| PER LAND DEVELOPMENT CODE CHAPTER 30, ARTICLE IV, DIVISION 4 | | |
|--|--|---|
| # | DESCRIPTION | REQUIREMENT |
| 4. | BUILDING COVERAGE | 75% MAX |
| 6. | BUILDING SETBACK - FRONT (FROM CURB) - STREET | 10' MIN - 100' MAX |
| 7. | BUILDING SETBACK - FRONT (FROM CURB) - SIDE STREET | 15' |
| 8. | BUILDING SETBACK - SIDE | 10' |
| 9. | BUILDING SETBACK - REAR | 10' |
| 10. | BUILDING HEIGHT - STORIES/FEET | 5 STORIES MAX |
| 12. | GLAZING PERCENTAGES | 25% MIN. AT PEDESTRIAN LEVEL ON FIRST FLOOR (FACING PRIMARY STREET) |
| 13. | SIDEWALK WIDTH | 8' (CAN BE REDUCED UP TO 2' WITH AT LEAST 5' OF UNOBSTRUCTED WIDTH) |

PARKING REQUIREMENTS

| PER LAND DEVELOPMENT CODE CHAPTER 30, ARTICLE VII, SECTION 30-7.5 | | | |
|---|--------------------|--|----------------------|
| # | PARKING TYPE | REQUIRED | PROVIDED |
| 1. | VEHICULAR PARKING | OFFICE: 1 PER 300 SF OR 1 PER EMPLOYEE = 157 FITNESS CENTER: 10, PLUS 1 PER 150 SF IN EXCESS OF 1,000 SF = (10 + (2,480 SF / 150) = 27 | 184, INCLUDING 6 ADA |
| 2. | MOTORCYCLE PARKING | N/A | N/A |
| 3. | BICYCLE PARKING | 10% OF TOTAL REQUIRED VEHICLE SPACES = 19 SPACES (10 RACKS) 4 SPACES PROVIDED WITH PHASE 1 - REMAINING 16 SPACES WILL BE PROVIDED WITH FUTURE SITE PLAN PHASES TO ENSURE PROPER PLACEMENT TO BUILDINGS. | 20 SPACES |

TRAFFIC INFORMATION

| THIS DEVELOPMENT IS LOCATED IN ZONE D OF THE TRANSPORTATION MOBILITY PROGRAM AREA (TMPA) AND MUST MEET THE APPLICABLE PROVISIONS OF TRANSPORTATION MOBILITY ELEMENT POLICY 10.1.4 AND 10.1.9. THIS WILL BE ACCOMPLISHED VIA A PAYMENT. TRIP GENERATION FOR THIS DEVELOPMENT HAS BEEN REVIEWED ON THE BASIS THAT THERE ARE NO DRIVE-THROUGH USES. PRIOR TO RECEIVING A FINAL DEVELOPMENT ORDER, THIS DEVELOPMENT MUST SIGN A TMPA AGREEMENT FOR THE PROVISION OF 10 TRANSPORTATION MOBILITY ELEMENT POLICY 10.1.9 CRITERIA. | | | | | | |
|--|---------------------|---------------|----------------|-----|---------|---------|
| # | USE CATEGORY | LAND USE CODE | QUANTITY (GFA) | ADT | AM PEAK | PM PEAK |
| 1. | HEALTH/FITNESS CLUB | ITE 492 | 3,535 SF | 129 | 5 | 12 |
| NET TRIPS WITH REDUCTIONS APPLIED | | | | 75 | 3 | 7 |
| 2. | GENERAL OFFICE | ITE 710 | 32,710 SF | 318 | 38 | 38 |
| NET TRIPS WITH REDUCTIONS APPLIED | | | | 256 | 31 | 30 |
| TOTAL TRIPS (REDUCTIONS APPLIED) | | | | 331 | 34 | 37 |
| CALCULATIONS BASED ON ITE TRIP GENERATION 10TH EDITION. ALL VALUES ARE ROUNDED TO THE NEAREST WHOLE NUMBER. A TRAFFIC STUDY FOR THE OVERALL TOWER ROAD MIXED USE DEVELOPMENT WAS COMPLETED BY CHW, DATED JULY 3, 2018. THE PROPOSED TRIPS FOR THIS PROJECT WERE ACCOUNTED FOR IN THE PERMITTED TRAFFIC STUDY. REDUCTIONS HAVE BEEN APPLIED PER DATA PROVIDED IN THE REPORT. FOR MORE INFORMATION, SEE DETAILED TRIP GENERATION REPORT SUBMITTED WITH THIS PROJECT. | | | | | | |

OWNER
TOWER ROAD INVESTMENT GROUP, LLLP
3917 NW 97TH BLVD.
GAINESVILLE, FL 32606

DEVELOPER
MATT CASON, PRESIDENT
CONCEPT DEVELOPMENT, INC.
3324 W. UNIVERSITY AVENUE
PMB #151
GAINESVILLE, FL 32607
(352) 333-3233

CIVIL ENGINEER
ALAN L. TILLY, PE
VECTOR CIVIL ENGINEERING, INC.
3324 W. UNIVERSITY AVENUE
PMB #151
GAINESVILLE, FL 32607
(352) 333-3233

ARCHITECT
JAMES BLYTHE
LEVEL ARCHITECTURE & INTERIORS
3324 W. UNIVERSITY AVENUE
PMB #151
GAINESVILLE, FL 32607
(352) 333-3233 EXT. 200

LANDSCAPE ARCHITECT
CHW
11801 RESEARCH DRIVE
ALACHUA, FL
(352) 331-1976

PHOTOMETRIC ENGINEER
KENNETH HUNTER, PE
HUNTER DESIGN AND CONSULTING, INC.
735 ARLINGTON AVE N, STE 308
ST. PETERSBURG, FL 33701
(352) 238-6366

UTILITY USE INFORMATION

| PER LAND DEVELOPMENT CODE CHAPTER 27 | | |
|--------------------------------------|------------------------|--|
| # | UTILITY TYPE | DESCRIPTION |
| 1. | ELECTRIC | PROPOSED TRANSFORMERS AND OTHER ELECTRICAL UTILITIES WILL CONNECT TO EXISTING GRU INFRASTRUCTURE |
| 2. | FIRE WATER | UTILIZING EXISTING POTABLE WATER LINES AND GRU INFRASTRUCTURE |
| 3. | POTABLE WATER | UTILIZING EXISTING POTABLE WATER LINES AND GRU INFRASTRUCTURE |
| 4. | WASTEWATER | UTILIZING EXISTING SANITARY SEWER LINES AND GRU INFRASTRUCTURE |
| 5. | GAS | GRU GAS SERVICES ARE DESIRED AND WILL REQUIRE OFFSITE EXTENSION |
| 6. | SOLID WASTE COLLECTION | DUMPSTER PADS PROVIDED FOR CITY OF GAINESVILLE SOLID WASTE COLLECTION |

IMPERVIOUS AREA INFORMATION

| | | | | |
|----|-----------------------------|------------|---------|-------|
| 1. | TOTAL SITE (PHASE 1) | 206,644 SF | 4.74 AC | 100% |
| 2. | EXISTING IMPERVIOUS | 57,990 SF | 1.33 AC | |
| 3. | BUILDING FOOTPRINT AREA | 21,390 SF | 0.49 AC | 10.4% |
| 4. | PAVEMENT AND SIDEWALK | 80,081 SF | 1.84 AC | 38.8% |
| 5. | TOTAL PROPOSED IMPERVIOUS | 101,471 SF | 2.33 AC | 49.1% |
| 6. | SMF AREA (PORTION OF SMF-2) | 8,563 SF | 0.20 AC | |
| 6. | OPEN SPACE | 105,173 SF | 2.41 AC | 50.9% |

STORMWATER MANAGEMENT FACILITY DATA

| STORMWATER MANAGEMENT FACILITY PERMITTED UNDER CHW PLANS APPROVED 08/02/18 (DB-18-00020) | | | | | | |
|--|--------|---------------|----------------------------|---|--|---------------------------------------|
| # | SMF ID | SMF TYPE | LOWEST DISCHARGE ELEVATION | RETENTION VOLUME BELOW LOWEST DISCHARGE ELEVATION | RETENTION AREA AT LOWEST DISCHARGE ELEVATION | CRITICAL STORM / HIGH WATER ELEVATION |
| 2. | SMF #2 | DRY RETENTION | 79.00 | 164,539 CF | 47,038 SF | 100YR-24HR / 79.73 |

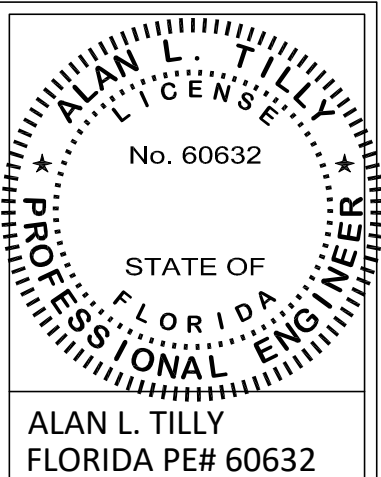
| BUILDING INFORMATION | | | | |
|-------------------------|----------------------------|--------------|--------------|--------------|
| BUILDING IDENTIFICATION | | BUILDING N-3 | BUILDING N-4 | BUILDING N-6 |
| 1. | BUILDING HEIGHT | 38'-6" | 31'-5 1/2" | 16'-10" |
| 2. | NUMBER OF STORIES | 2 | 2 | 1 |
| 3. | OCCUPANCY CLASS | BUSINESS | BUSINESS | BUSINESS |
| 4. | CONSTRUCTION TYPE | VB | VB | VB |
| 5. | SPRINKLERED | YES | YES | NO |
| 6. | GROSS FLOOR AREA (PER LDC) | 15,277 SF | 14,504 SF | 3,090 SF |
| 7. | BUILDING AREA (PER FBC) | 15,857 SF | 14,550 SF | 3,506 SF |

NOTES:
1. REFER TO SHEETS A1.05 - A2.01 FOR BUILDING SUMMARY AND DETAILS.
2. BUILDING SHALL COMPLY WITH CURRENT STANDARDS OF FLORIDA BUILDING CODE, FLORIDA ACCESSIBILITY CODE, FLORIDA FIRE PREVENTION CODE, NFPA 101 LIFE SAFETY CODE, AND ALL ASSOCIATED CODES.
3. FIRE HYDRANTS AND STABILIZED SURFACES SHALL BE IN SERVICE PRIOR TO ACCUMULATION OF COMBUSTIBLES ON SITE. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-16.4.3)]
4. IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS SHALL BE PROVIDED IN ALL BUILDINGS WHERE MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS IS NOT ACHIEVED AT A LEVEL DETERMINED BY THE AHJ. IT IS HIGHLY RECOMMENDED THAT DEVELOPERS EVALUATE AND ADDRESS THE POTENTIAL NEED FOR IBPNS IN THE EARLY STAGES OF PROJECT PLANNING. FOR ADDITIONAL SPECIFIC REQUIREMENTS PERTAINING TO SIGNAL STRENGTH, COVERAGE, MAINTENANCE AND TESTING REFER TO NFPA 72-14.4.12 AND 24.5.2. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-11.10)]
5. THE OWNER OR THE OWNER'S AUTHORIZED AGENT SHALL DEVELOP A FIRE SAFETY PROGRAM TO ADDRESS ALL ESSENTIAL FIRE AND LIFE SAFETY REQUIREMENTS FOR THE DURATION OF DEMOLITION, ALTERATION AND CONSTRUCTION. AS SPECIFIED IN THE FLORIDA FIRE PREVENTION CODE, INCLUDING NFPA 241, THE FIRE SAFETY PROGRAM SHALL INCLUDE AN EMERGENCY RESPONSE PLAN, AS WELL AS IDENTIFYING FIRE PREVENTION PRECAUTIONS, SITE AND BUILDING EMERGENCY ACCESS ROUTES, TEMPORARY AND PERMANENT WATER SUPPLIES, BUILDING EGRESS ROUTES, GOOD HOUSEKEEPING PRACTICES, AND FIRE PROTECTION SYSTEM INSTALLATION AND MAINTENANCE. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-16)]

GAINESVILLE REGIONAL UTILITIES (GRU) NOTES:

- ENGINEER'S CERTIFICATION STATEMENT:
THE WATER AND WASTEWATER SYSTEM DESIGN IS ACCORDANCE WITH CURRENT GRU STANDARDS.

ALAN L. TILLY, PE
FL PE #60632
- ELECTRIC DESIGN PROVIDED BY GRU ENERGY DELIVERY.
- NOTIFY GRU ELECTRIC INSPECTIONS 48 HOURS PRIOR TO CONSTRUCTION AT 352-339-0430.



ALAN L. TILLY
FLORIDA PE# 60632

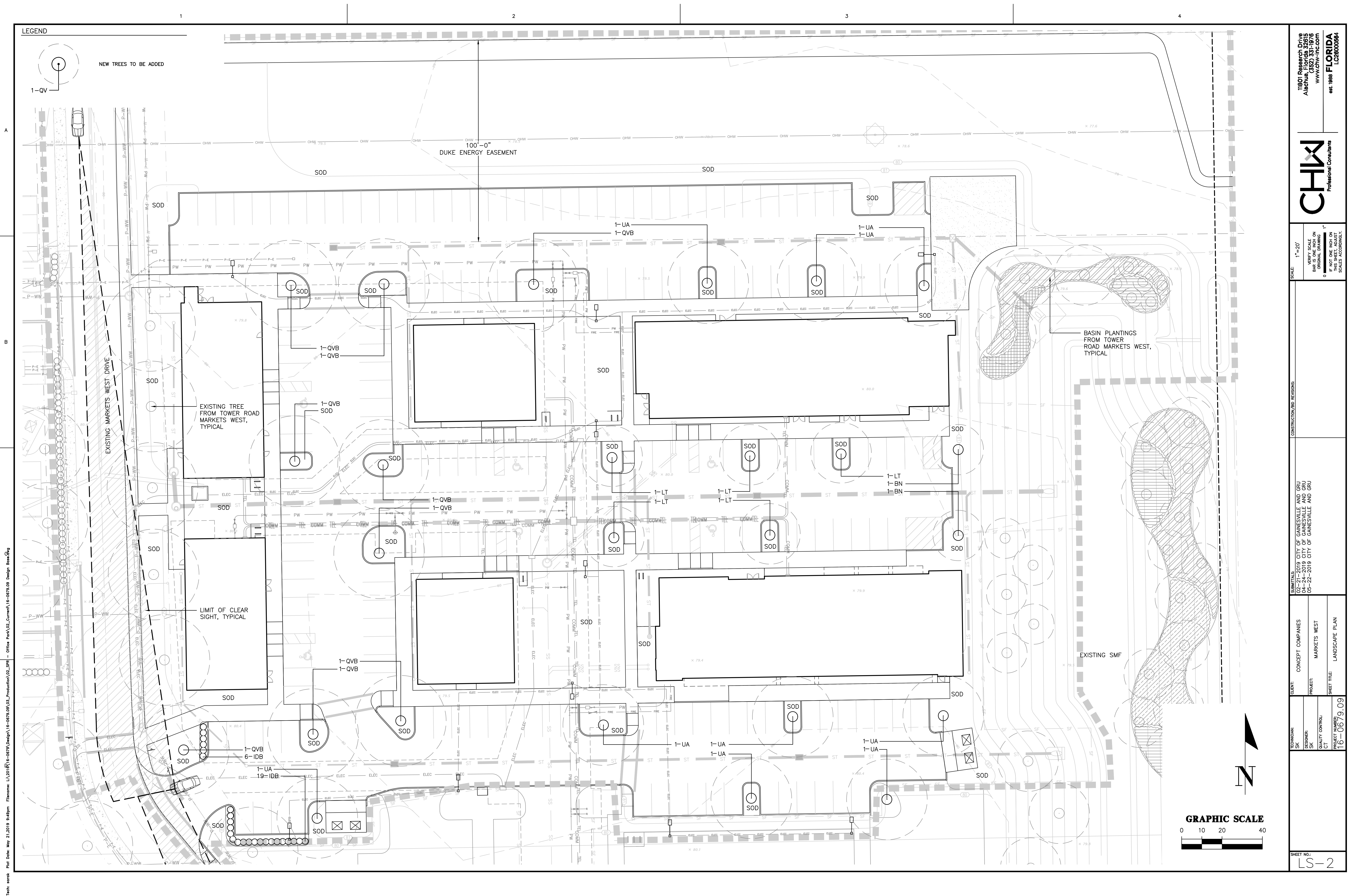
SUBMITTALS/REVISIONS:
02/26/2019 - CITY OF GAINESVILLE GRU
04/24/2019 - CITY OF GAINESVILLE GRU
05/21/2019 - CITY OF GAINESVILLE GRU SURMWD
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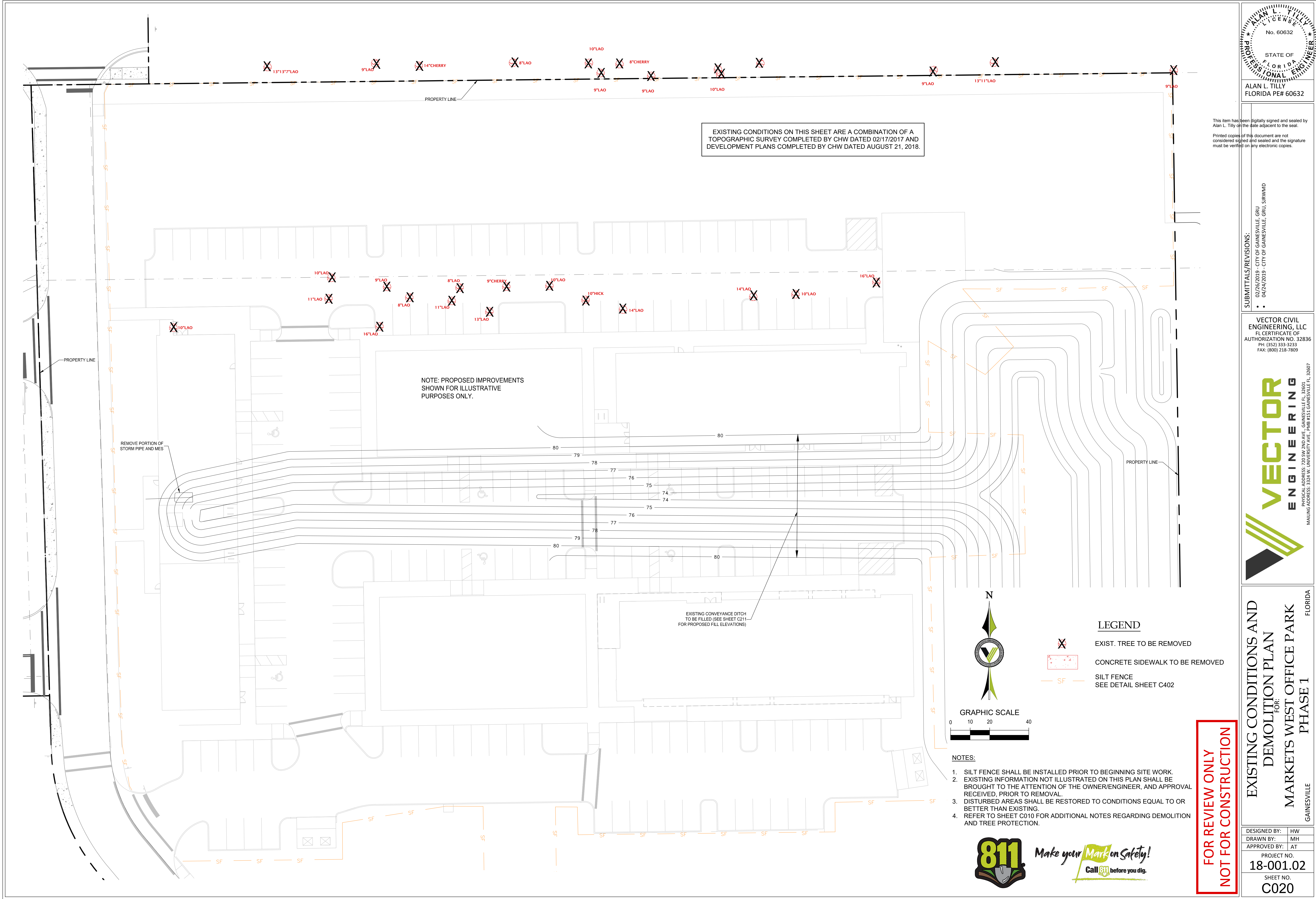
VECTOR CIVIL
ENGINEERING, LLC
FL CERTIFICATE OF
AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809



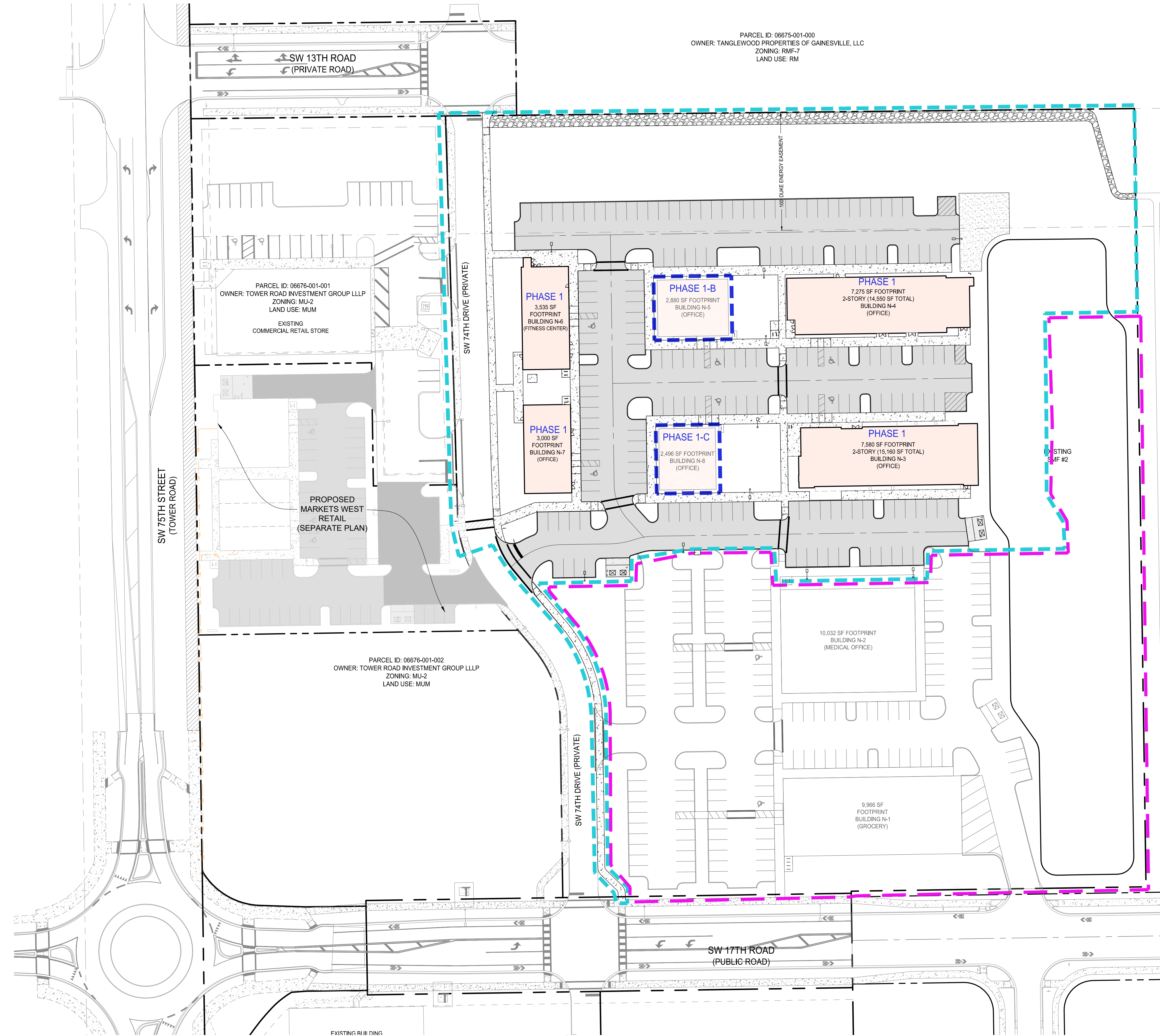
COVER SHEET
FOR:
MARKETS WEST OFFICE PARK
PHASE 1
GAINESVILLE
FLORIDA

| | |
|--------------|-----------|
| DESIGNED BY: | HW |
| DRAWN BY: | MH |
| APPROVED BY: | AT |
| PROJECT NO. | 18-001.02 |
| SHEET NO. | C000 |





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PARCEL ID: 06675-001-000
OWNER: TANGLEWOOD PROPERTIES OF GAINESVILLE, LLC
ZONING: RMF-7
LAND USE: RM

PARCEL ID: 06676-001-001
OWNER: TOWER ROAD INVESTMENT GROUP LLLP
ZONING: MU-2
LAND USE: MUM
EXISTING
COMMERCIAL RETAIL STORE

PARCEL ID: 06676-001-002
OWNER: TOWER ROAD INVESTMENT GROUP LLLP
ZONING: MU-2
LAND USE: MUM

This item has been digitally signed and sealed by
Alan L. Tilly on the date adjacent to the seal.
Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

LEGEND

- STANDARD DUTY ASPHALT
(SEE SHEET C500 FOR DETAIL)
- CONCRETE SIDEWALK
(SEE SHEET C500 FOR DETAIL)
- HEAVY DUTY CONCRETE
(SEE SHEET C500 FOR DETAIL)
- PHASE 1
- PHASE 1-B THROUGH 1-C
BUILDING PHASING
- PHASE 2



GRAPHIC SCALE
0 20 40 80

PARCEL ID: 06677-005-000
OWNER: WESEMAN DEVELOPMENT LLC
ZONING: RMF-7
LAND USE: RL

MASTER PHASING PLAN

OFFICE PARK DEVELOPMENT DATA:
TOTAL PARCEL AREA: 364,200 SF (8.36 AC)
EXISTING IMPERVIOUS AREA: 20,693 SF (5.7%)
EXISTING SMF AREA: 52,923 SF (14.5%)
EXISTING OPEN AREA: 290,614 SF (79.8%)

PHASE 1 (PROPOSED COMPLETION 2020):
PROJECT AREA: 4.74 AC, ±
PROPOSED OFFICE USE: 32,710 SF
PROPOSED FITNESS CENTER: 3,535 SF
PROPOSED VEHICULAR PARKING: 184 SPACES (INCLUDING 6 ACCESSIBLE)
PROPOSED BICYCLE SPACES: 20 SPACES (10 RACKS)

INCLUDES CONSTRUCTION OF:

- ALL PHASE-RELATED PAVEMENT, PARKING, SIDEWALKS, DUMPSTERS, UTILITIES, LIGHTING, AND LANDSCAPING.
- SEWER AND WATER MAINS FROM SW 17TH ROAD TO THE PROPOSED OFFICE PARK, TOGETHER WITH FUTURE UTILITY STUBS.
- SIDEWALK ALONG THE PRIVATE INTERNAL DRIVE FROM SW 13TH ROAD TO SW 17TH ROAD.
- STABILIZED AREA FOR EMERGENCY VEHICLE TURNAROUND AND CRUSHED CONCRETE PATH FOR DUKE ENERGY MAINTENANCE AND PEDESTRIAN CONNECTIVITY.
- ALL UTILITY CONNECTIONS AND STUB OUTS TO ACHIEVE "PAD READY" STATUS FOR BUILDINGS N-5 AND N-8.
- SITE PLAN PERMIT INCLUDING SIDEWALK CONNECTION, BIKE RACKS, AND UTILITY SERVICES FOR BUILDING BUILDING N-3 (2-STORY, 15,160 SF OFFICE BUILDING), N-4 (2-STORY, 13,920 SF OFFICE BUILDING), N-6 (3,535 SF FITNESS CENTER) AND BUILDING N-7 (3,000 SF OFFICE BUILDING).

PHASES 1-B AND 1-C (PROPOSED COMPLETION 2022):
INCLUDES BIKE RACKS, SIDEWALK CONNECTION, AND SITE PLAN PERMITTING FOR:

- PHASE 1-B: BUILDING N-5 (1-STORY; 2,880 SF FOOTPRINT)
- PHASE 1-C: BUILDING N-8 (1-STORY; 2,496 SF FOOTPRINT)

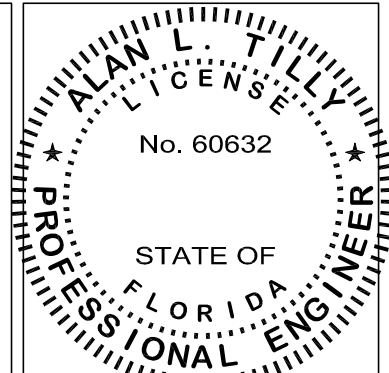
PHASE 2 (PROPOSED COMPLETION 2024):
PLEASE NOTE: PROPOSED USES ARE BASED ON BEST AVAILABLE INFORMATION AT THIS TIME AND MAY BE ANY COMBINATION OF ALLOWED USES WITHIN THIS ZONING DISTRICT. PARKING COUNT AND BICYCLE SPACES MAY BE ADJUSTED TO ACCOMMODATE FUTURE USE.

PROJECT AREA: 3.76 AC, ±
PROPOSED GROCERY: 12,480 SF
PROPOSED MEDICAL OFFICE: 10,032 SF
PROPOSED VEHICULAR PARKING: 136 SPACES (INCLUDING 2 ACCESSIBLE)
PROPOSED BICYCLE SPACES: 14 SPACES (7 RACKS)

INCLUDES CONSTRUCTION OF:

- ALL PHASE-RELATED PAVEMENT, PARKING, SIDEWALKS, DUMPSTERS, UTILITIES, LIGHTING, AND LANDSCAPING.
- UTILITY CONNECTIONS FOR BUILDINGS N-1 AND N-2.
- BIKE RACKS, SIDEWALK CONNECTION, AND SITE PLAN PERMITTING FOR: BUILDING N-1 (PROPOSED 1-STORY, 9,966 SF FOOTPRINT) AND BUILDING N-2 (PROPOSED 1-STORY, 10,002 SF FOOTPRINT)

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ALAN L. TILLY
FLORIDA PE# 60632

SUBMITTALS/REVISIONS:
02/26/2019 - CITY OF GAINESVILLE, GRU
04/24/2019 - CITY OF GAINESVILLE, GRU
05/21/2019 - CITY OF GAINESVILLE, GRU, SURMWD
• • •

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ENGINEERING, LLC
FL CERTIFICATE OF
AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809



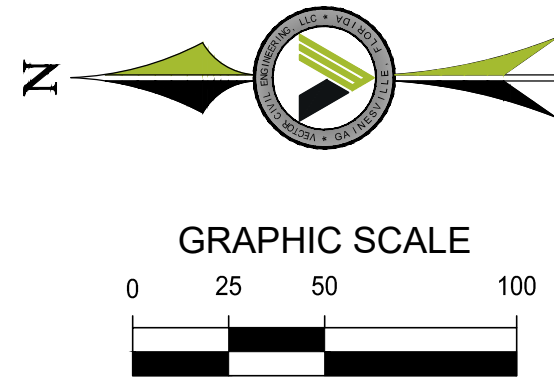
MASTER PHASING PLAN
FOR:
MARKETS WEST OFFICE PARK
PHASE 1
GAINESVILLE FLORIDA

DESIGNED BY: HW
DRAWN BY: MH
APPROVED BY: AT
PROJECT NO.
18-001.02
SHEET NO.
C050



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PINE GLAD UNIT NO. 1
PLAT BOOK "K", PAGE 85

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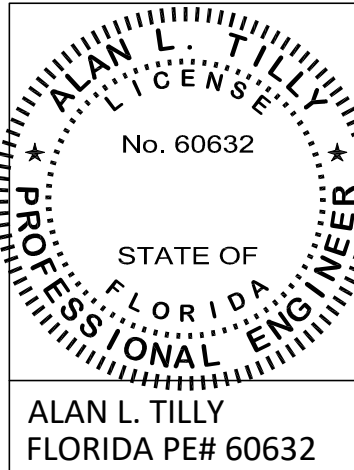
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|---|-----------|---------|
| OVERALL MARKETS WEST DEVELOPMENT PLAN FOR: MARKETS WEST OFFICE PARK PHASE 1 | | FLORIDA |
| DESIGNED BY: | HW | |
| DRAWN BY: | MH | |
| APPROVED BY: | AT | |
| PROJECT NO. | 18-001.02 | |
| SHEET NO. | C030 | |

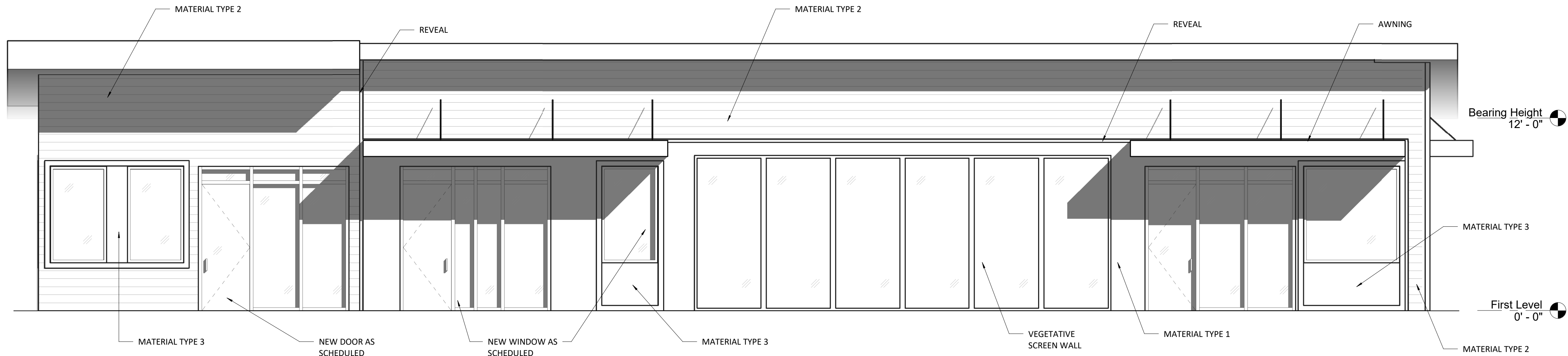


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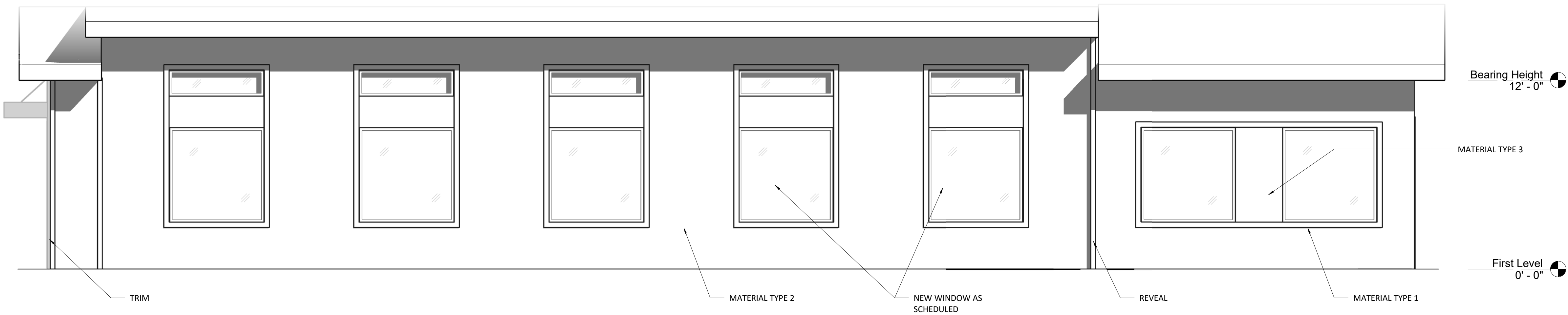
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- 05/21/2019 - CITY OF GAINESVILLE GRU SIRWMD

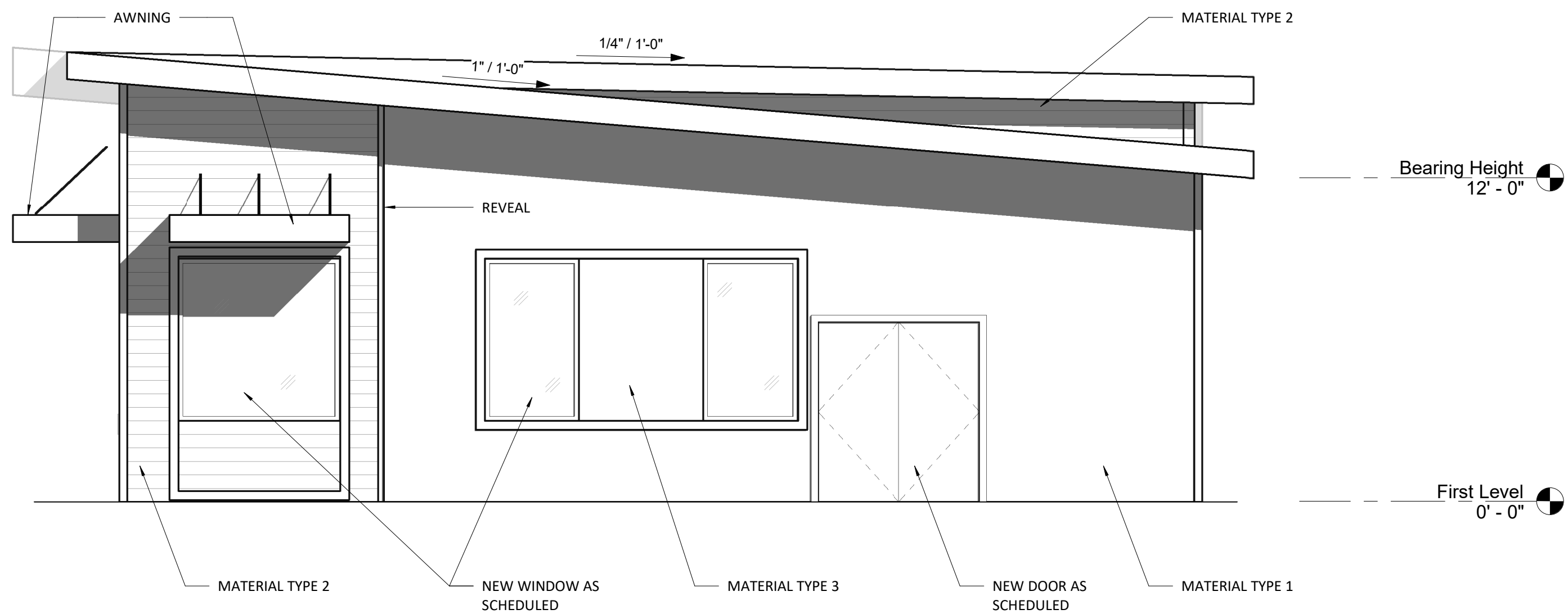




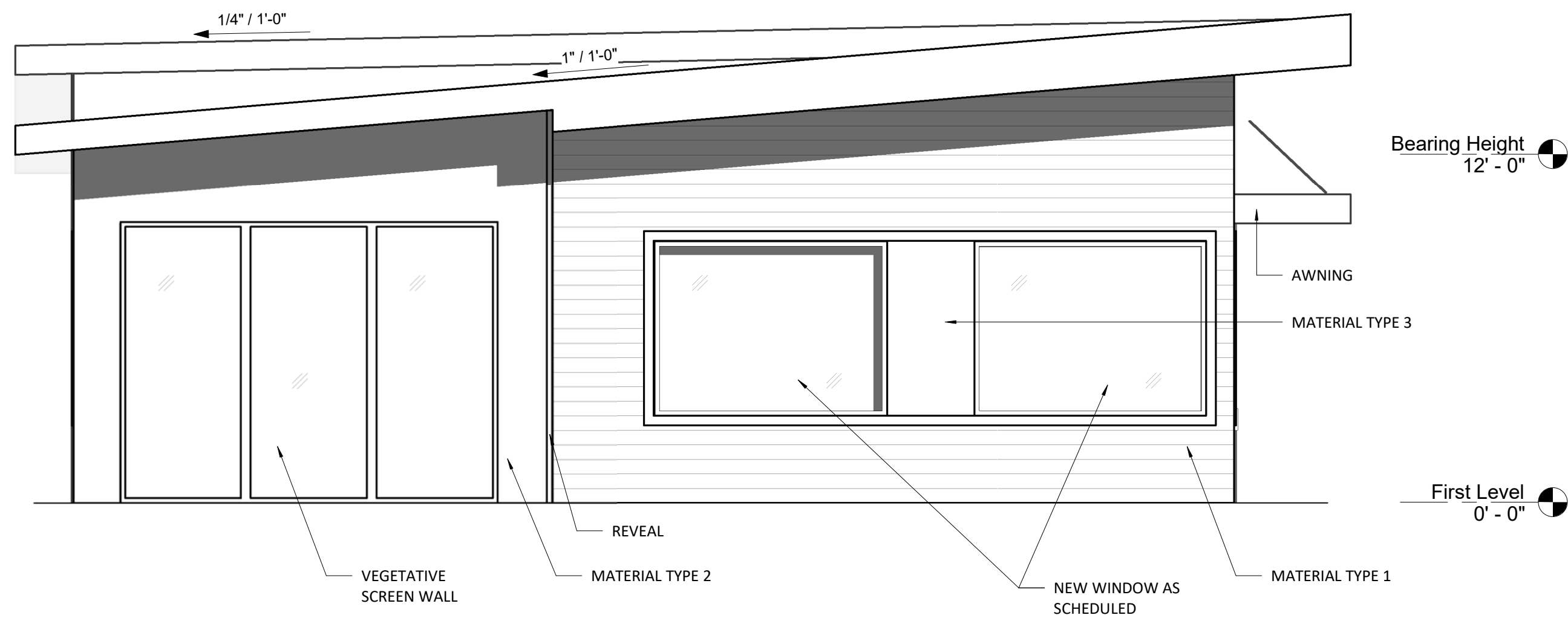
1 East Exterior Elevation
1/4" = 1'-0"



3 West Exterior Elevation
1/4" = 1'-0"



2 North Exterior Elevation
1/4" = 1'-0"



4 South Exterior Elevation
1/4" = 1'-0"

JAMES
BLYTHE
REGISTERED ARCHITECT
720 SW SECOND AVENUE.
GAINESVILLE, FL. 32606
AR94452

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PROJECT STATUS

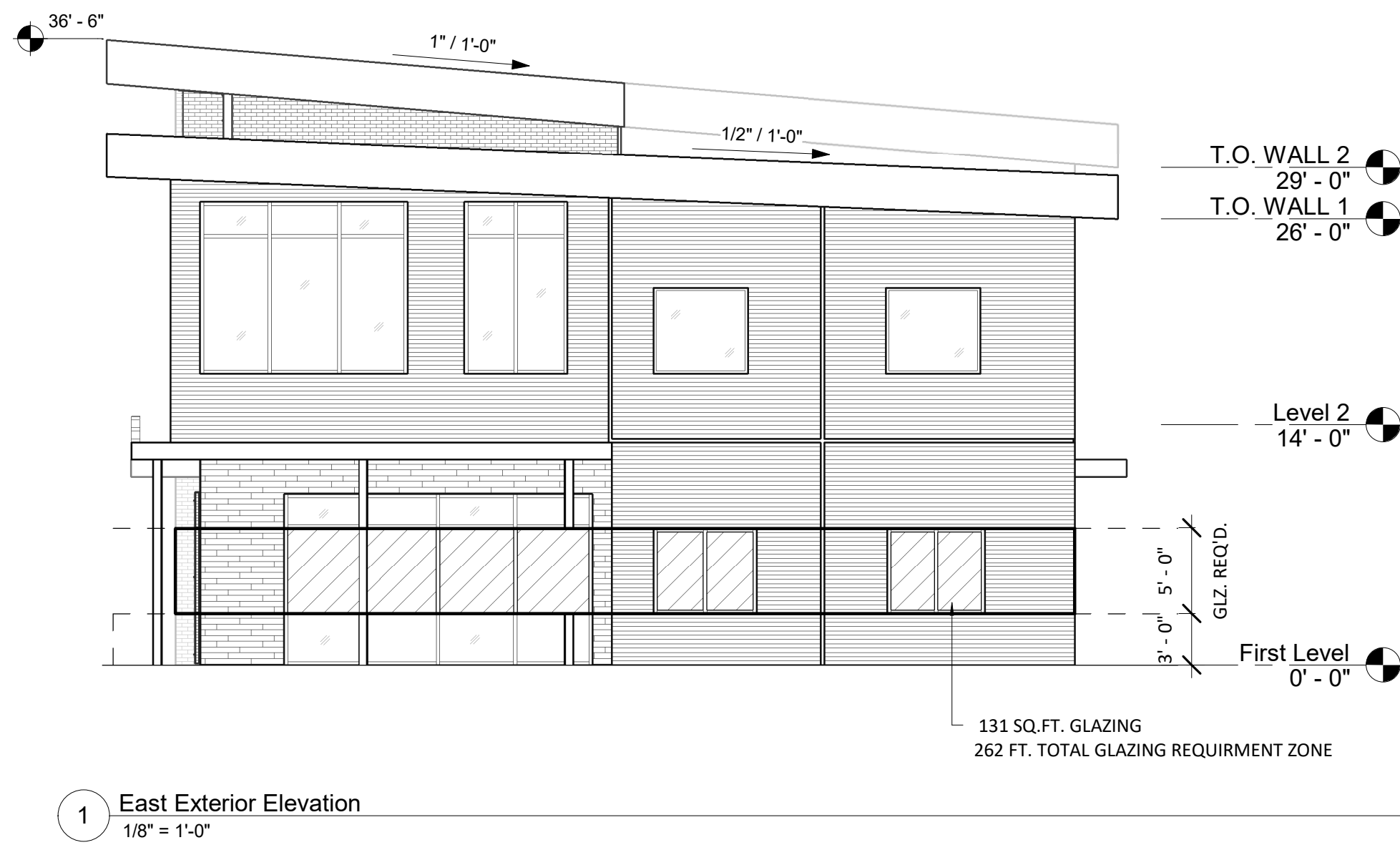
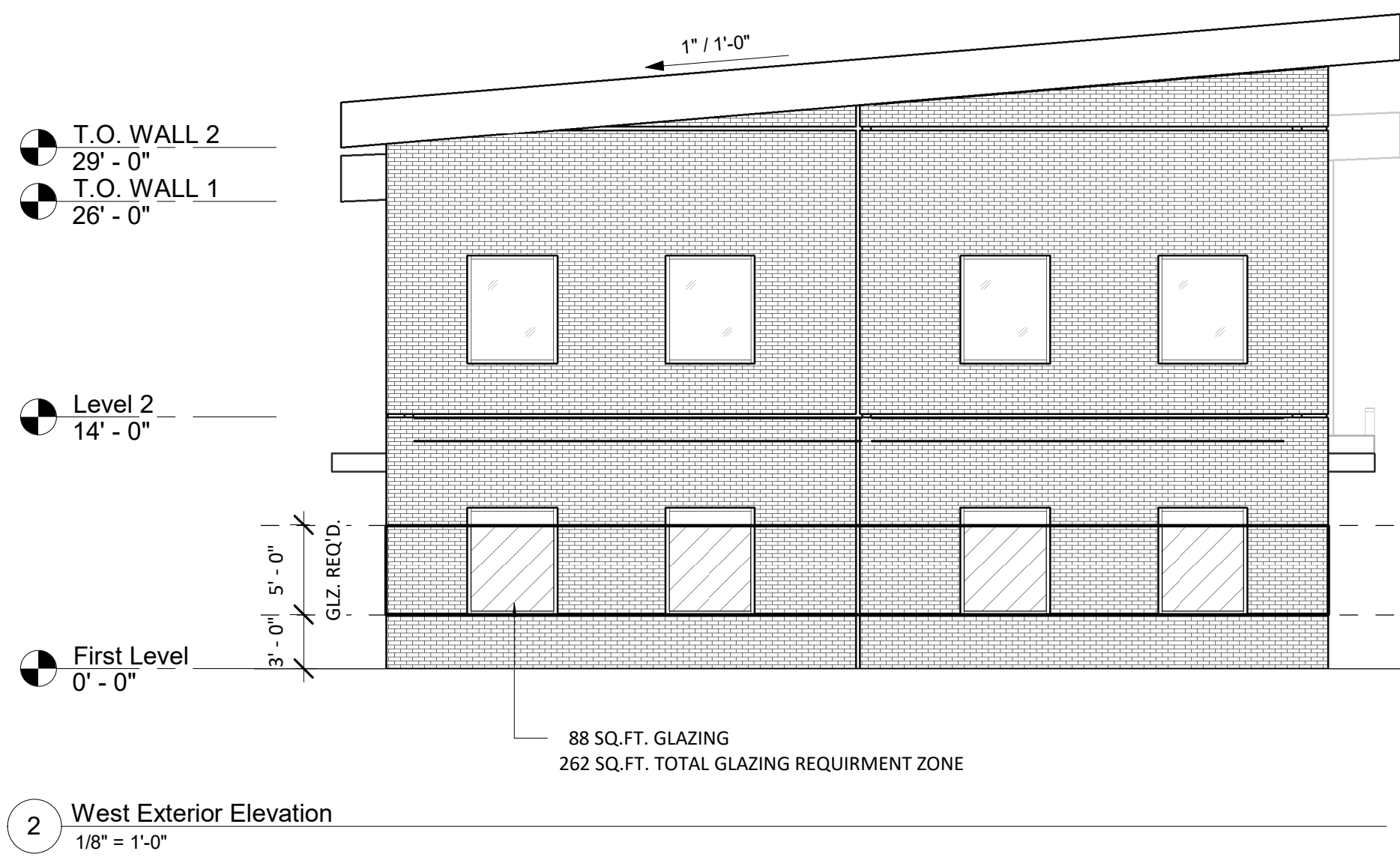
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PROJECT NUMBER:
PROJECT NUMBER

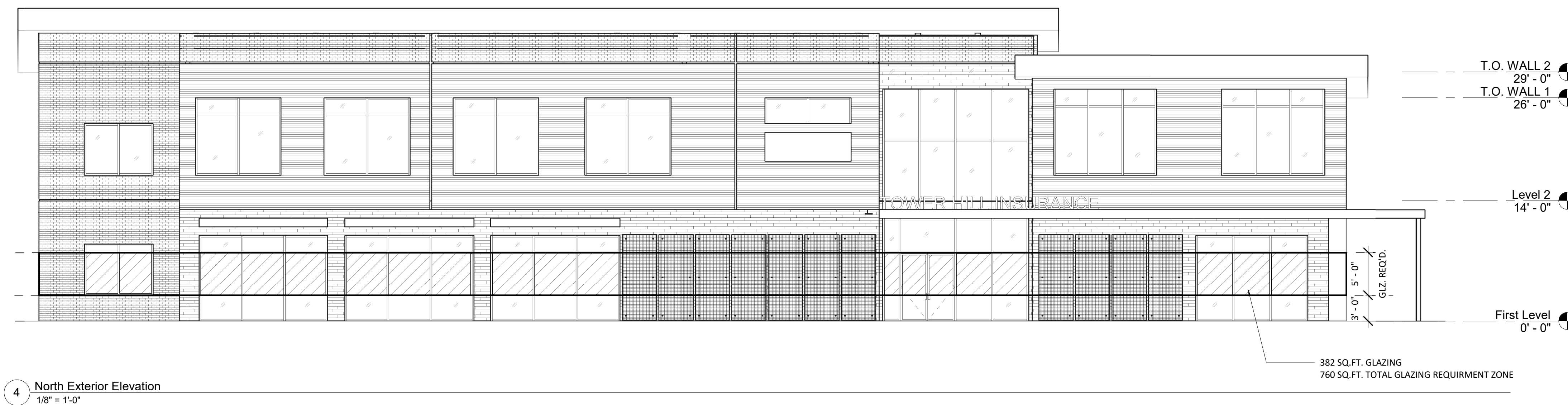
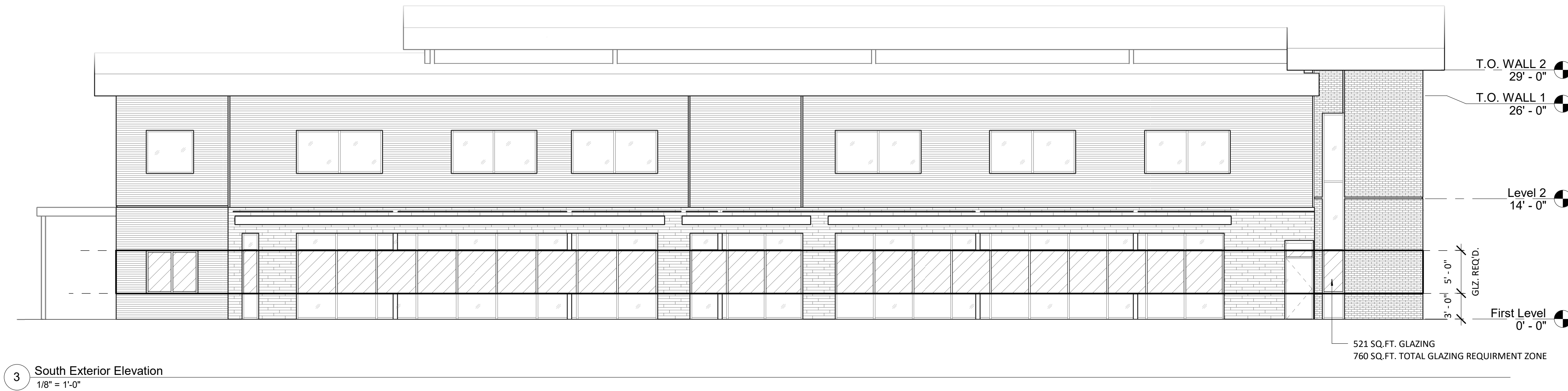
DRAWING TITLE:
EXTERIOR
ELEVATIONS

SHEET NO.

A2.01



| BUILDING INFORMATION N-3 | |
|-----------------------------|--|
| BUILDING HEIGHT | 36' - 6" |
| NUMBER OF STORIES | 2 |
| OCCUPANCY CLASS | BUSINESS |
| TOTAL OCCUPANCY | 153 |
| CONSTRUCTION TYPE | TYPE 5B |
| SPRINKLER | YES |
| GROSS FLOOR AREA (PER LDC) | 15,277 SQ.FT. |
| BUILDING AREA (PER FBC) | 15,277 SQ.FT. + 580 SQ. FT (EXT CANOPY) 15,857 SQ.FT TOTAL |
| GLAZING REQUIREMENTS | |
| GROUND LEVEL FACADE SQ.FT. | 2,045 SF |
| GROUND LEVEL GLAZING SQ.FT. | 1,122 SF |
| PERCENT GLAZING % | 54.8 % |
| PLUMBING FIXTURES | 11 BATHROOM SINKS 2 KITCHEN SINKS 10 TOILETS 1 WATER FOUNTAIN |



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TOWER HILL INSURANCE
7201 NW 11th Place
Gainesville, FL 32605

DRAWING DATE: PROJECT STATUS
3/20/2019
SCHEMATIC DESIGN

REVISION DATE: / REVISED BY:

PROJECT NUMBER:
18.057

DRAWING TITLE:
EXTERIOR
ELEVATIONS

SHEET NO.

A2.01

| BUILDING INFORMATION N-4 | |
|-----------------------------|---|
| BUILDING HEIGHT | 31' - 5 1/2" |
| NUMBER OF STORIES | 2 |
| OCCUPANCY CLASS | BUSINESS |
| TOTAL OCCUPANCY | 138 |
| CONSTRUCTION TYPE | TYPE 5B |
| SPRINKLER | YES |
| GROSS FLOOR AREA (PER LDC) | 13,768 SQ.FT. |
| BUILDING AREA (PER FBC) | 13,768 SQ.FT. + 46 SQ. FT (EXT CANOPY) 13,814 SQ.FT TOTAL |
| GLAZING REQUIREMENTS | |
| GROUND LEVEL FACADE SQ.FT. | 1,946 SF |
| GROUND LEVEL GLAZING SQ.FT. | 675 SF |
| PERCENT GLAZING % | 34.7 % |
| PLUMBING FIXTURES | 5 BATHROOM SINKS 3 KITCHEN SINKS 8 TOILETS 2 WATER FOUNTAIN 4 SHOWERS |

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CONCEPT COMPANIES OFFICE
MARKETS WEST
GAINESVILLE, FL.

| Revisions | | | |
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CONCEPTUAL DESIGN

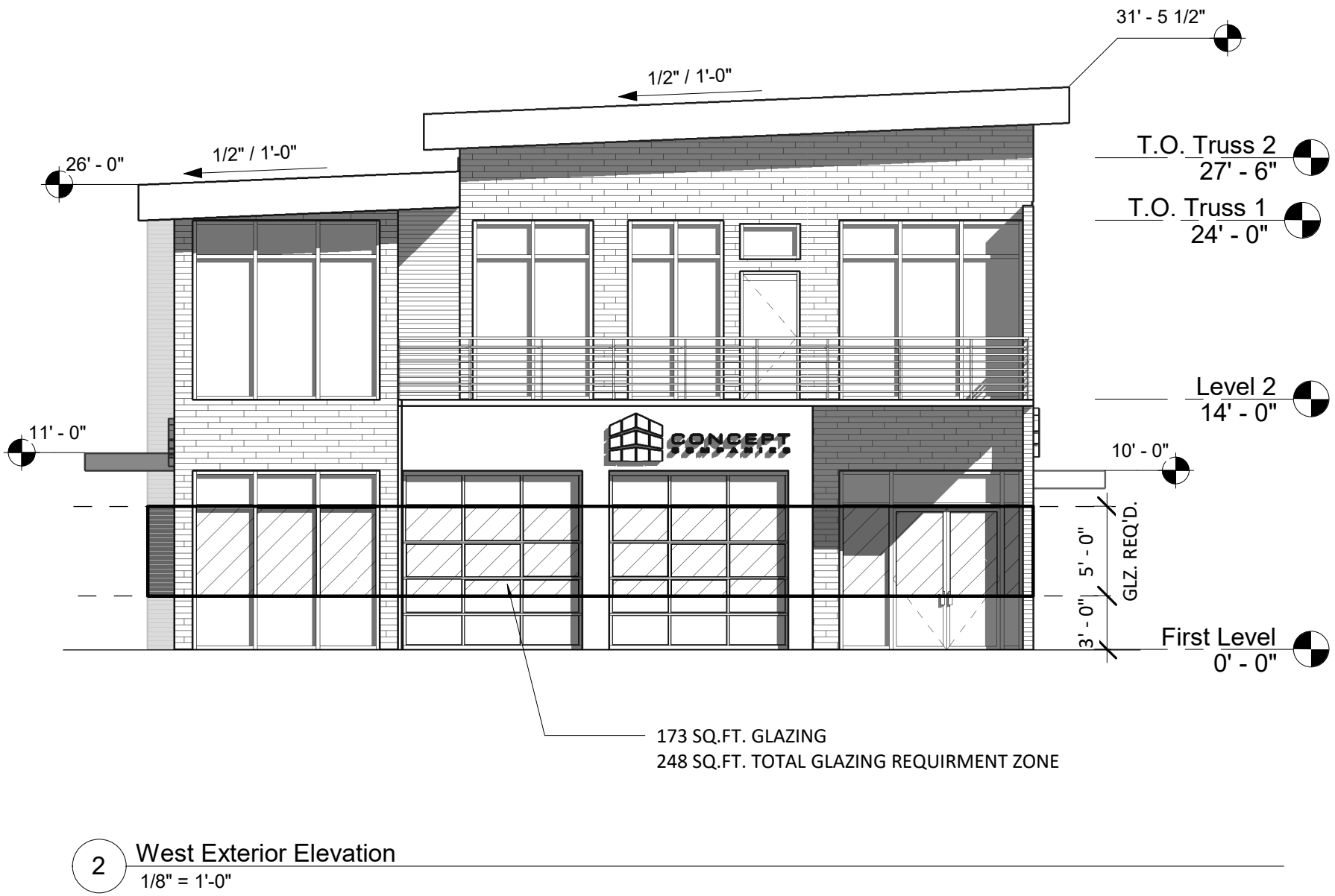
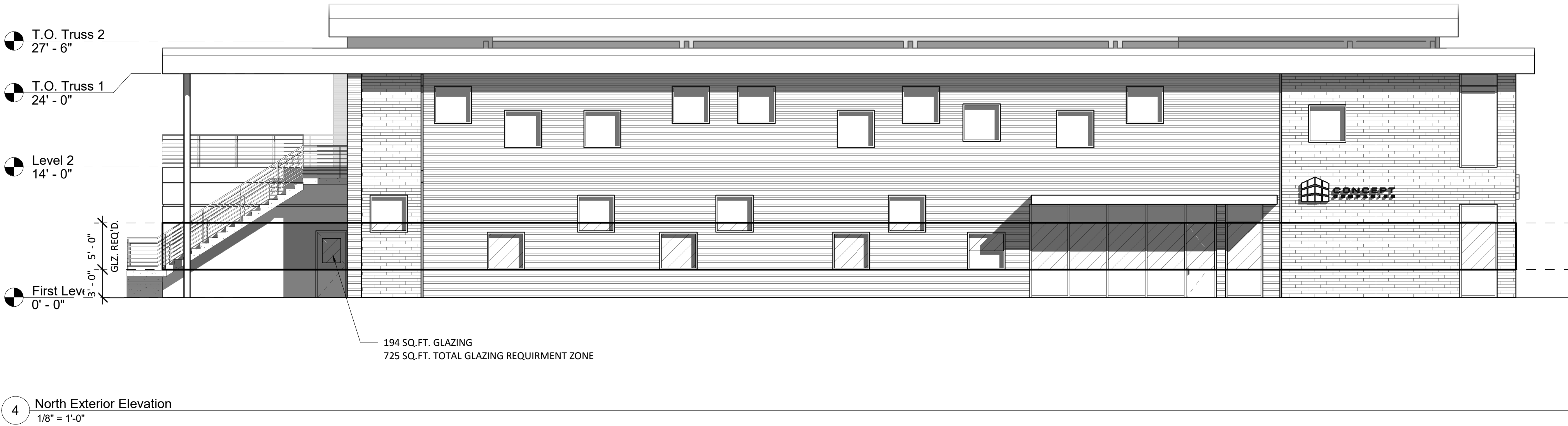
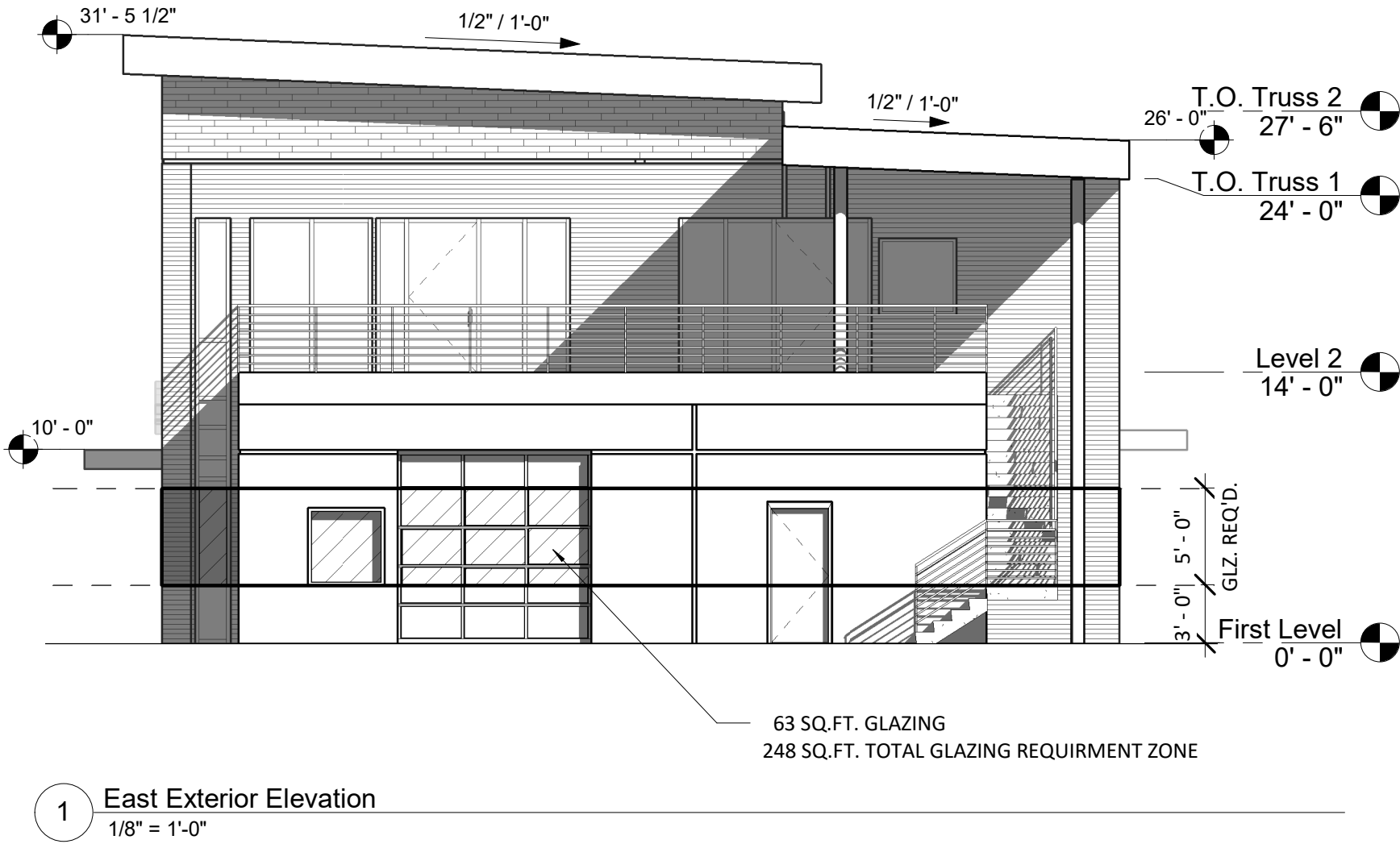
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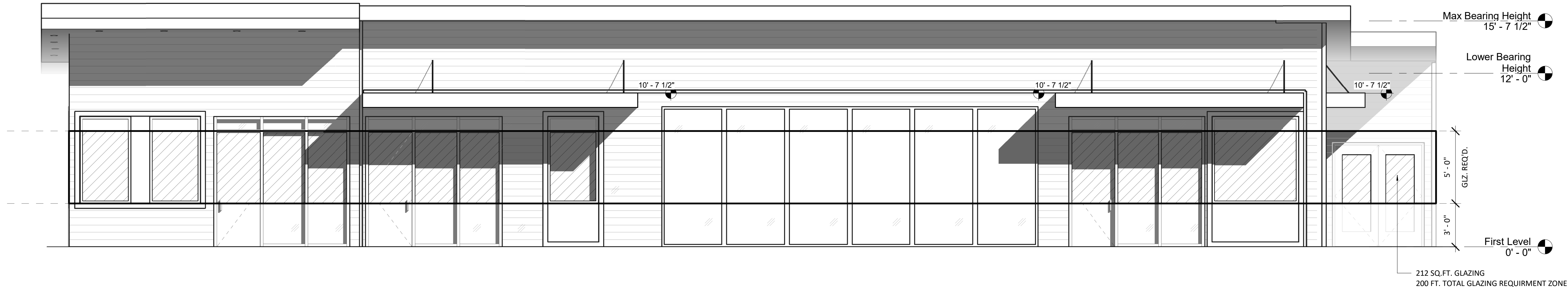
PROJECT NUMBER:
18.058

DRAWING TITLE:
EXTERIOR
ELEVATIONS

SHEET NO.

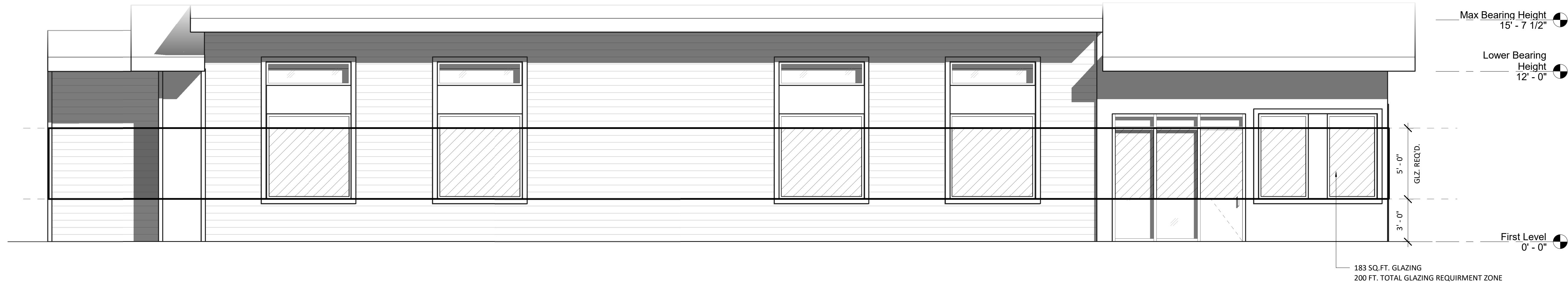
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1 West Exterior Elevation
1/4" = 1'-0"

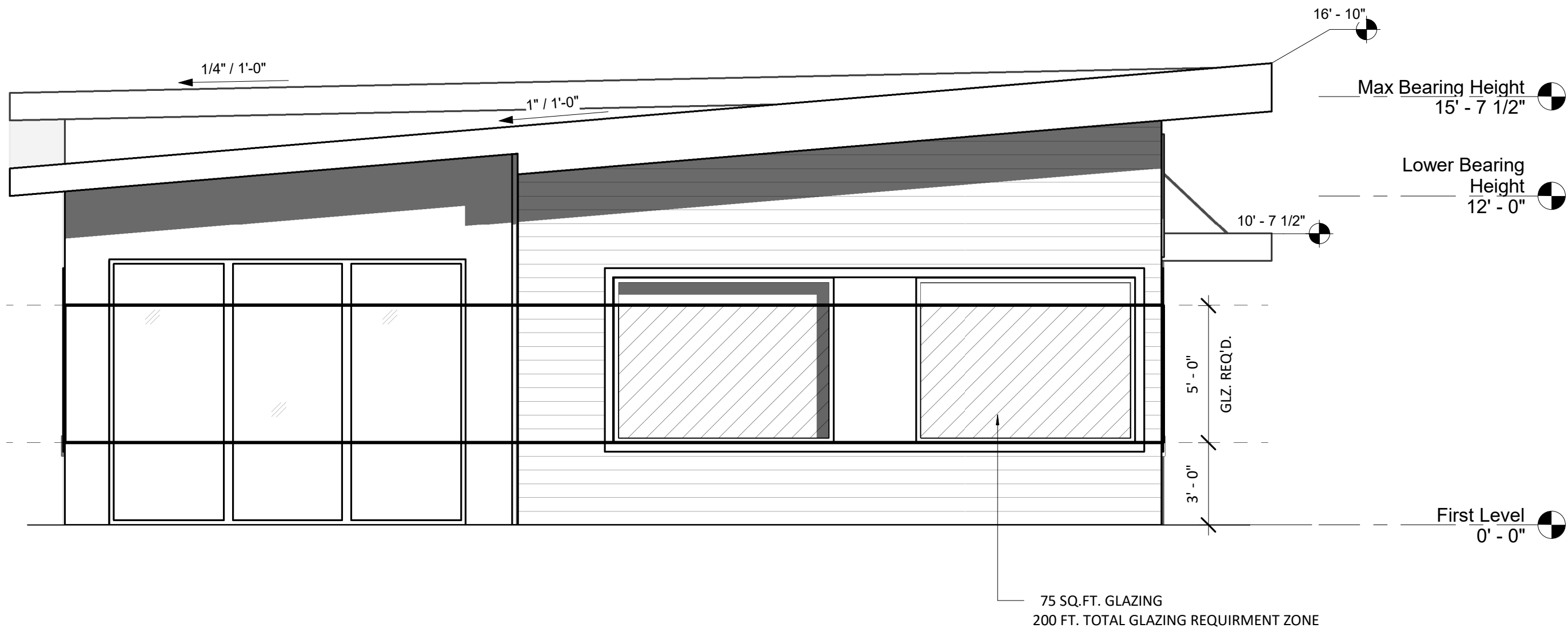
| BUILDING INFORMATION N-6 | |
|-----------------------------|--------------|
| BUILDING HEIGHT | 16' - 10" |
| NUMBER OF STORIES | 1 |
| OCCUPANCY CLASS | BUSINESS |
| TOTAL OCCUPANCY | 55 |
| CONSTRUCTION TYPE | TYPE 5B |
| SPRINKLER | NO |
| GROSS FLOOR AREA (PER LDC) | 3,090 SQ.FT. |
| BUILDING AREA (PER FBC) | 3,506 SQ.FT. |
| GLAZING REQUIREMENTS | |
| GROUND LEVEL FACADE SQ.FT. | 1,346 SF |
| GROUND LEVEL GLAZING SQ.FT. | 540 SF |
| PERCENT GLAZING % | 40.2 % |
| PLUMBING FIXTURES | |
| 4 SINKS | |
| 2 TOILETS | |
| 1 WATER FOUNTAIN | |



2 East Exterior Elevation
1/4" = 1'-0"



3 North Exterior Elevation
1/4" = 1'-0"



4 South Exterior Elevation
1/4" = 1'-0"

JAMES
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GAINESVILLE, FL. 32606
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PROJECT STATUS

REVISION DATE: / REVISED BY:

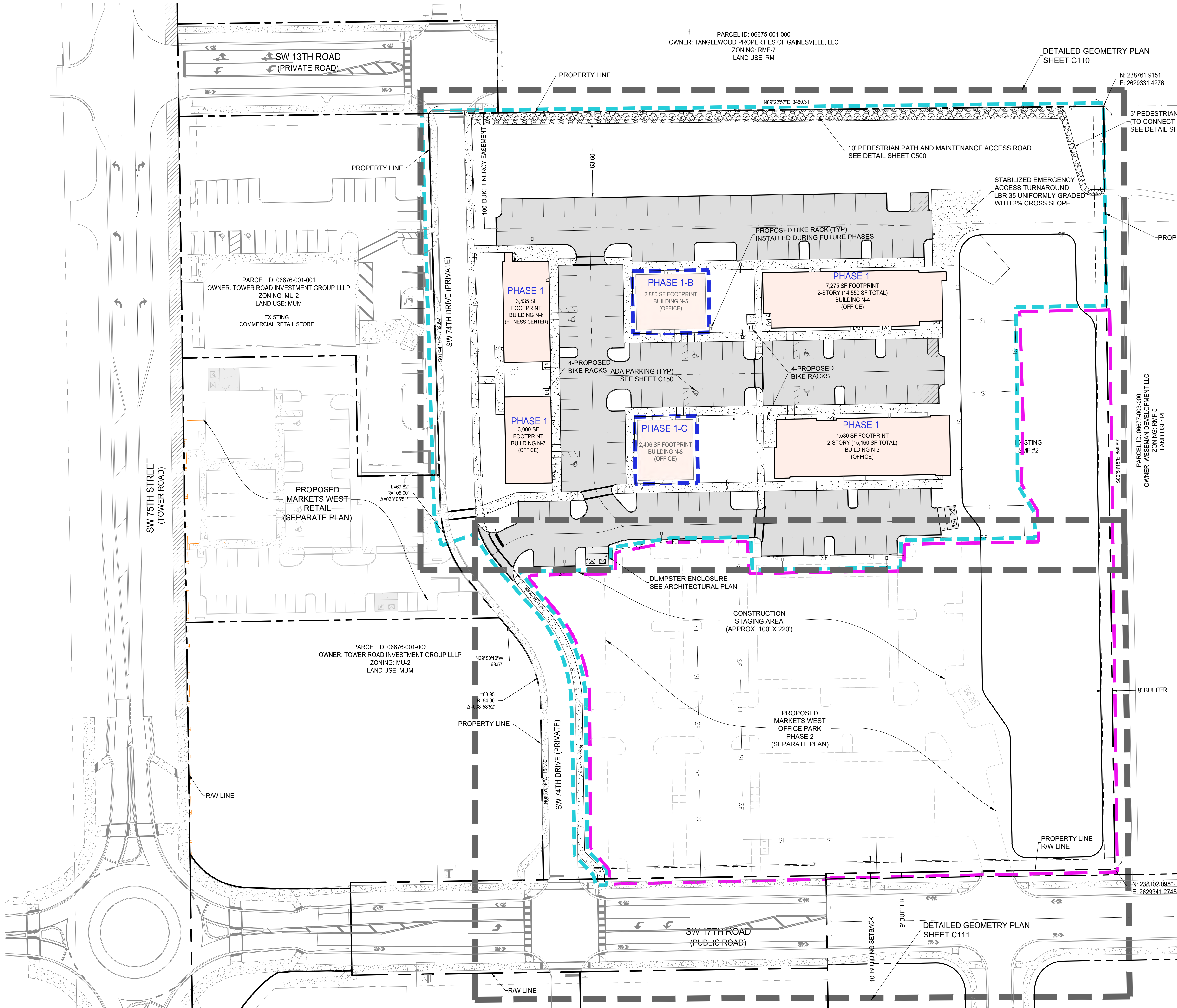
PROJECT NUMBER:
PROJECT NUMBER

DRAWING TITLE:
EXTERIOR
ELEVATIONS

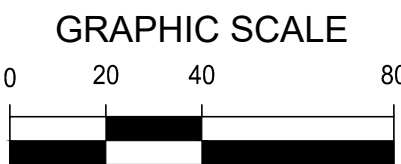
SHEET NO.

A2.01

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LEGEND

- STANDARD DUTY ASPHALT (SEE SHEET C500 FOR DETAIL)
- CONCRETE SIDEWALK (SEE SHEET C500 FOR DETAIL)
- HEAVY DUTY CONCRETE (SEE SHEET C500 FOR DETAIL)
- STABILIZED ACCESS DRIVE (SEE SHEET C500 FOR DETAIL)
- PHASE 1
- PHASES 1-B AND 1-C BUILDING PHASING
- PHASE 2
- SHEET LINE
- NORTHING / EASTING COORDINATE
- PHASE 2 IMPROVEMENTS

PHASE 1 (PROPOSED COMPLETION 2020):
PROJECT AREA: 4.74 AC. ±
PROPOSED OFFICE USE: 32,710 SF
PROPOSED FITNESS CENTER: 3,535 SF
PROPOSED VEHICULAR PARKING: 184 SPACES (INCLUDING 6 ACCESSIBLE)
PROPOSED BICYCLE SPACES: 20 SPACES (10 RACKS)

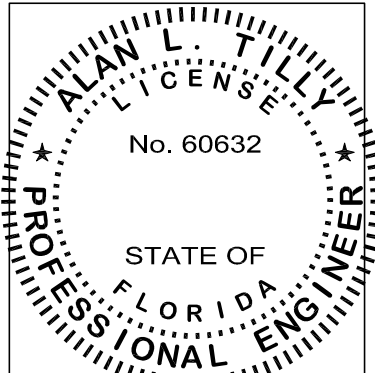
INCLUDES CONSTRUCTION OF:

- ALL PHASE-RELATED PAVEMENT, PARKING, SIDEWALKS, DUMPSTERS, UTILITIES, LIGHTING, AND LANDSCAPING.
- SEWER AND WATER MAINS FROM SW 17TH ROAD TO THE PROPOSED OFFICE PARK, TOGETHER WITH FUTURE UTILITY STUBS.
- SIDEWALK ALONG THE PRIVATE INTERNAL DRIVE FROM SW 13TH ROAD TO SW 17TH ROAD.
- STABILIZED AREA FOR EMERGENCY VEHICLE TURNAROUND AND CRUSHED CONCRETE PATH FOR DUKE ENERGY MAINTENANCE AND PEDESTRIAN CONNECTIVITY.
- ALL UTILITY CONNECTIONS AND STUB OUTS TO ACHIEVE "PAD READY" STATUS FOR BUILDINGS N-5 AND N-8.
- SITE PLAN PERMIT INCLUDING SIDEWALK CONNECTION, BIKE RACKS, AND UTILITY SERVICES FOR BUILDING N-3 (2-STORY, 15,160 SF OFFICE BUILDING), N-4 (2-STORY, 13,920 SF OFFICE BUILDING), N-6 (3,535 SF FITNESS CENTER) AND BUILDING N-7 (3,000 SF OFFICE BUILDING).

PHASES 1-B AND 1-C (PROPOSED COMPLETION 2022):
INCLUDES BIKE RACKS, SIDEWALK CONNECTION, AND SITE PLAN PERMITTING FOR:

- PHASE 1-B: BUILDING N-5 (1-STORY; 2,880 SF FOOTPRINT)
- PHASE 1-C: BUILDING N-8 (1-STORY; 2,496 SF FOOTPRINT)

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ALAN L. TILLY
FLORIDA PE# 60632

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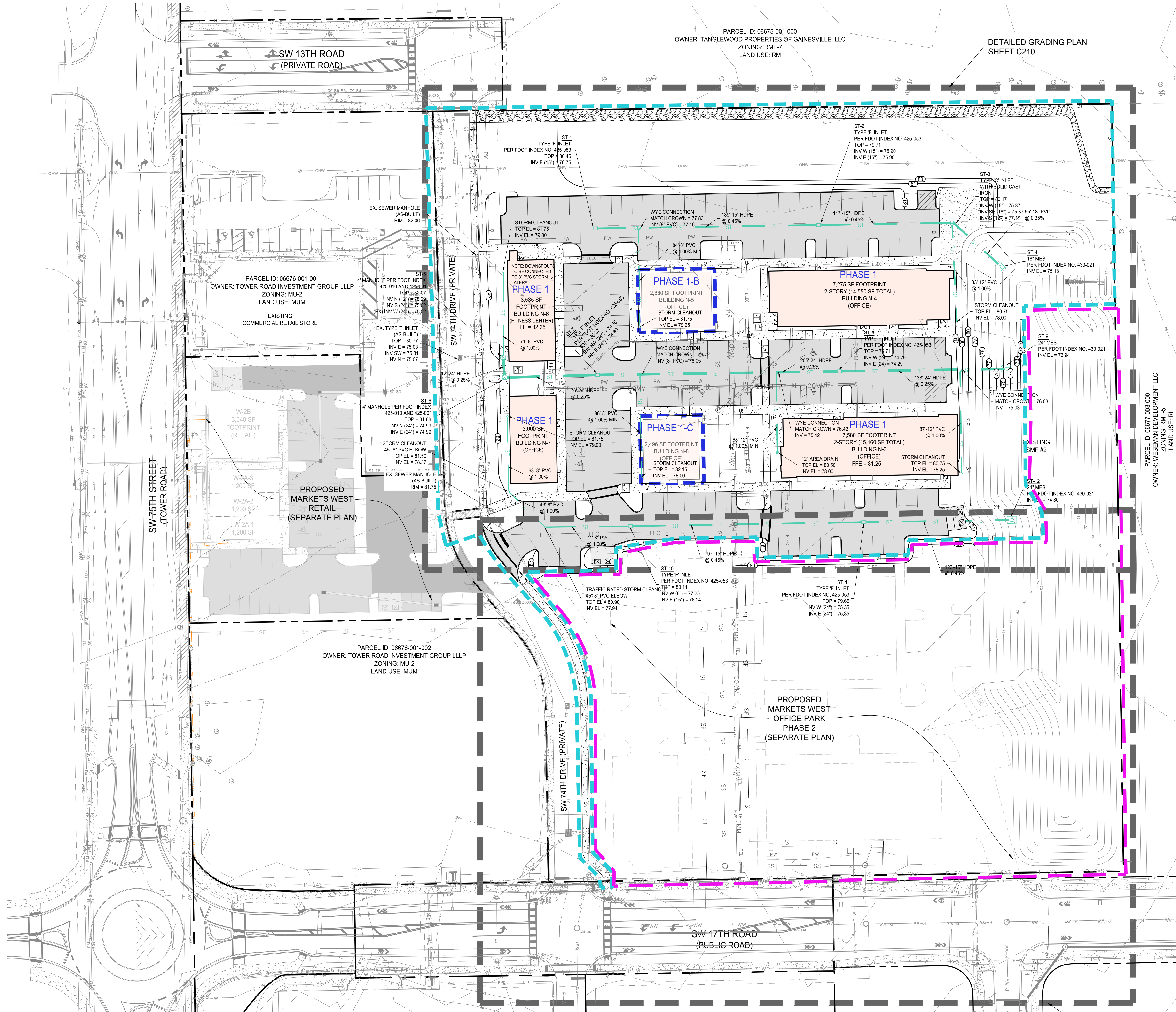
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FL CERTIFICATE OF
AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809

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PHYSICAL ADDRESS: 202 RIVINGTON AVE., GAINESVILLE, FL 32601
MAILING ADDRESS: 3304 W. UNIVERSITY AVE., SUITE 101, GAINESVILLE, FL 32607

OVERALL SITE GEOMETRY PLAN
FOR:
MARKETS WEST OFFICE PARK
PHASE 1
GAINESVILLE FLORIDA

DESIGNED BY: HW
DRAWN BY: MH
APPROVED BY: AT
PROJECT NO.
18-001.02
SHEET NO.
C100

\\P201\Project\Server\13_VECT\ENGINEERING\1_PROJECTS\18-001_Markets West\Phase1\18-001_02 Office Park\Production\Files\C200 Grading.dwg, 5/12/2019 9:27:23 AM, holly



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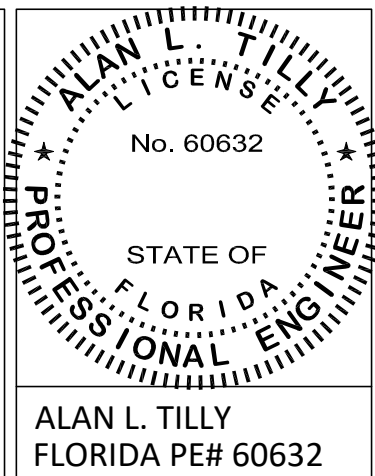
- LEGEND**
- FLOW DIRECTION
 - PROPOSED SPOT ELEVATION
 - EP — EDGE OF PAVEMENT
 - H.P. — HIGH POINT
 - M.E. — MATCH EXISTING
 - SW — SIDEWALK
 - PROPOSED CONTOURS
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOURS
 - SF — SILT FENCE SEE DETAIL SHEET C020
 - PHASE 1
 - PHASE 2
 - PHASES 1-B AND 1-C BUILDING PHASING

- GRADING NOTES:**
- EXISTING ELEVATIONS ARE BASED ON PROPOSED DATA. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH THE ENGINEER AS NECESSARY.
 - BUILDING N-4, N-5, N-7, AND N-8 TO BE PAD READY. FFE OF BUILDING PADS SHALL BE BETWEEN 6 AND 9 INCHES BELOW FINAL FINISHED FLOOR ELEVATION.

- PHASE 1 (PROPOSED COMPLETION 2020):**
PROJECT AREA: 4.74 AC, ±
PROPOSED OFFICE USE: 32,710 SF
PROPOSED FITNESS CENTER: 3,535 SF
PROPOSED VEHICULAR PARKING: 184 SPACES (INCLUDING 6 ACCESSIBLE)
PROPOSED BICYCLE SPACES: 20 SPACES (10 RACKS)
- INCLUDES CONSTRUCTION OF:**
- ALL PHASE-RELATED PAVEMENT, PARKING, SIDEWALKS, DUMPSTERS, UTILITIES, LIGHTING, AND LANDSCAPING.
 - SEWER AND WATER MAINS FROM SW 17TH ROAD TO THE PROPOSED OFFICE PARK, TOGETHER WITH FUTURE UTILITY STUBS.
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 - STABILIZED AREA FOR EMERGENCY VEHICLE TURNAROUND AND CRUSHED CONCRETE PATH FOR DUKE ENERGY MAINTENANCE AND PEDESTRIAN CONNECTIVITY.
 - ALL UTILITY CONNECTIONS AND STUB OUTS TO ACHIEVE "PAD READY" STATUS FOR BUILDINGS N-5 AND N-8.
 - SITE PLAN PERMIT INCLUDING SIDEWALK CONNECTION, BIKE RACKS, AND UTILITY SERVICES FOR BUILDING BUILDING N-3 (2-STORY, 15,160 SF OFFICE BUILDING), N-4 (2-STORY, 13,920 SF OFFICE BUILDING), N-6 (3,535 SF FITNESS CENTER) AND BUILDING N-7 (3,000 SF OFFICE BUILDING).

- PHASES 1-B AND 1-C (PROPOSED COMPLETION 2022):**
INCLUDES BIKE RACKS, SIDEWALK CONNECTION, AND SITE PLAN PERMITTING FOR:
- PHASE 1-B: BUILDING N-5 (1-STORY, 2,880 SF FOOTPRINT)
 - PHASE 1-C: BUILDING N-8 (1-STORY, 2,496 SF FOOTPRINT)

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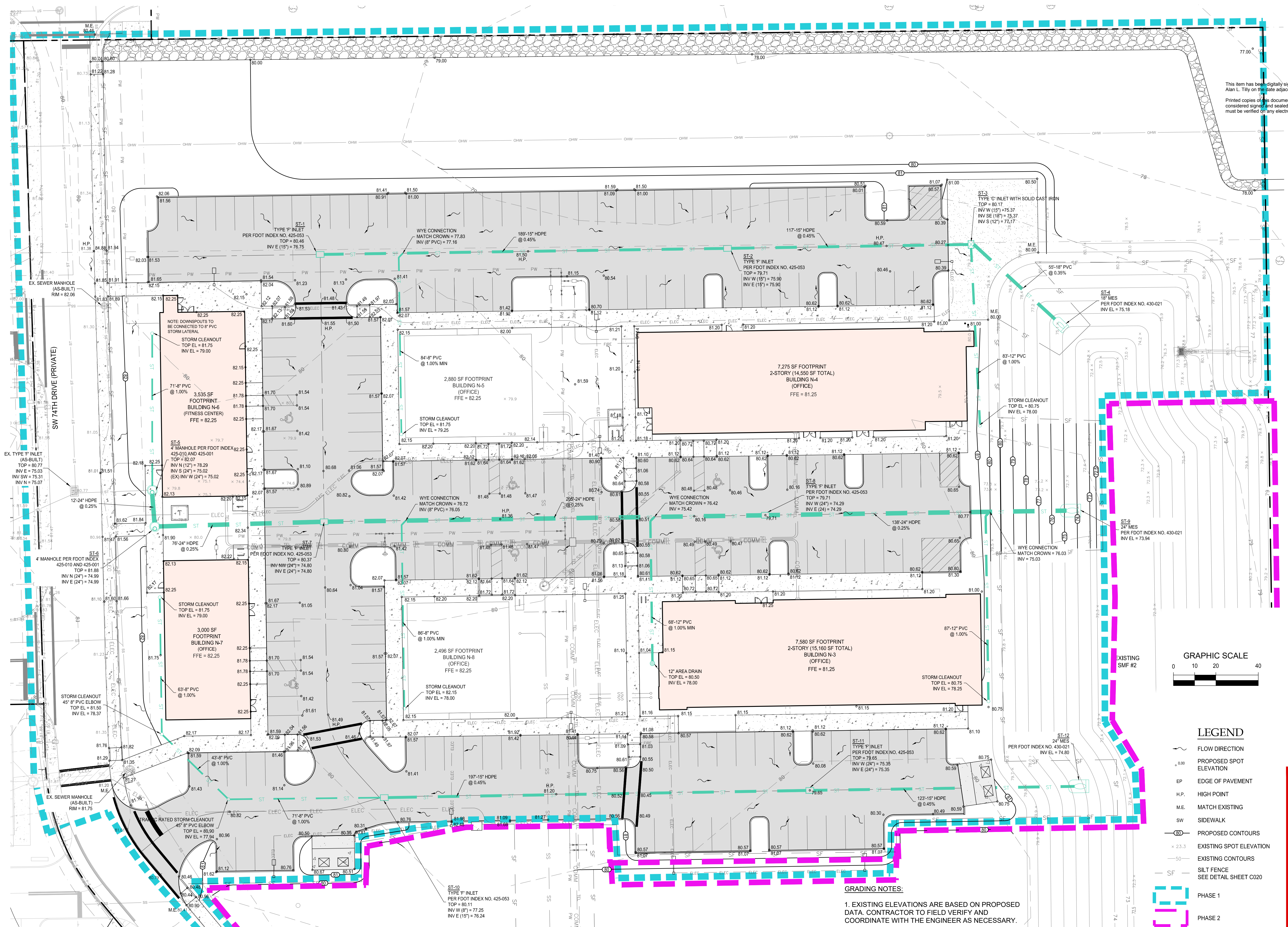
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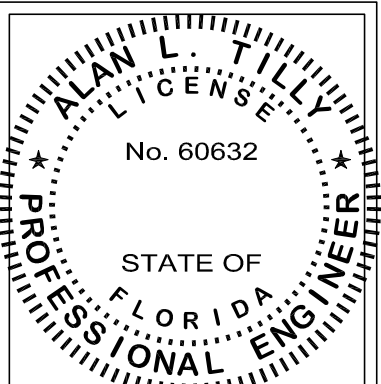
OVERALL DRAINAGE PLAN
FOR:
**MARKETS WEST OFFICE PARK
PHASE 1**
GAINESVILLE FLORIDA

DESIGNED BY: HW
DRAWN BY: MH
APPROVED BY: AT
PROJECT NO.
18-001.02
SHEET NO.
C200



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PHYSICAL ADDRESS: 720 SW 2ND AVE., GAINESVILLE FL, 32601
MAILING ADDRESS: 3324 W. UNIVERSITY AVE., PMB #151 GAINESVILLE FL, 32607



DETAILED GRADING AND

FOR:
MARKETS WEST OFFICE PARK
PHASE 1
ESVILLE
FLOR

PHASE I
GAINESVILLE
FLORIDA

| | |
|---------------------------------|----|
| DESIGNED BY: | HW |
| DRAWN BY: | MH |
| APPROVED BY: | AT |
| PROJECT NO. 18-001.02 | |
| SHEET NO. C210 | |

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

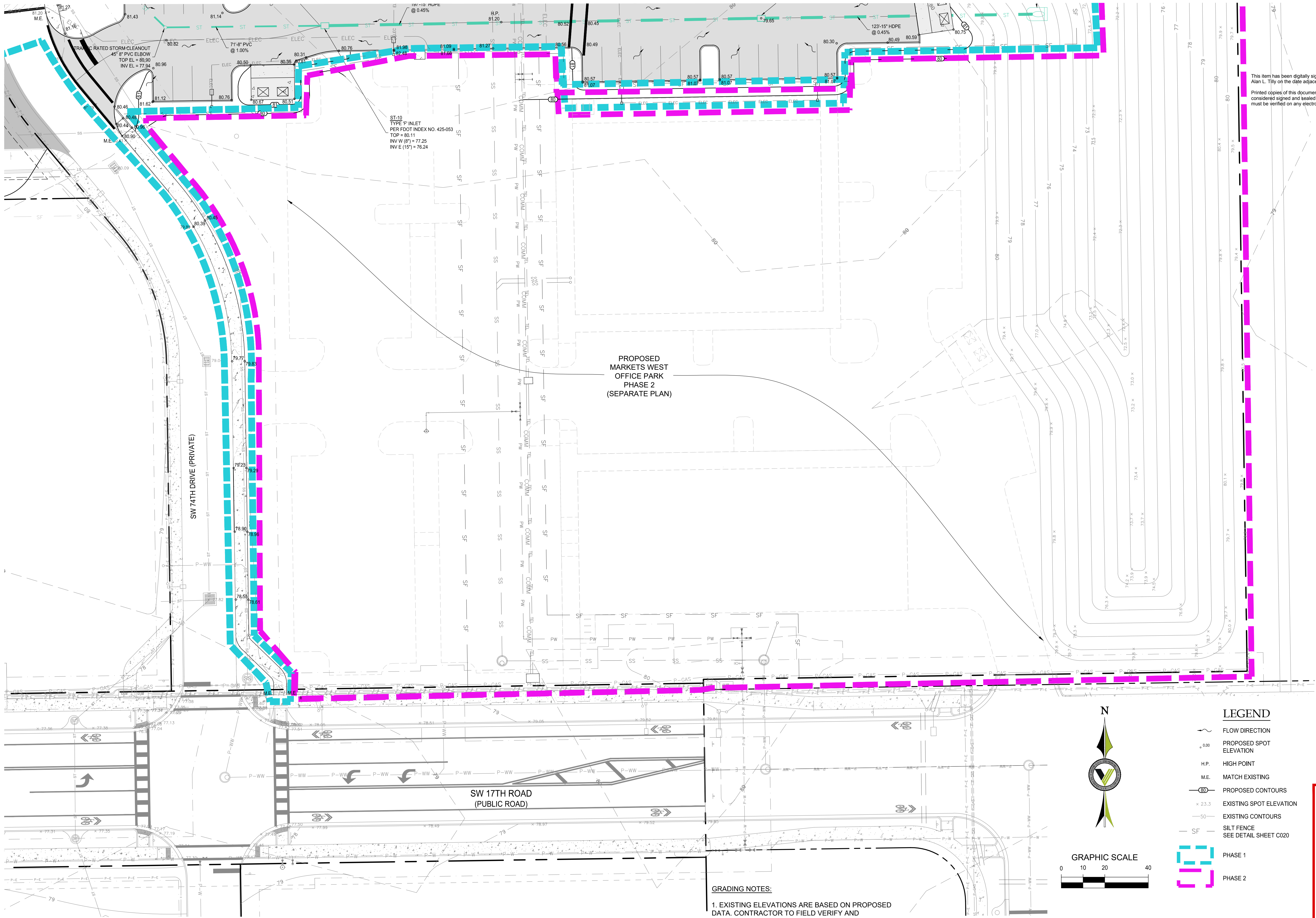
GRADING NOTES:

1. EXISTING ELEVATIONS ARE BASED ON PROPOSED DATA. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH THE ENGINEER AS NECESSARY.

2. BUILDING N-4, N-5, N-7, AND N-8 TO BE PAD READY.
FFE OF BUILDING PADS SHALL BE BETWEEN 6 AND
9 INCHES BELOW FINAL FINISHED FLOOR ELEVATION

\\V201\Project\Server\13_VICTOR\ENGINEERING\PROJECTS\18-001_Markets West\Phase1\18-001_Detailed Grading\DWG_C210 Grading.dwg, 5/12/2019 9:31:44 AM, holly

SEE SHEET C210 FOR CONTINUATION

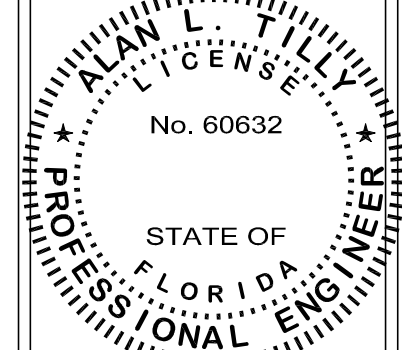


PROPOSED
MARKETS WEST
OFFICE PARK
PHASE 2
(SEPARATE PLAN)

GRADING NOTES:

1. EXISTING ELEVATIONS ARE BASED ON PROPOSED DATA. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH THE ENGINEER AS NECESSARY.
2. BUILDING N-4, N-5, N-7, AND N-8 TO BE PAD READY. FFE OF BUILDING PADS SHALL BE BETWEEN 6 AND 9 INCHES BELOW FINAL FINISHED FLOOR ELEVATION.

This item has been digitally signed and sealed by Alan L. Tilly on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



ALAN L. TILLY
FLORIDA PE# 60632

SUBMITTALS/REVISIONS:
02/06/2019 - CITY OF GAINESVILLE, GRU
04/24/2019 - CITY OF GAINESVILLE, GRU
05/21/2019 - CITY OF GAINESVILLE, GRU, SURVMD

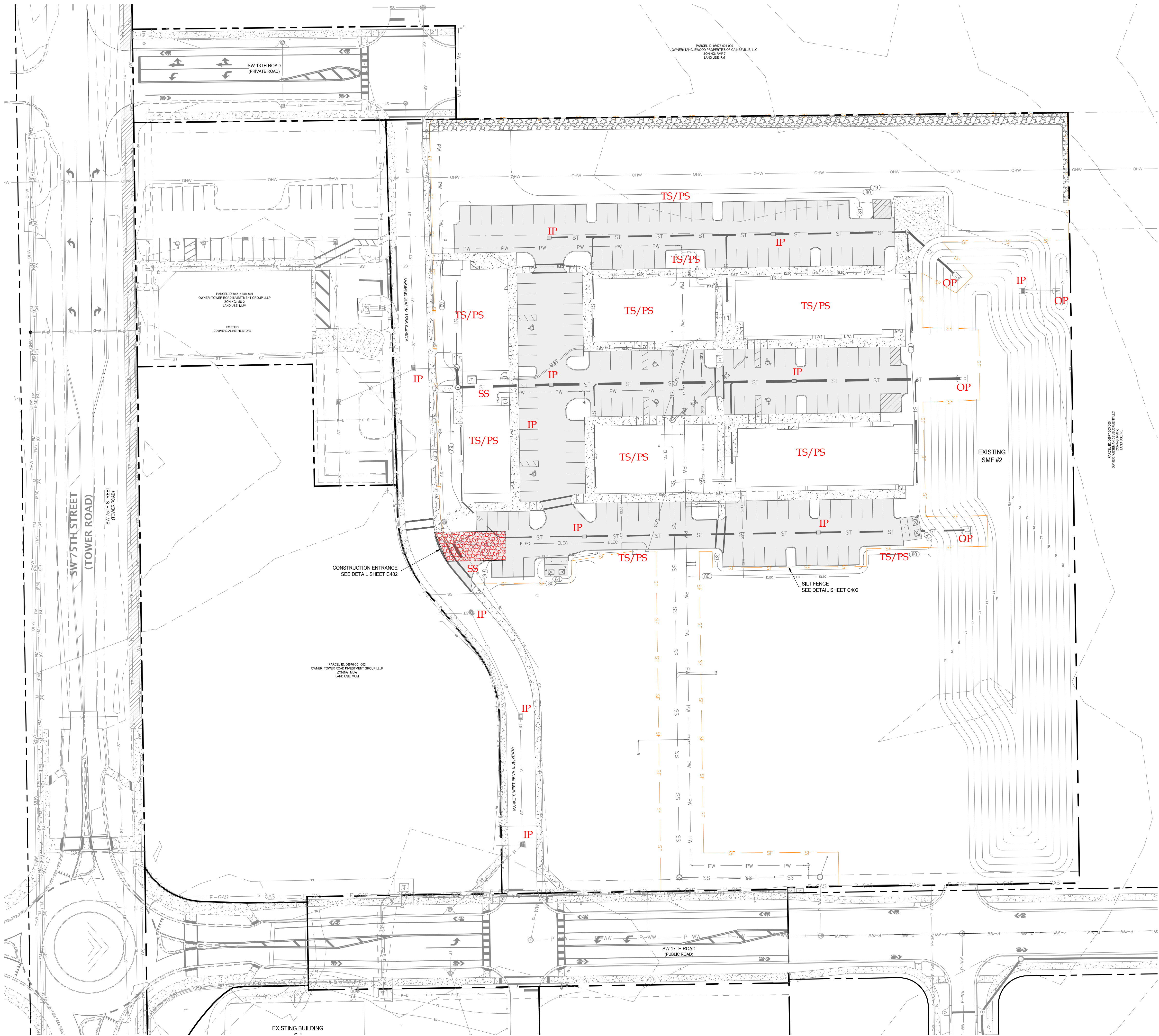
VECTOR CIVIL
ENGINEERING, LLC
FL CERTIFICATE OF
AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809



DETAILED GRADING AND
DRAINAGE PLAN
FOR:
MARKETS WEST OFFICE PARK
PHASE 1
GAINESVILLE FLORIDA

DESIGNED BY: HW
DRAWN BY: MH
APPROVED BY: AT
PROJECT NO.
18-001.02
SHEET NO.
C211

FOR REVIEW ONLY
NOT FOR CONSTRUCTION



This item has been digitally signed and sealed by Alan L. Tilly on the date adjacent to the seal.

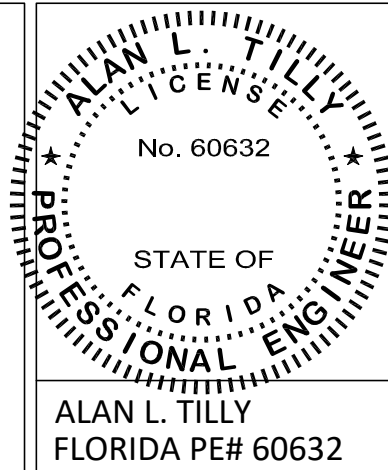
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



LEGEND

- PROPOSED STANDARD DUTY ASPHALT
- CONSTRUCTION ENTRANCE / SOIL TRACKING PREVENTION
SEE DETAIL SHEET C402
- INLET PROTECTION
- OUTLET PROTECTION
- SOD STABILIZATION
DRY SLOPES STEEPER THAN 4:1 ONLY
SEE LANDSCAPE PLANS FOR DETAIL
- TEMPORARY SEEDING / PERMANENT SEEDING
- SILT FENCE
SEE DETAIL THIS SHEET

- NOTE:
- ALL APPLICABLE PERMIT INSPECTIONS MUST BE COMPLETED PRIOR TO COMMENCEMENT OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, EROSION CONTROL AND TREE BARRICADES.
 - SEE SHEET C010 FOR ADDITIONAL NOTES REGARDING DEMOLITION AND TREE PROTECTION NOTES.



SUBMITTALS/REVISIONS:

- 02/26/2019 - CITY OF GAINESVILLE, GRU, SHRWMD
- 04/24/2019 - CITY OF GAINESVILLE, GRU, SHRWMD

VECTOR CIVIL
ENGINEERING, LLC
FL CERTIFICATE OF
AUTHORIZATION NO. 32836
PH: (352) 333-3233
FAX: (800) 218-7809



STORMWATER POLLUTION
PREVENTION PLAN
FOR:
MARKETS WEST OFFICE PARK
PHASE 1
GAINESVILLE FLORIDA

DESIGNED BY: HW
DRAWN BY: MH
APPROVED BY: AT
PROJECT NO.
18-001.02
SHEET NO.
C401

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PHOTOMETRIC NARRATIVE

THE FOLLOWING IS INTENDED TO SERVE AS A DESIGN NARRATIVE FOR THE PHOTOMETRIC ANALYSIS AND SITE LIGHTING DESIGN.

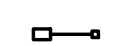
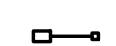



THIS DESIGN ENCOMPASSES LIGHTING FOR A NEW DEVELOPMENT EAST OF TOWER RD. THE DEVELOPMENT INCLUDES FIVE NEW OFFICE BUILDINGS, A FITNESS CENTER, ACCOMPANYING DUMPSTER AREAS AND PARKING LOTS.

PROPOSED SITE LIGHTING IS ACCOMPLISHED WITH POLE MOUNTED LED FIXTURES PROVIDED BY GRU. SECURITY LIGHTING IS COMPRISED OF BUILDING MOUNTED, FULL CUT-OFF LED FIXTURES THAT WILL OPERATE FROM DUSK-TO-DAWN IN ACCORDANCE WITH 30-6.12(D)(1)(g).

LIGHT TRESPASS VALUES ARE WITHIN REQUIRED LIMITATIONS AT ALL POINTS.

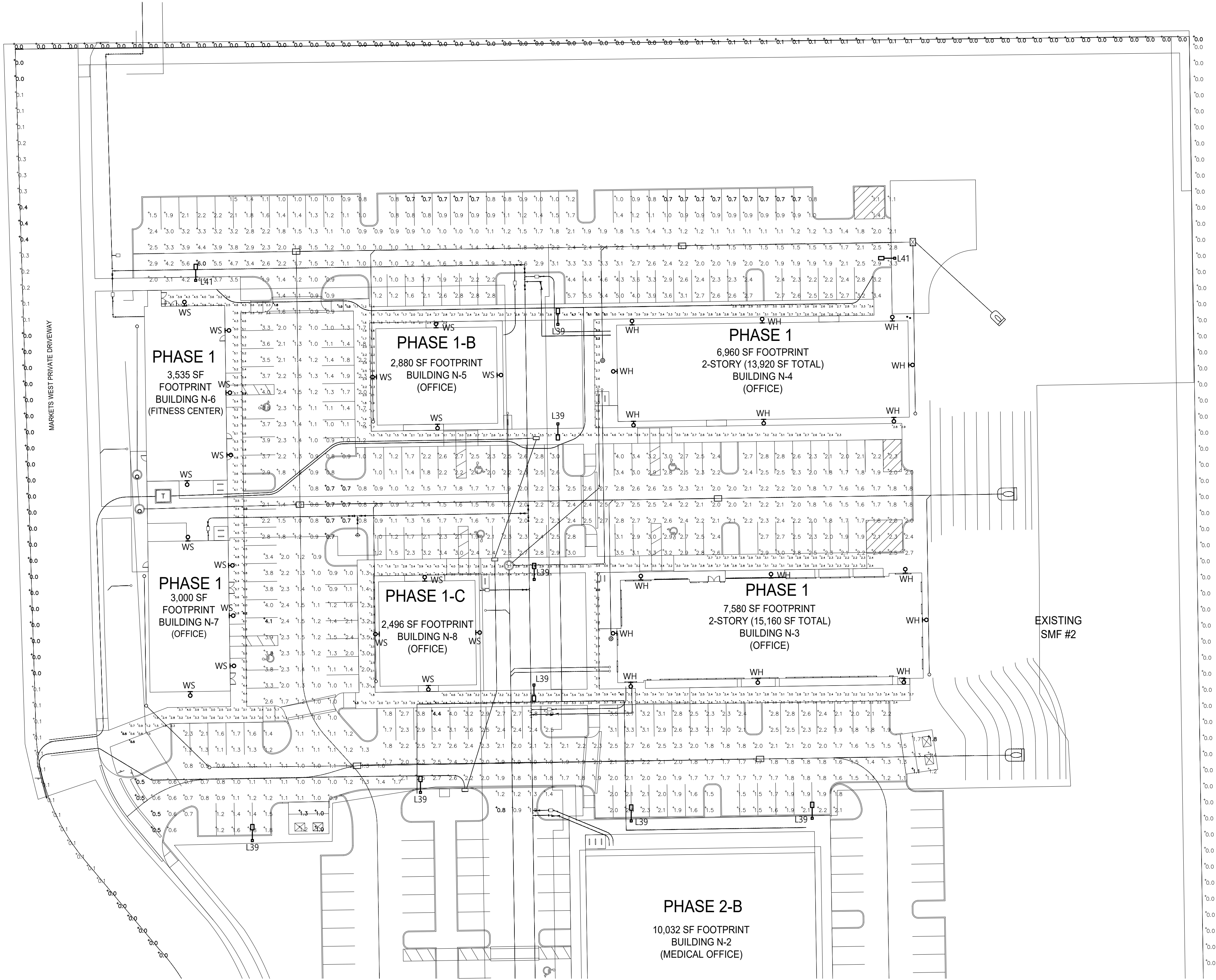
OVERALL, THIS DESIGN PROVIDES SAFE LIGHTING FOR PATRONS WHILE CONFORMING WITH THE PROVISIONS OF 30-6.12 AND MINIMIZING IMPACT ON NEIGHBORING PROPERTIES.

| Photometric Statistics | | | | | | | |
|------------------------|--------|--------|--------|--------|---------|---------|---------------------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min | Code |
| BUILDING N-3 ENTRY | + | 2.8 fc | 4.1 fc | 2.0 fc | 2.1:1 | 1.4:1 | 30-6.12(E)(3)(a) |
| BUILDING N-4 ENTRY | + | 3.2 fc | 5.1 fc | 2.2 fc | 2.3:1 | 1.5:1 | 30-6.12(E)(3)(a) |
| BUILDING N-5 ENTRY | + | 2.3 fc | 4.7 fc | 1.0 fc | 4.7:1 | 2.3:1 | 30-6.12(E)(3)(a) |
| BUILDING N-6 ENTRY | + | 4.5 fc | 5.9 fc | 1.8 fc | 3.3:1 | 2.5:1 | 30-6.12(E)(3)(a) |
| BUILDING N-7 ENTRY | + | 3.6 fc | 6.2 fc | 3.0 fc | 2.1:1 | 1.2:1 | 30-6.12(E)(3)(a) |
| BUILDING N-8 ENTRY | + | 3.1 fc | 5.1 fc | 1.3 fc | 3.9:1 | 2.4:1 | 30-6.12(E)(3)(a) |
| DUMPSTER | + | 1.4 fc | 1.8 fc | 1.1 fc | 1.6:1 | 1.3:1 | 30-6.12(E)(3)(d) |
| DUMPSTER 2 | + | 1.1 fc | 1.3 fc | 1.0 fc | 1.3:1 | 1.1:1 | 30-6.12(E)(3)(d) |
| EAST PROPERTY LINE | + | 0.0 fc | 0.0 fc | 0.0 fc | N/A | N/A | 30-6.12(D)(2)(b)(i) |
| NORTH PROPERTY LINE | + | 0.0 fc | 0.1 fc | 0.0 fc | N/A | N/A | 30-6.12(D)(2)(b)(i) |
| SOUTH PROPERTY LINE | + | 0.0 fc | 0.0 fc | 0.0 fc | N/A | N/A | 30-6.12(D)(2)(b)(i) |
| WEST PROPERTY LINE | + | 0.1 fc | 0.4 fc | 0.0 fc | N/A | N/A | 30-6.12(D)(2)(b)(i) |
| PHASE 1 PARKING | + | 2.0 fc | 6.0 fc | 0.7 fc | 8.6:1 | 2.9:1 | 30-6.12(E)(4)(b) |
| ENTRANCE DRIVE | + | 1.5 fc | 4.1 fc | 0.5 fc | 8.2:1 | 3.0:1 | 30-6.12(E)(4)(b) |

| Fixture Schedule for Photometrics | | | | | | | | | |
|---|-------|-----|----------------------------|--|--|--------------|-----------------|------|-----------------|
| Symbol | Label | QTY | Catalog Number | Description | Lamp | Number Lamps | Lumens per Lamp | LLF | Mounting Height |
|  | L39 | 8 | ERL1_09C330_____ | Evolve LED Roadway Streetlight-ERL1 | LED | 1 | 8799.816 | 0.81 | 30 |
|  | L41 | 2 | ERL2_23C330_____ -120-277V | Evolve LED Roadway Streetlight-ERL2 | LED | 1 | 22099.59 | 0.81 | 30 |
|  | WS | 18 | PWS-140L-1150-NW-G2-4-UNV | Pureform COMFORT Sconce (PWS), 140 LED's, 4000K CCT, TYPE 4 OPTIC, | (1) Square Light Guide Plate DRIVEN AT 500mA | 1 | 6436.196 | 0.81 | 15 |
|  | W | 18 | PWS-140L-1150-NW-G2-4-UNV | Pureform COMFORT Sconce (PWS), 140 LED's, 4000K CCT, TYPE 4 OPTIC, | (1) Square Light Guide Plate DRIVEN AT 500mA | 1 | 6436.196 | 0.81 | 20 |
|  | WH | 16 | PWS-140L-2100-NW-G2-4-UNV | Pureform COMFORT Sconce (PWS), 140 LED's, 4000K CCT, TYPE 4 OPTIC, | (1) Square Light Guide Plate DRIVEN AT 700mA | 1 | 10697.61 | 0.81 | 25 |

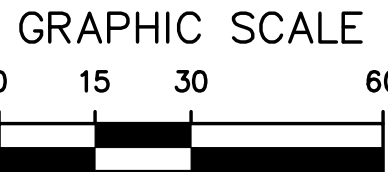
FIXTURE SCHEDULE NOTES.

- FIXTURE TYPE 'L39' IS A FULL CUT-OFF, POLE MT, ROADWAY TYPE LED FIXTURE BY GRU. THE FIXTURE SHALL BE INSTALLED ON A 30FT DIRECT-BURY CONCRETE POLE (GRU STOCK #59262-5) w/ 5FT BELOW GRADE, AND ON 4FT ARM (GRU STOCK #49983-8).
- FIXTURE TYPE 'L41' IS A FULL CUT-OFF, POLE MT, ROADWAY TYPE LED FIXTURE BY GRU. THE FIXTURES SHALL BE INSTALLED ON A 30FT DIRECT-BURY CONCRETE POLE (GRU STOCK #59262-5) w/ 5FT BELOW GRADE, AND ON 10FT ARMS (GRU STOCK #52573-1).
- FIXTURE TYPES 'WS', 'W', AND 'WH' ARE FULL CUT-OFF, WALL MT LED FIXTURES. THE FIXTURE WILL BE MOUNTED AT 15FT AFF, 20FT AFF, AND 25FT AFF RESPECTIVELY.
- DUE TO THE FULL CUT-OFF NATURE OF ALL PROPOSED FIXTURES, THE LIGHT LEVELS AT 5FT ABOVE THE FIXTURE ARE 0.0FC BY DEFINITION IN ACCORDANCE WITH 30-6.12(D)(1)(b).



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"



GENERAL NOTES

- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
- POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH DIRECT BURY CONCRETE POLE.
- PHOTOMETRIC PLAN TO ACT AS BASIS OF DESIGN ONLY. CONSTRUCTION DOCUMENTS PROVIDED SEPARATELY.

HUNTER DESIGN AND CONSULTING, INC.
735 ARLINGTON AVE N, STE 308
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

MARKETS WEST OFFICE PARK- PHASE 1
SITE LIGHTING PLAN
GAINESVILLE, FLORIDA

| PROJECT INFORMATION | |
|---------------------|-----------|
| PROJECT NUMBER: | 19004-B |
| DRAFTED: | K. HUNTER |
| DESIGNED: | K. HUNTER |
| REVIEWED: | K. HUNTER |
| ISSUE DATE: | 4/24/19 |
| REVISIONS | |
| | |
| | |
| | |

| SHEET NUMBER | |
|--------------|--|
| | |

TECHNICAL REVIEW COMMITTEE COMMENTS AND CONDITIONS

Project Name:
Workflow Started:
Report Generated:

AD-19-00026 - Markets West Office Park Phase 1
2/26/2019 8:58
6/8/2019 20:44

| Status | Department | File | Changemark Details | Markup Date | Applicant Response |
|------------|-------------------|--------------------------------|---|--------------------|--------------------|
| Unresolved | Water-Waste Water | C311 DETAILED UTILITY PLAN.pdf | You don't need these valves. | 06/07/2019 6:07 PM | |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | | 06/07/2019 6:04 PM | |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | | 06/07/2019 6:04 PM | |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | | 06/07/2019 6:04 PM | |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | | 06/07/2019 6:04 PM | |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | You have a valve for the meter at the reducer. YOu don't need both. Remove. | 06/07/2019 6:04 PM | |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | | 06/07/2019 6:04 PM | |
| Unresolved | Water-Waste Water | C300 OVERALL UTILITY PLAN.pdf | If the existing water is already installed and accepted, this need to be a tap and valve. If you want to move the water connection to the cap/plug, remove the cap/plug, install a tee, and set a new cap/plug closer to parcel 03375-001-000 | 06/07/2019 5:56 PM | |
| Unresolved | Water-Waste Water | C300 OVERALL UTILITY PLAN.pdf | Put an 8-inch valve here. | 06/07/2019 5:56 PM | |
| Unresolved | Water-Waste Water | C300 OVERALL UTILITY PLAN.pdf | it is not needed. | 06/07/2019 5:56 PM | |
| Unresolved | Water-Waste Water | C300 OVERALL UTILITY PLAN.pdf | Put a valve here for fire line. | 06/07/2019 5:56 PM | |
| Unresolved | Water-Waste Water | C300 OVERALL UTILITY PLAN.pdf | IT is not needed | 06/07/2019 5:56 PM | |

| | | | | | |
|------------|-------------------|--------------------------------|--|--------------------|---|
| Unresolved | Water-Waste Water | C300 OVERALL UTILITY PLAN.pdf | Please add a valve for the fire line. | 06/07/2019 5:56 PM | |
| Unresolved | Water-Waste Water | C300 OVERALL UTILITY PLAN.pdf | You can remove these valves. | 06/07/2019 5:56 PM | |
| Unresolved | Planners | E-1 Site Photometric Plan.pdf | 1. This statement, while true, does not demonstrate that the light levels at five feet above the highest fixture is less than 0.5fc. Full-cutoff fixtures provide ambient light that may be combined with reflective lights that provide more than the allowed intensity. This requirement is to address the night-sky effect and light pollution. Please demonstrate compliance by providing a data sheet showing light intensity levels at the specified height. | 05/20/2019 5:24 AM | This comment will be addressed with the next submittal in effort to make the June 25th DRB. |
| Unresolved | Water-Waste Water | C311 DETAILED UTILITY PLAN.pdf | Add valves on all sides of cross. | 05/16/2019 5:08 PM | Connection revised. |
| Unresolved | Water-Waste Water | C311 DETAILED UTILITY PLAN.pdf | Was this a lateral or main line? Please make sure it is 8-inch. | 05/16/2019 5:08 PM | Connection revised. |
| Unresolved | Water-Waste Water | C311 DETAILED UTILITY PLAN.pdf | Add a 6-inch valve on the proposed fire line. | 05/16/2019 5:08 PM | Connection revised. |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | The 2" end is going the wrong way. This will need to be an 8" x 8" x 8" tee with an 8" x 2" tapped plug. Then the 2" gate valve and meter. | 05/16/2019 5:06 PM | Connection revised. |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | Move meter valve here. | 05/16/2019 5:06 PM | Connection revised. |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | | 05/16/2019 5:06 PM | Connection revised. |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | Go back to the previous version and put valves where you had them before. | 05/16/2019 5:06 PM | Connection revised. |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | Add valve after service saddle and tee. | 05/16/2019 5:06 PM | Connection revised. |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | Add a 6-inch valve after the tee. | 05/16/2019 5:06 PM | Connection revised. |

| | | | | | |
|------------|-------------------|--------------------------------|---|---------------------|---|
| Unresolved | Water-Waste Water | C300 OVERALL UTILITY PLAN.pdf | If this was a 6-inch lateral - per the other project - and you are now putting in a manhole instead of a cleanout, the main needs to be upsized to an 8-inch main. | 05/16/2019 4:34 PM | Label added. This is an 8" main provided by CHW in FO #3 for Grand Oaks. |
| Unresolved | Real Estate | LS-2 Landscape.pdf | This tree may be too close to the proposed U/G electric. Please verify location with GRU Electric Engineering. | 05/16/2019 12:36 PM | Landscape island has been relocated. |
| Unresolved | Real Estate | C311 DETAILED UTILITY PLAN.pdf | Need 7.5' on both sides of primary conduit path and around UJB | 05/16/2019 12:06 PM | 7.5' easement is now provided on both sides of the primary lines. |
| Unresolved | Real Estate | C300 OVERALL UTILITY PLAN.pdf | Update existing & proposed easement lines according to my markups on the detailed utility sheets | 05/16/2019 11:38 AM | Easement lines and labels have been updated. |
| Unresolved | Electric West | C300 OVERALL UTILITY PLAN.pdf | Due to the changes with the building phases, and the changes on the photometric plan, a new redline will be provided to include additional transformers for the buildings that are now apart of the 1st phase and removal of a portion of the streetlight cable. I will upload a new redline in the electric design folder. | 05/16/2019 11:27 AM | Redline has been addressed. A meeting is requested to discuss future development plans. |
| Unresolved | Real Estate | C310 DETAILED UTILITY PLAN.pdf | This should be the existing PUE line in this location. It's 15' from the existing sanitary sewer. | 05/15/2019 11:26 AM | Easement lines and labels have been updated. |
| Unresolved | Real Estate | C310 DETAILED UTILITY PLAN.pdf | This should be a "proposed PUE" to accomodate the new water main. Please also darken the line. | 05/15/2019 11:26 AM | Easement lines and labels have been updated. |
| Unresolved | Real Estate | C310 DETAILED UTILITY PLAN.pdf | This portion of the incorrectly labeled "ex. PUE" line can be removed | 05/15/2019 11:26 AM | Easement lines and labels have been updated. |

| | | | | | |
|------------|-----------------------|--------------------------------|---|---------------------|---|
| Unresolved | Real Estate | C310 DETAILED UTILITY PLAN.pdf | | 05/15/2019 11:26 AM | Stub for future water meter connection. |
| Unresolved | Real Estate | C310 DETAILED UTILITY PLAN.pdf | We need 7.5' on both sides of the line | 05/15/2019 11:26 AM | 7.5' easement is now provided on both sides of the primary lines. |
| Unresolved | Real Estate | C310 DETAILED UTILITY PLAN.pdf | Need to fill in this gap. | 05/15/2019 11:26 AM | Easement has been revised. |
| Unresolved | Real Estate | C310 DETAILED UTILITY PLAN.pdf | This portion of the primary conduit needs to be covered by an easement too. We need 7.5' on both sides. | 05/15/2019 11:26 AM | 7.5' easement is now provided on both sides of the primary lines. |
| Unresolved | Urban Forestry | LS-2 Landscape.pdf | These landscape islands serve no purpose if trees cannot be planted because of the Duke easement. Please shift them to other areas as Lawrence commented in review cycle #1 and plant high quality shade trees. | 04/26/2019 2:44 PM | Internal landscape islands have been shifted elsewhere in the site. |
| Unresolved | Urban Forestry | LS-2 Landscape.pdf | High quality shade tree is required in landscape island | 04/26/2019 2:44 PM | Shade tree is provided. |
| Unresolved | Urban Forestry | LS-2 Landscape.pdf | Understood that trees can't be planted in the Duke easement. What about the required shrubs? | 04/26/2019 2:44 PM | This project emulates the existing project permitted under DB-18-00020 |
| Resolved | Building - Electrical | E-2 Site Electrical Plan.pdf | <p>based on your preliminary load calc and the two 800amp panels you are feeding the conductors appear to possibly be undersized. 3 sets of 400 MCM AL is rated at 915 amps.</p> <p>Are there two separate feeds going in? Please clarify</p> | 03/25/2019 4:02 PM | Revised plans are submitted. |
| Resolved | Planners | C110 GEOMETRY PLAN.pdf | 1. Please consider a sidewalk into the business park. | 03/25/2019 3:17 PM | This driveway has been removed to alleviate conflicting driveways along the internal roadway. |

| | | | | | |
|------------|----------|------------------------|---|--------------------|---|
| Resolved | Planners | C110 GEOMETRY PLAN.pdf | 1. The required parking depth is 19 feet which includes 16 feet of paved area and three feet of overhung. Given three feet of overhung over the adjacent sidewalk, there is not enough area to attain a 5-foot sidewalk. Please adjust. You may wish to ask Public Works about a narrower driving aisle of about 22 feet. | 03/25/2019 3:17 PM | The sidewalk width has been adjusted to 8' where parking abuts. Some remaining sidewalk is 6' which is allowed by code and sufficient given the quantity of sidewalks and development size. |
| Resolved | Planners | C110 GEOMETRY PLAN.pdf | 1. The required 9 feet is not provided. | 03/25/2019 3:17 PM | Maintenance access has been shifted to provide the required buffer. |
| Resolved | Planners | C110 GEOMETRY PLAN.pdf | 1. The doors open out onto the sidewalk creating less than the required sidewalk width. | 03/25/2019 3:17 PM | The building has been adjusted to remove the conflict. |
| Resolved | Planners | C110 GEOMETRY PLAN.pdf | 1. Per Sec. 30-4.21. - Design standards. The minimum sidewalk width shall be 8 feet. This sidewalk is shown as 6 feet. Please correct for this and other areas. | 03/25/2019 3:17 PM | Code allows a reduction of 2' (no variance required as it reads). The sidewalk proposed is consistent with the width on the west side of the street Given the size of the development |
| Resolved | Planners | LS-2 Landscape.pdf | Those three landscape islands seems to serve no significant purpose. Please shift those to the south and provide the required trees which would be more effective in providing the intended shading for the vehicular use area. | 03/25/2019 2:54 PM | Landscape islands within the Duke Easement may not be planted. Islands are provided to break up pavement area. |
| Unresolved | Planners | LS-2 Landscape.pdf | 1. Please show how this basin complies with Sec. 30-8.6. - Stormwater management areas. | 03/25/2019 2:54 PM | This basin is existing and in compliance with the required code. See Landscape Plans |

| | | | | | |
|----------|----------|-------------------------------|---|--------------------|--|
| Resolved | Planners | C050 MASTER PHASING PLAN.pdf | 1. Please note that there is an existing Minor Subdivision that establishes the creation of certain parcels. While a development proposal can be reviewed for a combinatio of legally created lots; development review is not permitted on lots which are not created through the listed process. Please ensure that the proposed development and ownership of parcels are scheduled accordingly. | 03/25/2019 3:00 PM | A minor subdivision has been approved and roadway dedication is underway which will further separate the parcel. |
| Resolved | Planners | C050 MASTER PHASING PLAN.pdf | 1. This development is in the middle of the commercial area to the west and the residential portion to the east. There is no major bicycle/pedestrian trail or route designed to serve all areas. This is an ideal development to encourage the creation of such a facility. It is also close to major community facilities such as schools, libraries and recreational facilities where multi-modal routes can serve a useful purpose. | 03/25/2019 3:00 PM | A pedestrian path is provided along the northern property line as discussed with Planning and Public Works. |
| Resolved | Planners | C050 MASTER PHASING PLAN.pdf | 1. Please try to schedule your TRC meeting early so that we can try to schedule the board review as early as possible. | 03/25/2019 3:00 PM | TRC Meeting held 4/10/19. |
| Resolved | Planners | E-1 Site Photometric Plan.pdf | 1. Please make the size consistent, value changes from one plan to another. | 03/25/2019 2:10 PM | Noted. Plans have been revised. Refer to Civil plans for building square footage. |

| | | | | | |
|------------|----------|-----------------------------------|---|---------------------|--|
| Resolved | Planners | E-1 Site Photometric Plan.pdf | <p>1. Please show building entrances and the required lighting of up to 5fc at the entrance.</p> <p>2. Other buildings can show entrance photometrics as they go through final review.</p> <p>3. I see that the data is provided in the table but not on the photometric plan. You should at least show the proposed major entry areas. It is expected that the lighting data will be provided during the time of final plan review for the future buildings.</p> | 03/25/2019 2:10 PM | Revised plans are submitted. |
| Unresolved | Planners | E-1 Site Photometric Plan.pdf | <p>1. Per Sec. 30-6.12. D. 1. f. - Outdoor lighting. A Data Level sheet should be provided.</p> <p>f. Sites shall not exceed an average vertical illuminance of 0.5 footcandles at a height of five feet above the mounting height of the highest luminaire. This requirement shall be provided at a parallel horizontal over the area where surface level data are provided.</p> | 03/25/2019 2:10 PM | Revised plans are submitted. |
| Resolved | Planners | E-1 Site Photometric Plan.pdf | 1. Are those provided as Building Entrance Lighting? | 03/25/2019 2:10 PM | Revised plans are submitted. |
| Resolved | Planners | C100 OVERALL GEOMETRY PLAN.pdf | 1. Please consider a connection route. | 03/25/2019 12:40 PM | Connection routes are provided internal to the site. |
| Resolved | Planners | C030 OVERALL DEVELOPMENT PLAN.pdf | 1. Can this be given consideration to enhance circulation? | 03/25/2019 12:37 PM | Vehicular turnaround areas have been added to the plans. |

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| Resolved | Planners | A2.0 Elevations.pdf | 1. Which is the front and the primary entrance. Please show Glazing. | 03/25/2019 12:33 PM | Elevations have been revised. |
| Resolved | Planners | A1.05 Floor Plan.pdf | 1. Which side of the building is the front and is the primary entrance? | 03/25/2019 12:31 PM | Elevations have been revised. |
| Resolved | Planners | C050 MASTER PHASING PLAN.pdf | <p>1. Staff's understanding is that this is a Master Plan Proposal for development of approximately 8.36 acres with 62,476 square feet of square footage in two phase.</p> <p>2. Phase 1 will include construction of approximately 44,596.5 square feet in several sub-phases but with preliminary and final development plan review for a 3,480 sq. ft building with the basic infrastructure and parking for the entire first phase.</p> <p>3. Phase 2 will include construction of approximately 17,880 square feet in two sub-phases to commence in 2023. No immediate improvements are proposed within Phase 2 prior to 2023.</p> | 03/25/2019 12:28 PM | Understanding was correct. The phasing has been revised to include additional buildings within Phase 1. |
| Resolved | Planners | C050 MASTER PHASING PLAN.pdf | <p>1. Please correct or make consistent area of first building.</p> <p>2. The totals do not appear to match</p> | 03/25/2019 12:28 PM | Data has been revised. |
| Resolved | Planners | C050 MASTER PHASING PLAN.pdf | 1. Should there be sidewalks along this entry driveway or roadway? | 03/25/2019 12:28 PM | This driveway has been removed to alleviate conflicting driveways along the internal roadway. |

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| Resolved | Planners | C050 MASTER PHASING PLAN.pdf | 1. Please show proposed roadway extension along the southern boundary of the subject property. | 03/25/2019 12:28 PM | Roadway extension has been added. |
| Resolved | Planners | C050 MASTER PHASING PLAN.pdf | 1. Please consider sidewalk connections into the Phase 2 area from the SW17th Roadway and the Phase 1 pedestrian circulation system. | 03/25/2019 12:28 PM | A sidewalk is being provided along the east side of the internal driveway (from SW 13th Rd to SW 17th Rd). |
| Unresolved | Planners | C050 MASTER PHASING PLAN.pdf | 1. This basin may be eligible for special treatment under Sec. 30-8.6. - Stormwater management areas. | 03/25/2019 12:28 PM | Stormwater system is existing.Sec. 30.8.6. A.1. Response: The basin perimeter measures 2,008'. Per the requirement of one tree per 35 linear feet, 57 trees are required. 57 trees, selected from the Gainesville tree list and appropriate for stormwater basins, have been provided. All trees are a minimum of 20' from stormwater structures. Sec. 30.8.6. A.2. Response: Twenty-five percent of the basin perimeter, 502', is required to be landscaped. The plan provides landscape along 536' of the basin perimeter. Sec. 30.8.6. B. Response: The basin has curvilinear sides, and the design has been reviewed and approved. Sec. 30.8.6. C.3. Response: A 5' path is provided along the entire |
| Resolved | Planners | C050 MASTER PHASING PLAN.pdf | 1. Those two buildings shall have an orientation along the western roadway. 2. Details are expected for the approval of the first phase fitness center building. | 03/25/2019 12:28 PM | Building has been revised. |
| Resolved | Planners | C050 MASTER PHASING PLAN.pdf | 1. What is the intended use of this area? | 03/25/2019 12:28 PM | Duke Maintenance Easement - No use. |

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| Resolved | Planners | C050 MASTER PHASING PLAN.pdf | 1. All three parking aisles require backing out if the parking lot is filled. Please consider a route to link the three parking rows. This is particularly problematic for the central aisle where the dumpster is located at the end of the aisle. | 03/25/2019 12:28 PM | Vehicular turnaround areas have been added to the plans. |
| Resolved | Planners | C050 MASTER PHASING PLAN.pdf | 1. Those two access points do not align with each other and are very closely off-set; please consider or discuss with Transportation Mobility. | 03/25/2019 12:28 PM | Access points have been aligned. |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | Please move valve to the this side of 90. | 03/22/2019 8:40 AM | Connections have been revised. |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | | 03/22/2019 8:40 AM | Connections have been revised. |
| Unresolved | Water-Waste Water | C311 DETAILED UTILITY PLAN.pdf | Please see single service detail for residential service. | 03/22/2019 8:37 AM | Connections have been revised. |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | Please add valves on all sides of fire hydrant. | 03/21/2019 10:01 PM | Connections have been revised. |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | This needs to be a 6x6x6 tee and a 6x2 tapped plug to reduce to 2-inch. Tee's don't orient the other way. 2-inch PVC should be polyethylene instead. | 03/21/2019 10:01 PM | Connections have been revised. |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | Add 8-inch valves on either side of the tee. | 03/21/2019 10:01 PM | Connections have been revised. |
| Unresolved | Water-Waste Water | C310 DETAILED UTILITY PLAN.pdf | Put valves on all sides of tee. After 8 x8 x 8 tee, put in an 8 x 2 tapped plug. | 03/21/2019 10:01 PM | Connections have been revised. |
| Unresolved | Water-Waste Water | C311 DETAILED UTILITY PLAN.pdf | Add valves on all sides of fire hydrant (3 total). | 03/21/2019 9:54 PM | Connections have been revised. |
| Unresolved | Water-Waste Water | C300 OVERALL UTILITY PLAN.pdf | Please label all sewer laterals as private. | 03/21/2019 9:51 PM | Completed. |

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| Unresolved | Water-Waste Water | C300 OVERALL UTILITY PLAN.pdf | Are any building Sprinkled? If so, please identify firelines. | 03/21/2019 9:51 PM | Buildings proposed to be sprinklered have been identified. Fire lines and backflow preventers have been added as necessary. FDC locations have been discussed with the Fire Department. The proposed buildings do not trip the need for a hydrant within 100' of the FDC. |
| Unresolved | Water-Waste Water | C300 OVERALL UTILITY PLAN.pdf | Please provide private maintenance agreement indicating all sewer laterals to be privately maintained. | 03/21/2019 12:57 PM | Draft maintenance agreement has been uploaded. |
| Unresolved | Electric West | E-1 Site Photometric Plan.pdf | Note: Consider tree trimming and light blockage of the rental lights with the trees being so close after they mature. I clouded the lights I was referring to. | 03/21/2019 10:56 AM | Noted. |
| Unresolved | Electric West | C300 OVERALL UTILITY PLAN.pdf | Electric Redline in the design folder. Please show all conduits and equipment on utility plan. | 03/21/2019 10:30 AM | Conduit and equipment has been provided. Additional design will be required for future buildings. |
| Unresolved | Transportation Mobility | C000 COVER SHEET.pdf | Prior to receiving a final development order, this development must sign a TMPA Zone D Agreement for the provision of Transportation Mobility element Policy 10.1.9 criteria. | 03/21/2019 10:10 AM | Noted. |
| Unresolved | Public Works - Design | C110 GEOMETRY PLAN.pdf | The proposed driveway should align with the adjacent driveway or be removed as discussed. | 03/20/2019 2:32 PM | Driveway alignment has been revised. |

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| Resolved | Building Coordinator | C000 COVER SHEET.pdf | <p>This may not need to be a IIB building and should be classified to the minimum allowed by code - See Cosed SEction below:</p> <p>A building shall not be required to conform to the details of a type of construction higher than that type which meets the minimum requirements based on occupancy even though certain features of such a building actually conform to a higher type of construction. FBC-B 602.1.1</p> | 03/20/2019 2:15 PM | Noted. Building type has been revised. |
| Resolved | Public Works Stormwater | C210 GRADING PLAN.pdf | Provide stormwater conveyance calculations that confirm the proposed stormwater conveyance into to the existing stormwater facility is consistent with the originally permitted system including with tailwater conditions considered. | 03/20/2019 8:30 AM | Storm drain tabulations are included. |
| Resolved | Transportation Mobility | C030 OVERALL DEVELOPMENT PLAN.pdf | The north arrow on sheet C030 is pointing east, not north. | 03/19/2019 5:10 PM | Corrected. |
| Resolved | Transportation Mobility | C000 COVER SHEET.pdf | <p>1. Please provide the estimated average daily trip generation for this proposed use in the traffic information table on sheet C000. It is unclear where this health/fitness club use is accounted for in the traffic study for the Tower Road Mixed Use.</p> <p>2. Indicate the ITE number for the proposed health/fitness club use.</p> | 03/19/2019 5:05 PM | Corrected. |

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| Resolved | GRUCom | C300 OVERALL UTILITY PLAN.pdf | <p>If any future tenant will want to use GRUCom service it is recommended to install conduit and access points during construction. The following are guidelines for infrastructure to ensure ease of installation for future GRUCom fiber cable:</p> <ul style="list-style-type: none"> - Junction Box (appx 3'x4') at Right of Way... GRUCom engineering can make recommendation for placement - 4" conduit from Right of Way to telco space in each building; pull string in all conduit. 2" conduit can be used, but 4" is recommended for expansion - Access points every 300' for all underground conduit. <p>Recommended to have service enclosures (2'x3') where conduit turns from roadway to building, 10" round enclosures are fine otherwise.</p> | 03/19/2019 10:32 AM | Noted. |
| Resolved | Public Works Stormwater | C000 COVER SHEET.pdf | Please revise impervious area information as discussed. | 03/18/2019 6:01 PM | Revised. |
| Resolved | Public Works Stormwater | C401 SWPP PLAN.pdf | Please identify inlet protection for the inlets in the private driveway. | 03/18/2019 6:02 PM | Inlet Protection added. |
| Resolved | Public Works Stormwater | C401 SWPP PLAN.pdf | Identify silt fence around the proposed new pipe and MES to limit work area in existing SMF #2. | 03/18/2019 6:02 PM | Silt Fence has been added around MES in the existing SMF. |
| Resolved | Public Works Stormwater | C402 SWPP DETAILS.pdf | Please show that the silt fence is installed with a 4"x4" trench. In addition, please show a detail that demonstrates proper "wrapping" of the posts when tying in new sections. | 03/18/2019 5:41 PM | Detail has been revised to correctly illustrate the trench and wrapping of posts. |
| Unresolved | Real Estate | C310 DETAILED UTILITY PLAN.pdf | Need to see remaining electric design, TX locations | 03/18/2019 2:46 PM | Additional electric design has been added to the plans. |

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| Resolved | Gainesville Fire Rescue Department | C300 OVERALL UTILITY PLAN.pdf | Per phone conversation please confirm which buildings have sprinkler ssytems and show appropriate FDC. Each sprinklered buildings will need a PIV or an OS&Y type backflow preventer. | 03/07/2019 3:04 PM | Buildings have been identified. BFP and fire lines have been provided. |
| Resolved | Gainesville Fire Rescue Department | C310 DETAILED UTILITY PLAN.pdf | There are no issues with the proposed 3,480 square foot building. I do have some concerns about the length of fire department access without a turn around for future buildings, particularly the southern structures. Please call to discuss if this is unclear 352-393-8383 | 03/06/2019 4:53 PM | Turnaround areas have been provided as discussed by phone. Please advise for sufficiency. |
| Unresolved | Environmental | LS-2 Landscape.pdf | Please provide terminal landscape island with shade tree | 03/06/2019 9:46 AM | A tree has been provided in the island. |
| Unresolved | Environmental | LS-2 Landscape.pdf | Land to the north is residential medium land use. A Type A landscape buffer is required/perimeter landscaping is required along parking lot. | 03/06/2019 9:46 AM | Landscape buffer is provided between the pedestrian path and parking. Per discussions with planning and public works department, the pedestrian path is provided as far north as possible for best connectivity. The northern 100' of the property is a duke energy easement which does not allow for plantings. |
| Unresolved | Environmental | LS-1 Landscape.pdf | Please include tree mitigation calculations for trees to be removed. As none of the trees removed are heritage trees, the mitigation is 2 replacement trees per tree removed. | 03/06/2019 9:30 AM | Tree mitigation has been provided |

