

May 1, 2023

Alachua County Growth Management  
County Annex Building  
10 SW 2<sup>nd</sup> Avenue  
Gainesville, FL 32601

RE: Chevron Newberry Rd

Dear Staff:

Please find the following items attached for review and approval of the above reference project:

- Check #1165 in the amount of \$2,400.00
- Development Review Application and Checklist;
- Authorization to Submit;
- Alachua County Property Appraiser Information;
- Warranty/Quit Claim Deed;
- Florida Division of Corporations Information;
- Tree Report
- Development Plans
- Affidavit of SMF Compliance
- Water Meter Sizing Calculations
- Drainage Letter
- Fire Flow Calculations

The development intent is the redevelopment of the existing Chevron Gas Station on Alachua County Tax Parcel 06336-002-000. The site is in unincorporated Alachua County and has Highway Oriented Business zoning.

Per Alachua County LDC Sec. 407.40(b)(2), the requirements of Article IV – Landscaping apply to redevelopment, reconfiguration, expansion or change of use of a previously developed site, unless the existing impervious area to be retained is greater than five thousand (5,000) square feet, and the proposed expansion of impervious surface is less than two thousand (2,000) square feet, and also less than ten (10) percent of the existing impervious area on the parcel or lot. This project involves the redevelopment and reconfiguration of an existing site. The existing site is 0.58 acres in size and has a total impervious area of 24,339 square feet. The proposed changes to the site would reduce this existing impervious area to a total of 22,302 square feet. Some portions of the existing impervious areas will remain in place as they are today, some will be milled and resurfaced, some will be removed and replaced, and some areas will be removed without replacement. In summary, the project has an existing impervious area greater than 5,000 square feet and will have a reduction of impervious area. We believe this satisfies the exemption requirements as outlined in Alachua County LDL Sec. 407(b)(2) and landscape plans would not be required for this site redevelopment.

Please feel free to contact me at (352) 331-1976 or at [walkero@chw-inc.com](mailto:walkero@chw-inc.com) should you have any questions or require any additional information to complete the review and recommendation for approval.

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Sincerely,  
CHW

A handwritten signature in black ink, appearing to read 'Walker Owen', written in a cursive style.

Walker Owen, P.E.  
Project Manager

N:\2022\22-0279\Departments\04\_Engineering\01\_Regulatory Permitting\Municipalities\County\Revised FDP\Submittals & Comments\2304XX Submittal\LTR 230411 Chevron Newberry Rd - County Cover Letter.docx



Alachua County  
 Department of Growth Management  
 10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
 Telephone (352) 374-5249  
[Alachua County Growth Management Website](http://www.alachua.org/growth)

Submit Application to:  
 Development Services Division  
[Development Review Email](mailto:development@alachua.org)

Date: \_\_\_\_\_

## DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: Chevron Newberry Rd

APPROXIMATE PROJECT ADDRESS: 7500 W Newberry Rd, Gainesville, FL 32606

TAX PARCEL NUMBER(S): 06336-002-000 TOTAL ACREAGE: 0.58

EXISTING ZONING: BH Business, Highway

FUTURE LAND USE: Tourist/Entertainment

**BRIEF DESCRIPTION OF PROPOSED PROJECT:**

The proposed project is the redevelopment/renovation of the already existing  
Chevron Gas Station on the parcel.

**DEVELOPMENT DATA:**

**LEVEL OF REVIEW:** Revised Final Development Plan

Check all that apply and fill out:

- |   |                       |                       |
|---|-----------------------|-----------------------|
| <input type="checkbox"/> TND/TOD                    | Number of Lots: _____ | Square Footage: _____ |
| <input type="checkbox"/> Single Family Residential  | Number of Lots: _____ |                       |
| <input type="checkbox"/> Multi-Family Residential   | Number of Lots: _____ |                       |
| <input checked="" type="checkbox"/> Non-Residential | Square Footage: _____ |                       |
| <input type="checkbox"/> Boat Dock                  | Square Footage: _____ |                       |
| <input type="checkbox"/> Other: _____               |                       |                       |

**CONTACT INFORMATION:**

**AUTHORIZED AGENT:**

Name: Walker Owen, PE

Mailing Address: 11801 Research Dr, Alachua, FL 32615

Email: walkero@chw-inc.com

Phone: (352) 331-1976

Florida has very broad public records laws. It is the policy of Alachua County that all County records shall be open for personal inspection, examination and/or copying unless otherwise exempted by Florida Statute.



Alachua County  
Department of Growth Management  
10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
Telephone (352) 374-5249  
[Alachua County Growth Management Website](#)

Submit Checklist to:  
Development Services Division  
[Development Review Email](#)

## DEVELOPMENT REVIEW COMMITTEE (DRC) APPLICATION REQUIREMENTS

### Minimum requirements for Submittal of Electronic Documents:

Electronic versions of all documents shall be submitted to the Growth Management Department for each iteration of plan review (e.g. Application form, supporting reports, plan sheets). These materials can be submitted by link to .ftp site, or file sharing site such as Dropbox, hightail etc.

Please include the following information when naming plan sheets in order for staff to maintain an electronic database of all files.

1. **Name of Project** – Include the name of the project (e.g. Sample DRC Project).
2. **Sheet Description** – Include a general description of the sheet (e.g. DevelopmentPlan, RoadwayProfile3, Survey).
3. **Level of Review** - Include the level of review (e.g. Pre-app, Preliminary, Final, RevFin).
4. **Sheet Number** – Each company may use a different numbering system. Please include the sheet number in the file name in order for staff to locate information.
5. **Supporting documents and reports** - Include the type of document in the filename (e.g. Application, StormwaterReport, EnvResourceAssessment) and the level of review (Preliminary, Final, etc). Please provide the report as a single document that includes all figures and attachments. Reports should be dated on the front page and include revision date(s) as applicable.

### ***Please Note:***

Filenames ***SHALL NOT*** contain these characters: ? ' " # % & \* - : < > \ { | } ~ or 'space' ***OR*** be longer than 128 characters including the extension (e.g. .pdf). **Example file name:** ComerStore\_Final\_DescriptionLetter.pdf; ComerStore\_FinalDevPlan\_C0.10.



DATE: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

**Materials to submit per ULDC §402.05**

- |                              |                              |   |
|------------------------------|------------------------------|---|
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Development Review Application Form</b>  |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Owner Authorization to Submit Form</b>   |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Documents required to demonstrate compliance with Section 402.06</b><br>(Deeds, property appraiser tax information, and/or Sunbiz verification)  |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Fees payable to Alachua County BoCC</b>  |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Cover Letter</b><br>(Brief description of the development proposal demonstrating consistency with the Alachua County Comprehensive Plan and applicable standards and criteria of the ULDC) |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Development Plan Sheets and Surveys</b><br>(If a PD please include an Approved Master Zoning Plan and Updated Zoning Master Plan)  |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Tree Inventory and Mitigation Report</b>   |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Homeowners Association Documents</b> (For all subdivisions)  |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Traffic Study</b> (Including Methodology Memorandum)   |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>School Concurrency Form</b> (For residential development)  |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Environmental Resource <a href="#">Checklist</a></b>   |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Environmental Resource Assessment</b>  |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Geotechnical Report</b> (If required beyond stormwater requirements)   |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Open Space Management Plan</b>   |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Permanent Protection Documents</b><br>(Conservation Easement, Third Party Enforcer language, etc <a href="#">found here.</a> )   |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b><a href="#">Affidavit</a> of Compliance for Water Quality</b>  |



- 
- |                              |                              |   |
|------------------------------|------------------------------|---|
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Pollutant Load Reduction Calculations</b><br>(If included as part of the stormwater report)  |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Operation and Maintenance Requirements for Stormwater BMPs</b>   |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Stormwater Management Report</b>   |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Electronic Files used for Stormwater Design</b><br>(This includes CAD files, Excel files, Modeling, (POND or ICPR) files, Pipe Sizing Calculation files) |
| <input type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Floodplain Development <a href="#">Permit</a></b> (If <a href="#">applicable</a> )   |

#### For Plats and Replats

- |   |                              |   |
|---|------------------------------|---|
| <input type="checkbox"/> Yes            | <input type="checkbox"/> N/A | <b>Title Opinion</b> (Within the last 30 days)    |
| <input type="checkbox"/> Yes            | <input type="checkbox"/> N/A | <b>Easement Documentation</b>                     |
| <input type="checkbox"/> Yes            | <input type="checkbox"/> N/A | <b>Boundary Survey</b> (Signed, sealed and dated) |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A | <b>Plat or Replat</b> (Signed, sealed and dated)  |

\$15.25  
42135.22

RECORDED  
OFFICIAL RECORDS

93 JUN 11 PM 3:06

CLERK OF CIRCUIT  
COUNTY COURT  
ALACHUA COUNTY, FL

THIS INDENTURE, made this 8<sup>th</sup> day of June, 1993, between

**CHEVRON U.S.A. INC.**, a Pennsylvania corporation, whose mailing address is P. O. Box 1706, Atlanta, Georgia 30301, having a place of business in the County of Broward and State of Florida, and lawfully authorized to transact business in the State of Florida, hereinafter called "Grantor" and

**LEWCO, INC.**, whose mailing address is P. O. Box 1282, Gainesville, Florida 32602, and whose Federal Taxpayer Identification Number is 59-3064440, hereinafter called "Grantee".

**WITNESSETH:** That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold and does by these presents grant, bargain and sell to Grantee, its successors and assigns forever, that tract or parcel of land, with improvements, situated, lying and being in the County of Alachua, State of Florida, also known as Facility No. 42060, more particularly described in Schedule "A", attached hereto and by reference made a part and which property's Parcel Identification Number is 06336-002-000.

And Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, except as to all easements, reservations, exceptions and restrictions of record and zoning and building regulations applicable to said property and any state of facts that might be shown by an accurate survey and any roads or ways over and across said premises.

Subject to the restriction, which shall run perpetually with the land and which Grantee consents and covenants to observe and keep, that the land may not be used for residential, educational or hospital purposes.

Further subject to that certain easement of even date herewith by and between Grantor and Grantee and recorded simultaneously herewith relating to, among other things, environmental assessment and remedial work to be performed by Grantor on the property.

All taxes for the current year have been prorated as of date of delivery of this deed.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name and its corporate seal to be affixed by its Assistant Secretary, the day and year above written.

Doc. St. Amt. \$ 2135.00  
J.K. "Buddy" Irby, Clerk of Circuit Court  
Alachua County - By Jan S. Weston DC.

**CHEVRON U.S.A. INC.**

By:

Theodora E. Henn

Theodora E. Henn  
Assistant Secretary

Signed, sealed and delivered  
in the presence of:

Teresa Lambert

Teresa Lambert

(Print Name)

Phyllis Cinn

Phyllis Cinn

(Print Name)

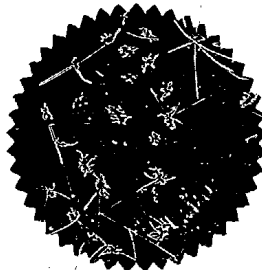
This instrument prepared by:

**EDWIN GONZALEZ**

Attorney at Law

P. O. Box 1706

Atlanta, Georgia 30301 | 202715



ACAC(WLM) 62,193



O.R. BK 1910 PG2774

STATE OF GEORGIA

COUNTY OF COBB

I, hereby certify that on this the 8<sup>th</sup> day of June, 1993,  
before me personally appeared **THEODORE E. HENN**, Assistant Secretary of **CHEVRON  
U.S.A. INC.**, a Pennsylvania corporation, to me known to be the person who signed the  
foregoing instrument as such officer and acknowledged the execution thereof to be her  
free act and deed as such officer for the uses and purposes therein mentioned and that  
she affixed thereto the official seal of said corporation, and that the said instrument is the  
act and deed of said corporation.

Witness my signature and seal on this the 8<sup>th</sup> day of  
June, 1993.

*Lori E. Whatley*  
\_\_\_\_\_  
Lori E. Whatley  
Notary Public





EXHIBIT "A"

PARCEL 1:

Commence at the Southwest corner of Section 33, Township 9 South, Range 19 East, and run North 00 degrees 37 minutes 40 seconds West, along the West line of said section 52.48 feet to the North Right-of-way of State Road No. 26 and the Point of Beginning, thence continue North 00 degrees 37 minutes 40 seconds West, along said section line 153.22 feet, thence run East 175.01 feet, thence run South 00 degrees 37 minutes 40 seconds East, 134.00 feet, to the North right-of-way of said State Road No. 26, thence run South 33 degrees 43 minutes 30 seconds West, along said right-of-way 175.85 feet to the Point of Beginning. All lying and being in the Southwest Quarter of Section 33, Township 9 South, Range 19 East, Alachua County, Florida.

OR  
BR 1910 PG2776

Sign Up for Property Watch

### Parcel Summary

Parcel ID 06336-002-000  
 Prop ID 45244  
 Location Address 7430 W NEWBERRY RD  
 GAINESVILLE, FL 32606  
[see more addresses...](#)  
 Neighborhood/Area (125310.50)  
 Subdivision  
 Brief Legal Description\* COM AT SW COR OF SEC RUN N 52.48 FT TO POB THENCE N 83 DEG 43 MIN 30 SEC E 175.85 FT N 134 FT W 175 FT S 152 FT OR 1910/2774  
 (Note: \*The Description above is not to be used on legal documents.)  
 Property Use Code STORES (01100)  
 Sec/Twp/Rng 33-09-19  
 Tax District ST. JOHN'S (District 0400)  
 Millage Rate 19.5471  
 Acreage 0.580  
 Homestead N

[View Map](#)

### Owner Information

[LEWCO INC](#)  
 PO BOX 141286  
 GAINESVILLE, FL 32614

### Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$128,765	\$130,520	\$132,275	\$134,031	\$152,500
Land Value	\$627,500	\$627,500	\$627,500	\$627,500	\$301,200
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$756,265	\$758,020	\$759,775	\$761,531	\$453,700
Assessed Value	\$664,263	\$603,875	\$548,977	\$499,070	\$453,700
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$664,263	\$603,875	\$548,977	\$499,070	\$453,700
Maximum Save Our Homes Portability	\$92,002	\$154,145	\$210,798	\$262,461	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

### TRIM Notice

2022 TRIM Notice (PDF)

### Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1410	CONVENIENCE STORE	0.58	25100	0	0	BH

### Building Information

Type	SUPERMARKET NBHD/CONV	Heat	ELECTRIC
Total Area	5,800	HC&V	FORCED - NO DT
Heated Area	1,090	HVAC	ROOF TOP AIR
Exterior Walls	PRE-FINSH METL	Bathrooms	
Interior Walls	DRYWALL; MINIMUM/MASON	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	3-Rooms
Roof Type	RIGID FR/JOIST	Stories	1.0
Frame	STEEL	Actual Year Built	1966
Floor Cover	VINYL TILE	Effective Year Built	1990

Type	SOH MISC	Heat	
Total Area	14,141	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1990

### Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
AOF	AVERAGE OFFICE	96	3	4300	SUPERMARKET NBHD/CONV
BAS	BASE AREA	994	3	4300	SUPERMARKET NBHD/CONV
CDN	DETACHED CANOPY	2,440	3	4300	SUPERMARKET NBHD/CONV
FST	FINISHED STORAGE	224	3	4300	SUPERMARKET NBHD/CONV
UGR	UNFINISHED GARAGE	1,694	3	4300	SUPERMARKET NBHD/CONV
UST	UNFINISHED STORAGE	352	3	4300	SUPERMARKET NBHD/CONV

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3200	A/C 1	1		C6	COMM

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	5,140		C1	COMM
4680	PAVING 1	9,000		C1	COMM

### Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/1993	\$305,000	DD	1910	2774	U - UNQUALIFIED	Improved	* CHEVRON USA INC	LEWCO INC	<a href="#">Link (Clerk)</a>

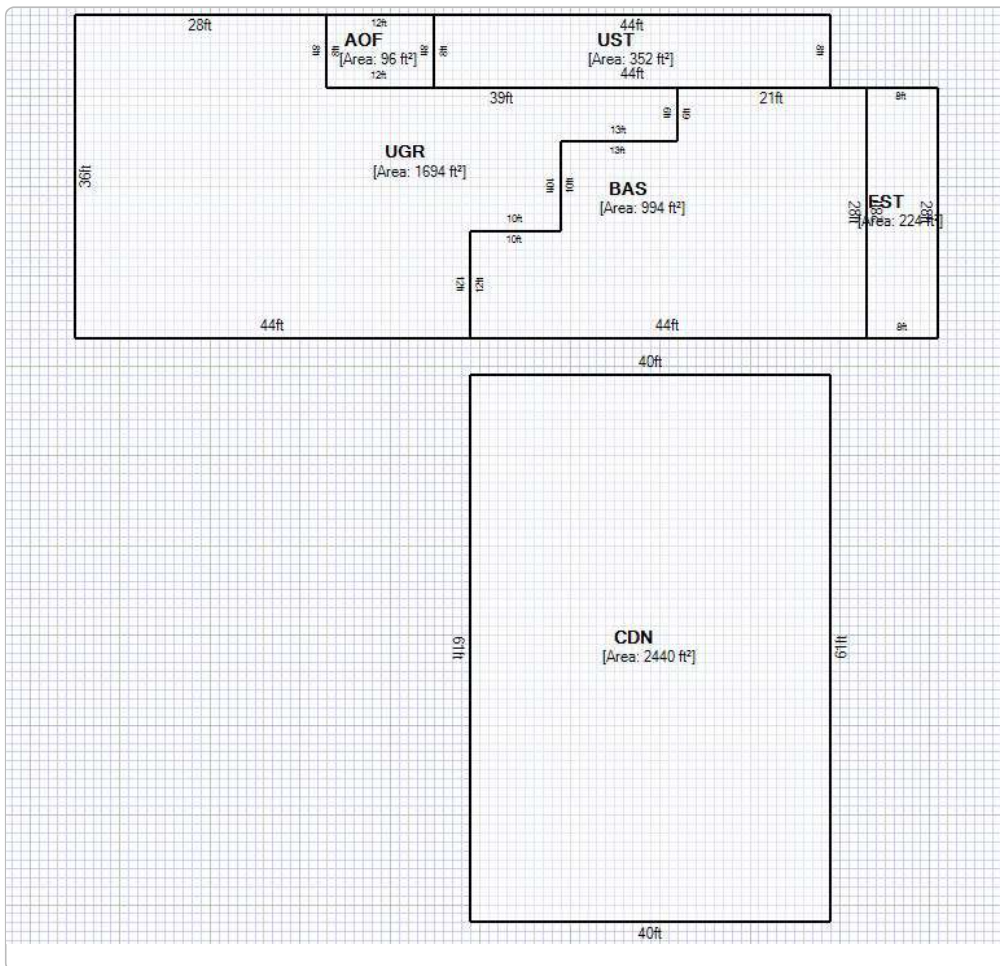
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

### Permits

Permit Number	Type	Primary	Active	Issue Date	Value
M22-000279	MECHANICAL	Yes	No	4/20/2022	\$0
2013070387	ROOF REPAIR COMMERCIAL	Yes	No	7/25/2013	\$13,000
2009040108	FIRE SPR. SYS.	Yes	No	4/14/2009	\$2,200
2005020162	SIGN PERMIT	Yes	No	2/10/2005	\$300
2004120091	SIGN PERMIT	Yes	No	12/13/2004	\$500
95040240	SIGN PERMIT	Yes	No	5/13/1995	\$1,500
95020235	OTHER NONRESIDENTIAL BLD.	Yes	No	3/6/1995	\$20,000
94100232	ADDITION (COMM.)	Yes	No	11/28/1994	\$118,000
000078380	OVER THE COUNTER INSPECT	Yes	No	1/12/1994	\$600

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

### Sketches



No data available for the following modules: Extra Features, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)



Last Data Upload: 4/11/2023, 10:56:08 AM

Version 3.1.1

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
06336 002 000	7430 W NEWBERRY RD	0400

LEWCO INC  
PO BOX 141286  
GAINESVILLE, FL 32614

EXEMPTIONS:



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.7662	664,263	0	664,263	5,158.80
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	664,263	0	664,263	2,369.96
LIBRARY GENERAL	1.0565	664,263	0	664,263	701.79
SCHOOL CAP PROJECT	1.5000	756,265	0	756,265	1,134.40
SCHOOL DISCRNRY & CN	0.7480	756,265	0	756,265	565.69
SCHOOL GENERAL	3.2500	756,265	0	756,265	2,457.86
SCHOOL VOTED	1.0000	756,265	0	756,265	756.27
CHILDREN'S TRUST	0.4612	664,263	0	664,263	306.36
ST JOHNS RIVER WATER MGT DISTR	0.1974	664,263	0	664,263	131.13
<b>TOTAL MILLAGE</b>					<b>19.5471</b>
<b>AD VALOREM TAXES</b>					<b>\$13,582.26</b>

LEGAL DESCRIPTION
COM AT SW COR OF SEC RUN N 52.48 FT TO POB THENCE N 83 DEG 43 MIN 30 SEC E 175.8 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
804 BOCC SOLID WASTE MGMT	1.000	@ 208.5000	208.50
550 COUNTY FIRE SERVICES	1.000	Varies	298.44
555 COUNTY STORMWATER	1.000	Varies	223.60
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$730.54</b>

<b>PAY ONLY ONE AMOUNT.</b>	<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$14,312.80</b>
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IF PAID BY PLEASE PAY	Mar 31, 2023	\$0.00			
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**JOHN POWER, CFC** 2022 PAID REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
ALACHUA COUNTY TAX COLLECTOR PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
06336 002 000	7430 W NEWBERRY RD

LEWCO INC  
PO BOX 141286  
GAINESVILLE, FL 32614

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Mar 31, 2023	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

INSTALLMENT 4 (MAR) 2023

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation  
LEWCO, INC.

### Filing Information

**Document Number** S32162  
**FEI/EIN Number** 59-3064440  
**Date Filed** 02/15/1991  
**State** FL  
**Status** ACTIVE  
**Last Event** AMENDMENT  
**Event Date Filed** 01/05/2011  
**Event Effective Date** NONE

### Principal Address

621 SE DEPOT (7TH) AVE  
GAINESVILLE, FL 32601

Changed: 01/17/2009

### Mailing Address

621 SE DEPOT (7TH) AVE  
GAINESVILLE, FL 32601

Changed: 01/17/2009

### Registered Agent Name & Address

Lewis, Wenda A, VP  
605 S.E. DEPOT AVENUE  
GAINESVILLE, FL 32601

Name Changed: 10/23/2015

Address Changed: 03/07/1991

### Officer/Director Detail

#### **Name & Address**

Title D

LEWIS, HUGH MARVIN  
2802 NW 4TH LANE  
GAINESVILLE, FL 32607

Title VSTD

LEWIS, WENDA  
7901 SW 45th Lane  
GAINESVILLE, FL 32608

### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	06/25/2020
2021	04/23/2021
2022	04/20/2022

### **Document Images**

<a href="#">04/20/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/23/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/25/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/11/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/20/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/28/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/23/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/23/2015 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/15/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/22/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/19/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/18/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/05/2011 -- Amendment</a>	View image in PDF format
<a href="#">02/18/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/17/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/11/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/30/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/23/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/24/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/27/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/02/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/09/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/05/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/08/1999 -- ANNUAL REPORT</a>	View image in PDF format
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# COUNTYWIDE STORMWATER TREATMENT CODE AFFIDAVIT OF COMPLIANCE

**Instructions:** Complete and submit this form for all activities that involve the construction of a stormwater management system that does not meet the exemptions identified in Chapter 77, Article III, Sec. 77.25 of the Aachua County Code. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Aachua County Code.

<b>Part 1. Applicant Information</b>	
Applicant/Owner: Hardik Patel	Registered Professional: Walker Owen, PE
Company: SEMOJ 8, LLC	Company: CHW
Address: 7500 W Newberry Rd, Gainesville, FL 32606	Address: 11801 Research Dr, Aachua, FL 32615
Phone: contact agent	Phone: (352) 331-1976
Email: contact agent	Email: (352) 331-1976
<b>Part 2. Project Information</b>	
Project Name: Chevron Newberry Rd Redevelopment	
Tax Parcel(s): 06336-002-000	
<input checked="" type="checkbox"/> Unincorporated Aachua County  <input type="checkbox"/> Municipality: _____	Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Aachua County will be reviewed pursuant to Sec. 77.27 of the Aachua County Code.
<b>Part 3. Stormwater Discharge Information</b>	
Please select all that apply:	
Watershed Name: Unnamed Drain	Waterbody Identification (WBID) #: 2694
<input checked="" type="checkbox"/> Project discharges stormwater offsite as surface flow	<input type="checkbox"/> Project discharges stormwater to an Outstanding Florida Water (OFW)
<input type="checkbox"/> Project is in a WBID listed as impaired with nutrients as cause of impairment or where a nutrient TMDL has been established (net improvement criteria of Sec. 77.27 of the Aachua County Code applies).	
<input type="checkbox"/> Project stormwater infiltrates to groundwater	<input type="checkbox"/> Project is located in a Sensitive Karst Area
Please briefly describe the Best Management Practices used: Project is reducing the amount of impervious onsite	



**Part 4. Exemption and Waiver Information**

If applicable, Please list the exemption(s) this project qualifies for under Sec. 77.25 of the Alachua County Code. Supporting Documentation may be required.

The site qualifies for an exemption as it is a redevelopment of an existing site which is over 40% impervious. The existing site is approximately 95% impervious. Please refer to the stormwater memo, included with this submittal.

If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required.

N/A

I authorize Alachua County, and its agents and contractors, to enter the property for the purpose of verifying compliance. If the property is sold and/or the entity responsible for operation and maintenance of the stormwater management system, the Property Owner will notify the Alachua County Environmental Protection Department within 30 calendar days of the sale or change in operation and maintenance entity. Failure to comply may result in enforcement action using the provisions of Alachua County Code Chapter 24 or any other remedy available by law or equity.

Applicant/Owner: WALKER FAIN OWEN Signature: [Signature] Date: 5/1/23  
(Printed Name)

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

Registered Professional: WALKER FAIN OWEN Florida Registration Number: 94201  
(Printed Name)

Date: 5/1/23 Signature: [Signature]



<b>PROJECT NAME:</b>	Chevron Newberry Rd Redevelopment	11:05 AM
<b>PROJECT No.:</b>	22-0279	
<b>FILE PATH:</b>	N:\2022\22-0279\Departments\04_Engineering\01_Regulatory Permitting\Utilities\Meter Sizing\	

**ADF and ADF METER SIZING CALCULATIONS**

Proposed Average Daily Flow:

- Service Station per water closet - open more than 16 hours per day: 325 gpd per water closet
- Carry-out only restaurant: 50 gpd per 100 sf floor space plus 5 gpd per employee per 8 hour shift (per FAC 64e-6)

Proposed Average Water Demand	2 Water closets	X	325 gpd	650 gpd
	650 sf floor space	X	0.5 gpd	325 gpd
	4 employees	X	5 gpd	20 gpd
<b>Total</b>				<b>995 gpd</b>

Proposed Average Water Demand ERC (Eqv. Residential Connection = 350 GPD) 2.8 ERC

Peak Water Demand ERC (PF = 4) 11.4 ERC

Peak Flow for Meter Sizing based on ADF (PF = 4, over 24 hour period) 4.1 gpm

Min. meter size per AWWA Manual M22 2nd Edition Table 6-1 1/2 inches

**Use 1" Meter with 1" RPZ BFP (reuse existing meter and RPZ)**

Walker Fain Owen  
 State of Florida, Professional Engineer, License No. 94201

This item has been digitally signed and sealed by Walker Fain Owen, PE on the date indicated here.

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

---

Walker Owen, FL PE No. 94201

Table 6-1 AWWA meter standards

Meter	Minimum Flow Rate (gpm)	Low Normal Flow Rate (gpm)	Change-over Range (Compound Meters)	High Normal Flow Rate (gpm)	Maximum Flow Rate (gpm)	Head Loss at Maximum Flow (psi)
<b>Positive Displacement</b>						
1/2 in.	0.25	1	N/A	7.5	15	15
5/8 in.	0.25	1		10	20	15
3/4 in.	0.5	2		15	30	15
1 in.	0.75	3		25	50	15
1 1/2 in.	1.5	5	N/A	50	100	15
2 in.	2	8		80	160	15
<b>Multijet</b>						
5/8 in.	0.25	1	N/A	10	20	15
3/4 in.	0.5	2		15	30	15
1 in.	0.75	3		25	50	15
1 1/2 in.	1.5	5		50	100	15
2 in.	2.0	8		80	160	15
<b>Turbine class 1</b>						
3/4 in.	1.5	N/A	N/A	20	30	15
1 in.	2			35	50	15
1 1/2 in.	3			65	100	15
2 in.	4			100	160	15
3 in.	6			220	350	15
4 in.	8			420	630	15
6 in.	15			865	1,300	15
<b>Turbine class 2</b>						
1 1/2 in.	4	N/A	N/A	80	120	7
2 in.	4			100	160	7
3 in.	8			240	350	7
4 in.	15			420	630	7
6 in.	30			920	1,400	7
8 in.	50			1,600	2,400	7
10 in.	75			2,500	3,800	7
12 in.	120			3,300	5,000	7
14 in.	150			5,200	7,500	7
16 in.	200			6,500	10,000	7
18 in.	250			8,500	12,500	7
20 in.	300			10,000	15,000	7
<b>Compound</b>						
2 in.	0.25	2	20	80	160	20
3 in.	0.5	4	23	160	320	20
4 in.	0.75	6	28	250	500	20
6 in.	1.5	10	32	500	1,000	20
8 in.	2	16	50	800	1,600	20
<b>Singlejet</b>						
1 1/2 in.	0.5	1.5	N/A	50	100	15
2 in.	0.5	2.0		80	160	15
3 in.	0.5	2.5		160	320	15
4 in.	0.75	3.0		250	500	15
6 in.	1.5	4.0		500	1000	15

Source: Data are drawn from AWWA Standards C700, C701, C702, C708, C710, and C712, of latest revision as of December 2002.

N/A = not applicable

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**To:** Jessica Hong, Alachua County Growth Management  
**Project:** Chevron Gas Station Redevelopment  
**P.N.:** 22-0279  
**From:** John-Michael Simpson, PLA  
**Date:** 5/1/2023  
**Site Area:** Approximately 0.58 Acres

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## Evaluation of Health of Trees and Native Vegetation

This site consists of an existing gas station on a parcel that is nearly fully paved at the intersection of Newberry Road and SW 75<sup>th</sup> ST. There are two existing trees and three palms on the site and all currently have significant impacts to their drip zone. Additionally, there are two palms off site on the northern property boundary and their canopies extend into the site. Our plans propose to preserve all the existing trees and palms while also improving their protection by reducing some of the impervious areas around their drip lines and adding curbs to help protect them from errant vehicles.

CHW visited this site on April 27, 2023. During this visit, we looked at the current impacts to the existing tree's roots and the extent of the pavement in the drip zone. Despite the existing impacts, the trees and palms appear to be healthy and are well established. We believe that our proposed changes to the site will only help the trees to endure in the future.

**Evaluation Table of Heritage Trees and Other Trees of Significance**


Species & DBH: Species (by common name) of tree, diameter at breast height of tree



Grade: The trees in this report have not been graded by the County Arborist


Mitigation: Indicates whether the proposed removal of the tree requires mitigation.

Description: Brief notes about each tree evaluated.

Photo: Thumbnail photo of the tree(s) in question.

Species & DBH	Grade	Mitigation	Description	Photo (if available)
26” Magnolia	Not Graded	Inch-for- Inch	Labeled on the survey as a 23” and 20” Magnolia. Field verified as (1) 26” Magnolia	

<p>33" Live Oak</p>	<p>Not Graded</p>	<p>Inch-for-Inch</p>		
<p>(3) Sabal Palms</p>	<p>Not Graded</p>	<p>1:1</p>	<p>Marked on survey as (2) 18" Palms, field verified to be (3) Sabal palms</p>	

<p>(2) Sabal Palms, 22" and 19"</p>	<p>Not Graded</p>	<p>1:1</p>	<p>These palms are shown to be just outside of the property boundary.</p>	
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**JOHN-MICHAEL SIMPSON, PLA** | Project Manager  
cell: (352) 647-8049 | direct: (386) 518-5178 | office: (352) 331-1976  
email: john-michaels@chw-inc.com | website: www.chw-inc.com  
address: 11801 Research Drive, Alachua, FL. 32615

---

**From:** Ken McMurry <[kmcmurry@alachuacounty.us](mailto:kmcmurry@alachuacounty.us)>  
**Sent:** Thursday, August 31, 2023 3:45 PM  
**To:** John-Michael Simpson <[john-michaels@chw-inc.com](mailto:john-michaels@chw-inc.com)>; Jessica Hong <[jhong@alachuacounty.us](mailto:jhong@alachuacounty.us)>  
**Cc:** Leslie McLendon <[LMcLendon@alachuacounty.us](mailto:LMcLendon@alachuacounty.us)>  
**Subject:** RE: Chevron Gas Station on Newberry Road (DR23-000022)

Hi John-Michael,

Thanks for your email. Staff has determined that since this project is not proposing the removal of any existing trees, it does not need to comply with Section 406.12 of the Tree Protection code, including that development plans shall be designed such that thirty (30) percent or more of the site will be under mature canopy within twenty (20) years. It is exempt from the Landscaping Code per Section 407.40. Therefore the 30% site canopy coverage is not required for this project.

If you have any questions, please feel free to call or email.

Thanks,  
Ken



**Ken McMurry, AICP**  
Planner  
Growth Management  
10 SW 2nd Avenue • Gainesville • FL • 32601  
352-374-5249 (office)



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**From:** John-Michael Simpson <[john-michaels@chw-inc.com](mailto:john-michaels@chw-inc.com)>  
**Sent:** Tuesday, August 29, 2023 11:14 AM  
**To:** Jessica Hong <[jhong@alachuacounty.us](mailto:jhong@alachuacounty.us)>; Ken McMurry <[kmcmurry@alachuacounty.us](mailto:kmcmurry@alachuacounty.us)>  
**Subject:** Chevron Gas Station on Newberry Road (DR23-000022)

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ken and Jesh,

I hear Jesh may be out sick at the moment so I wanted to ask this question to both of you assuming Jesh may not be able to respond.

This project involves the renovation of an existing gas station with minor reductions to the limits of impervious area. The existing site is nearly completely paved and as part of the renovations the paving area will be reduced overall. The renovation work will slightly increase the open area around the existing live oak and magnolias and no new impacts will be proposed.



We received a comment on our last submittal that we are not meeting the 30% site canopy coverage due to our proposed landscape material being located along the perimeter of the site. However, we should be exempt from these requirements as per the exception requirements listed under 407.40(b)(2). I do not understand why the 30% site canopy coverage should come back into effect just because it is listed in both Section 406.12.5(a)(5) and 407.41(n). Additionally, the proposed trees represent the most trees we could feasibly fit on the site as the remaining pervious spaces are either too small or too close to a building or structure to be a viable planting location.

Do you both agree with my assessment and if not do you have any suggestions as to how to satisfy the comment? I have attached the comment letter and most recent plans for reference.

Feel free to call me with any questions – I should be available all week as long as I have power. Hopefully you all don't have any problem trees in the yard and I hope Jesh gets better soon!

Thanks,  
John-Michael Simpson

**JOHN-MICHAEL SIMPSON, PLA** | Project Manager  
cell: (352) 647-8049 | direct: (386) 518-5178 | office: (352) 331-1976  
email: john-michaels@chw-inc.com | website: www.chw-inc.com  
address: 11801 Research Drive, Alachua, FL. 32615



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# MEMORANDUM

## *Chevron Newberry Rd Redevelopment*

22-0279



**To:** Fire Review  
**From:** Walker Owen, P.E.  
**Date:** May 1, 2023  
**RE:** Chevron Newberry Rd Redevelopment – Required Fire Flow

The following is a calculation for required fire flow for the proposed project based on the NFPA-1: Fire Code.

Building data is based on the information available from the project architect at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria. The building will not be protected by an approved automatic fire sprinkler system. Refer to NFPA calculations for details.

### NFPA Required Flow Calculations:

Building: **Mercantile**  
Construction Type: V (000)  
Fire Flow Area: ±3,462 SF

Required Fire Flow per Florida Fire Prevention Code Table 18.4.5.1.2: **1,500 gpm**

### Conclusions

Minimum Required Fire Flow to be provided: **1,500 gpm**

Available Fire Flow per Fire Hydrant Flow Test: **7,339 gpm**

The total available flow (7,339 GPM) is higher than the minimum required fire flow (1,500 GPM).

Walker Fain Owen  
State of Florida, Professional  
Engineer, License No. 94201

This item has been digitally  
signed and sealed by Walker  
Fain Owen, PE on the date  
indicated here.

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

Walker Fain Owen  
FL PE No. 94201  
Certificate of Authorization No. 0005075

**FIRE HYDRANT FLOW TEST**

**NAME:** Newberry Chevron Redevelopment

**ADDRESS:** 7500 W Newberry Rd.

**MAP NO:** 3740

**REC NO**

4736

**HYDRANT ADDRESSES:**

**HYC**

**HYD NO    MAP NO**  
3738

**STATIC/RESIDUAL HYD**      7520                  W    Newberry Rd. (BFP)

**PITOT HYD:**

**#1 (4.5" NOZZLE)**

**#2 (2.5" NOZZLE)**      7520

W    Newberry Rd.

10420    3738

**#3 (2.5" NOZZLE)**

**TEST DATE:** 04/27/2023

**TEST TIME:** 9:30 AM

NOZZLE		NO OF NOZZLES FLOWING	STATIC PSIG	RESIDUAL PSIG	PITOT PSIG	ACTUAL FLOW GPM	AVAIL. FLOW @ 20 PSIG GPM
DIA ( IN.)	"C" FACTOR						
#1 4.5"	0.9						
#2 2.5"	0.9	2	84.1	77.3	42.3	2185	7339
#3 2.5"	0.8						

**TOTAL FLOW:** 2185 GPM      7339 GPM

**TESTED BY:** J. Furstace

**VERIFIED BY:** J. Worley

**PETITION NO:**

**COMMENTS:** The pressure drops between the static and residual pressures is less than 10 psi which affects accuracy of results.

**REQUESTED BY:** Nicola Cowap, CHW, 352-331-1976, nicolac@chw-inc.com

The data depicted on this map has been prepared exclusively for the internal use of The City of Gainesville, Gainesville Regional Utilities, which assumes no liability for errors, or omissions in the information on the map. No other person may rely upon its accuracy for any purpose, nor should any person use the information displayed in lieu of strict compliance with applicable provisions of Chapter 556, Florida Statutes. Further information may be obtained by contacting the Water/Wastewater Engineering Division by calling (352) 393-1653.

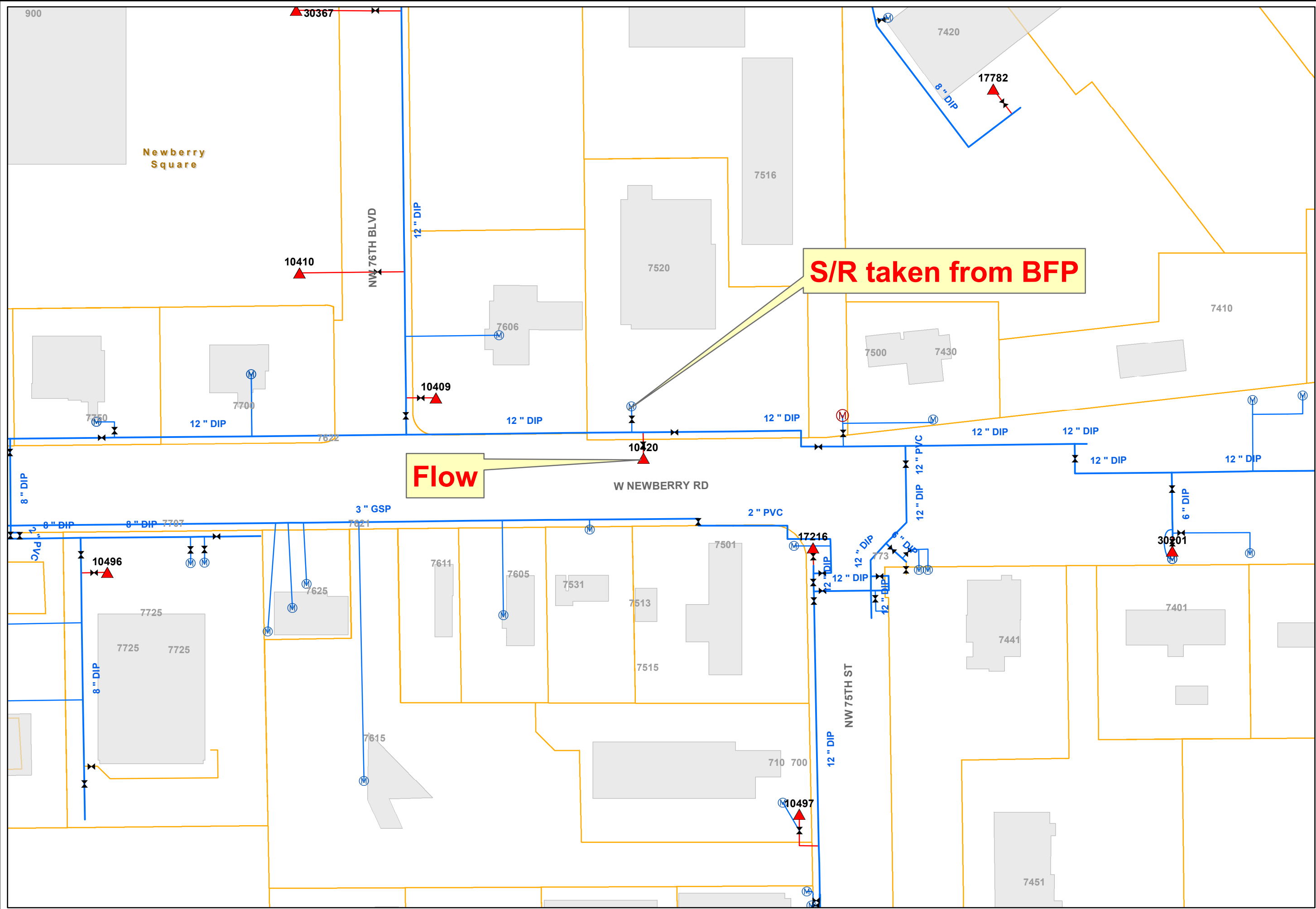
**Legend**

**Hydrant**

- Owner
- ▲ GRU
- ▲ Private

**Water Main**

- Owner - STATUS
- GRU - Active/Unknown
- GRU - Abandoned/POS
- Private System
- Owner - Description
- GRU - Hydrant - Active



**S/R taken from BFP**

**Flow**



Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft <sup>2</sup> (× 0.0929 for m <sup>2</sup> )					Fire Flow gpm <sup>†</sup> (× 3.785 for l./min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0-22,700	0-12,700	0-8200	0-5900	0-3600	1500	2
22,701-30,200	12,701-17,000	8201-10,900	5901-7900	3601-4800	1750	
30,201-38,700	17,001-21,800	10,901-12,900	7901-9800	4801-6200	2000	
38,701-48,300	21,801-24,200	12,901-17,400	9801-12,600	6201-7700	2250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7701-9400	2500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9401-11,300	2750	3
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5750	
Greater than 295,900	Greater than 166,500	106,501-115,800	77,001-83,700	47,401-51,500	6000	
		115,801-125,500	83,701-90,600	51,501-55,700	6250	
		125,501-135,500	90,601-97,900	55,701-60,200	6500	
		135,501-145,800	97,901-106,800	60,201-64,800	6750	
		145,801-156,700	106,801-113,200	64,801-69,600	7000	
		156,701-167,900	113,201-121,300	69,601-74,600	7250	
		167,901-179,400	121,301-129,600	74,601-79,800	7500	
		179,401-191,400	129,601-138,300	79,801-85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

\*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

## Nicola Cowap

---

**From:** Lalit Lalwani <llalwani@alachuacounty.us>  
**Sent:** Wednesday, May 31, 2023 4:40 PM  
**To:** Leslie McLendon; David Tooke  
**Cc:** Christine A. Berish; April Dotson; Walker Owen; Nicola Cowap  
**Subject:** RE: Newberry Chevron (DR23-000022) Pedestrian Route

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

A standard crosswalk with 2 parallel 12" white lines is acceptable.



**Lalit Lalwani**  
Civil Engineer III  
Public Works/Hague Development Review  
5620 NW 120th Lane • Gainesville • FL • 32653  
352-374-5245 (office)



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**From:** Leslie McLendon <LMcLendon@alachuacounty.us>  
**Sent:** Wednesday, May 31, 2023 3:53 PM  
**To:** Lalit Lalwani <llalwani@alachuacounty.us>; David Tooke <dtooke@alachuacounty.us>  
**Cc:** Christine A. Berish <cberish@alachuacounty.us>; April Dotson <aprild@chw-inc.com>; Walker Owen <walkero@chw-inc.com>; Nicola Cowap <nicolac@chw-inc.com>  
**Subject:** FW: Newberry Chevron (DR23-000022) Pedestrian Route

Lalit/David –

Can you please help answer Nicola's question (highlighted below)?

This is the comment that was provided in the Insufficiency Report:  
Provide a crosswalk (high visibility marking) for the driveway connection to Newberry Road.

---

**From:** Nicola Cowap <[nicolac@chw-inc.com](mailto:nicolac@chw-inc.com)>  
**Sent:** Wednesday, May 31, 2023 3:45 PM  
**To:** Leslie McLendon <[LMcLendon@alachuacounty.us](mailto:LMcLendon@alachuacounty.us)>  
**Cc:** April Dotson <[aprild@chw-inc.com](mailto:aprild@chw-inc.com)>; Walker Owen <[walkero@chw-inc.com](mailto:walkero@chw-inc.com)>; Christine A. Berish <[cberish@alachuacounty.us](mailto:cberish@alachuacounty.us)>  
**Subject:** RE: Newberry Chevron (DR23-000022) Pedestrian Route

Good afternoon Leslie,

Thank you for the information. Can you please also provide clarification on the "high visibility crosswalk" that is being requested for the Newberry Rd driveway connection? FDOT has indicated that they will not approve any special

emphasis crosswalks at that location, but they might approve a standard crosswalk with 2 parallel 12" white lines even if they do not recommend it.

Thank you,

**NICOLA COWAP, P.E.** | Project Engineer  
office: (352) 331-1976 | direct: (386) 518-5151  
email: [nicolac@chw-inc.com](mailto:nicolac@chw-inc.com) | website: [www.chw-inc.com](http://www.chw-inc.com)  
address: 11801 Research Drive, Alachua, FL 32615

---

**From:** Leslie McLendon <[LMcLendon@alachuacounty.us](mailto:LMcLendon@alachuacounty.us)>  
**Sent:** Wednesday, May 31, 2023 2:35 PM  
**To:** Nicola Cowap <[nicolac@chw-inc.com](mailto:nicolac@chw-inc.com)>  
**Cc:** April Dotson <[aprild@chw-inc.com](mailto:aprild@chw-inc.com)>; Walker Owen <[walkero@chw-inc.com](mailto:walkero@chw-inc.com)>; Christine A. Berish <[cberish@alachuacounty.us](mailto:cberish@alachuacounty.us)>  
**Subject:** RE: Newberry Chevron (DR23-000022) Pedestrian Route

Hi Nicola,

It's hard to make the determination without the context of the overall site. We provided a lot of comments regarding general design and activity center standards. We'll review the information you resubmit and let you know if we have any questions.

Thank you,  
Leslie

---

**From:** Nicola Cowap <[nicolac@chw-inc.com](mailto:nicolac@chw-inc.com)>  
**Sent:** Tuesday, May 30, 2023 3:03 PM  
**To:** Leslie McLendon <[LMcLendon@alachuacounty.us](mailto:LMcLendon@alachuacounty.us)>  
**Cc:** April Dotson <[aprild@chw-inc.com](mailto:aprild@chw-inc.com)>; Walker Owen <[walkero@chw-inc.com](mailto:walkero@chw-inc.com)>; Christine A. Berish <[cberish@alachuacounty.us](mailto:cberish@alachuacounty.us)>  
**Subject:** RE: Newberry Chevron (DR23-000022) Pedestrian Route

Good afternoon Leslie,

Thank you for the clarification and quick response. Can you please let me know if there will be any issues if we do use the accessible route as the general pedestrian route?

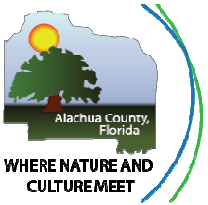
Thank you,

**NICOLA COWAP, P.E.** | Project Engineer  
office: (352) 331-1976 | direct: (386) 518-5151  
email: [nicolac@chw-inc.com](mailto:nicolac@chw-inc.com) | website: [www.chw-inc.com](http://www.chw-inc.com)  
address: 11801 Research Drive, Alachua, FL 32615

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**From:** Leslie McLendon <[LMcLendon@alachuacounty.us](mailto:LMcLendon@alachuacounty.us)>  
**Sent:** Tuesday, May 30, 2023 2:11 PM  
**To:** Nicola Cowap <[nicolac@chw-inc.com](mailto:nicolac@chw-inc.com)>  
**Cc:** April Dotson <[aprild@chw-inc.com](mailto:aprild@chw-inc.com)>; Walker Owen <[walkero@chw-inc.com](mailto:walkero@chw-inc.com)>; Christine A. Berish <[cberish@alachuacounty.us](mailto:cberish@alachuacounty.us)>  
**Subject:** RE: Newberry Chevron (DR23-000022) Pedestrian Route

The comment is intended for general pedestrians to get from Newberry Road to the building, and not just for those parked in ADA spaces. If that is the intended general pedestrian route, then please provide clarification and justification. Or provide a second delineated route.



**Leslie McLendon, AICP**

Senior Planner  
Growth Management  
10 SW 2nd Avenue • Gainesville • Florida • 32601  
352-374-5249 (office)



PLEASE NOTE: Florida has a very broad public records law (F.S.119). All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

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**From:** Nicola Cowap <[nicolac@chw-inc.com](mailto:nicolac@chw-inc.com)>  
**Sent:** Tuesday, May 30, 2023 9:34 AM  
**To:** Leslie McLendon <[LMcLendon@alachuacounty.us](mailto:LMcLendon@alachuacounty.us)>  
**Cc:** April Dotson <[aprilid@chw-inc.com](mailto:aprilid@chw-inc.com)>; Walker Owen <[walkero@chw-inc.com](mailto:walkero@chw-inc.com)>  
**Subject:** Newberry Chevron (DR23-000022) Pedestrian Route

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Leslie,

We received a comment requesting a safe pedestrian route. We do provide an accessible route, as shown on sheet C1.20. Can you please clarify if you would like an additional pedestrian route or if not, can you please clarify what revisions need to be made to the accessible route?

Thank you,  
**NICOLA COWAP, P.E.** | Project Engineer  
office: (352) 331-1976 | direct: (386) 518-5151  
email: [nicolac@chw-inc.com](mailto:nicolac@chw-inc.com) | website: [www.chw-inc.com](http://www.chw-inc.com)  
address: 11801 Research Drive, Alachua, FL 32615



**CHW PROFESSIONAL CONSULTANTS**  
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.  
GAINESVILLE. OCALA. JACKSONVILLE. FORT MYERS



May 1, 2023

Alachua County Environmental Protection Department  
408 W. University Avenue  
Suite 106  
Gainesville, FL 32601

RE: Chevron Newberry Rd Redevelopment  
Drainage Exemption

Dear Staff,

The Chevron Newberry Rd Redevelopment project proposes the redevelopment of a ±0.58 acre site containing a gas station. The project consists of demolishing the existing building, gas canopy, and pavement and building a new building and gas canopy with new parking and associated landscaping. The site will remain a gas station. The redevelopment will have 22,302 sq. ft. of impervious area versus a pre-development impervious area of 24,339 sq. ft.

The project site discharges to the FDOT drainage system on W Newberry Rd via sheet flow. The site was originally developed prior to 1986 and as such there are no onsite stormwater management facilities.

Exhibits showing the total impervious area in the pre and post development conditions are included with this submittal. Also included is a historical aerial from 1982, showing the site in its current condition.

We trust that you find the above information and enclosed package complete and sufficient enough to receive approval and issuance of the requested permit modification. Should you have any questions or require any additional information to complete your review, please feel free to contact me a (352) 331-1976 or via email at [walkero@chw-inc.com](mailto:walkero@chw-inc.com)

Sincerely,  
CHW



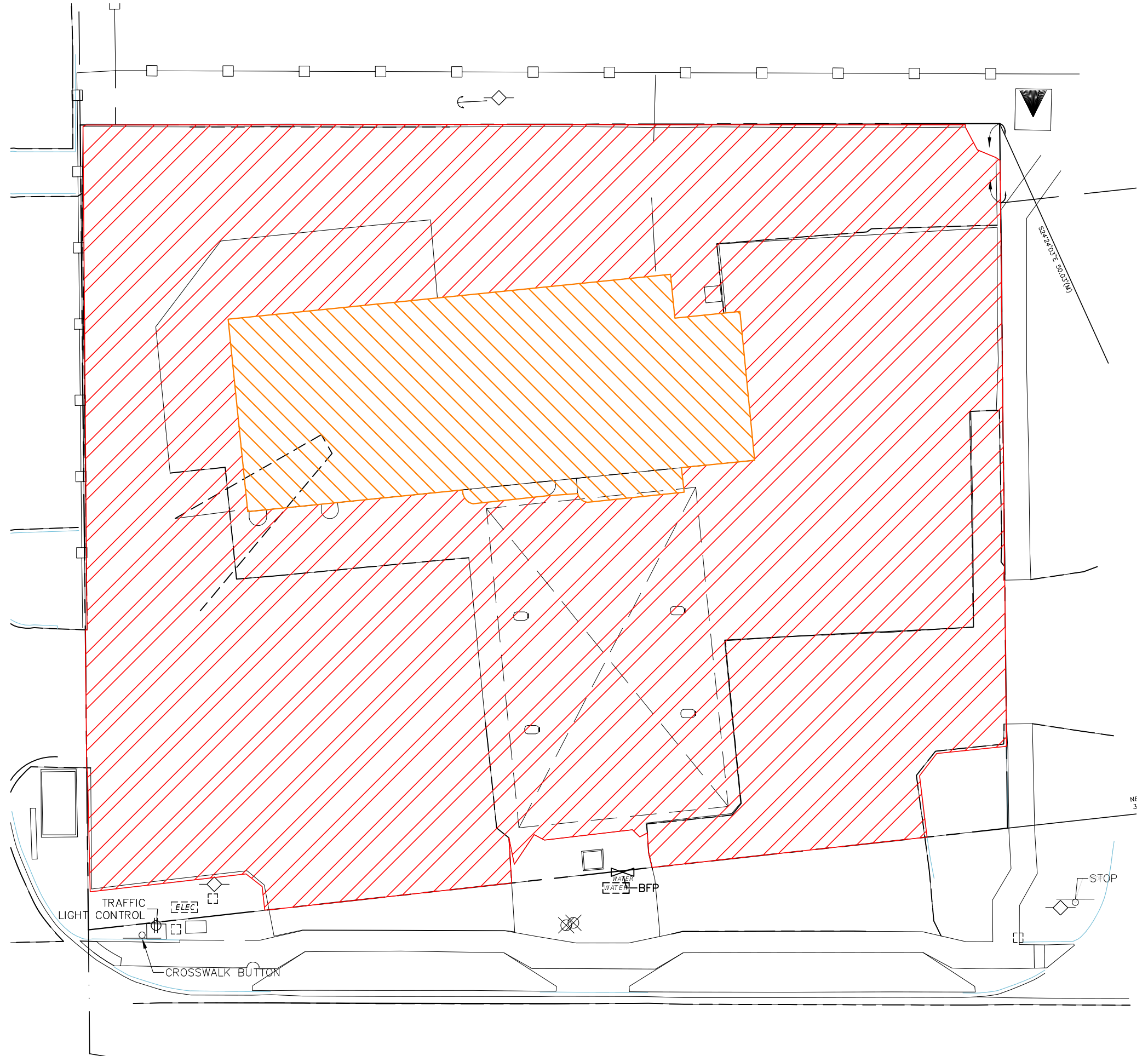
Walker Fain Owen, P.E.  
Project Manager

# LEGEND

**EXISTING ONSITE  
VEHICULAR IMPERVIOUS  
AREA: 20723 SF**



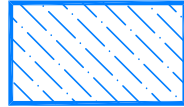
**EXISTING NON-VEHICULAR  
IMPERVIOUS AREA:  
3616 SF**



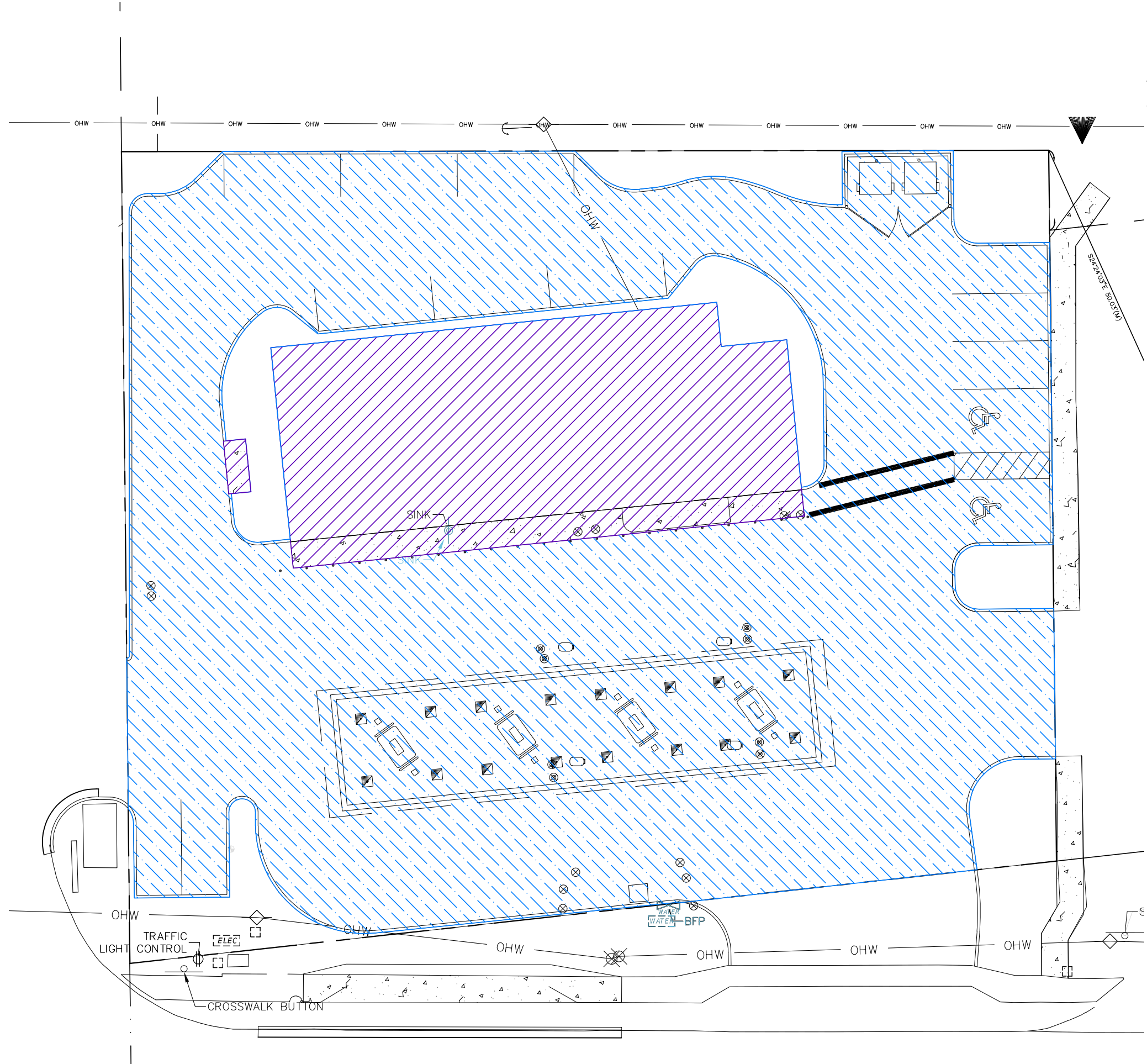
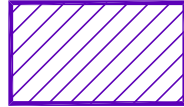
<p>11801 Research Drive Alachua, Florida 32615 (352) 531-1976 www.chw-inc.com est. 1988 <b>FLORIDA</b> CA-3075</p>	
<p><b>CHW</b> Professional Consultants</p>	<p>SCALE: 1"=20' VERIFY SCALE BASED ON ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.</p>
<p>CLIENT: CAUSSEAU, HEWITT, &amp; WALPOLE INC ENGINEERING - SURVEYING - PLANNING</p>	<p>PROJECT: NEWBERRY CHEVRON REDEVELOPMENT</p>
<p>TECHNICIAN: KM &amp; GSW DESIGNER: NRC QUALITY CONTROL: WFO</p>	<p>SHEET TITLE: PRE-DEVELOPMENT IMPERVIOUS AREA</p>
<p>PROJECT NUMBER: 22-0279</p>	<p>SHEET NUMBER: 1</p>

# LEGEND

**PROPOSED ONSITE  
VEHICULAR IMPERVIOUS  
AREA: 18314 SF**



**PROPOSED  
NON-VEHICULAR  
IMPERVIOUS AREA:  
3988 SF**



11801 Research Drive  
Alachua, Florida 32615  
www.chw-inc.com  
est. 1988 **FLORIDA**  
CA-5075



SCALE: 1"=40'  
VERIFY SCALE  
BASED ON ONE INCH ON  
ORIGINAL DRAWING  
IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

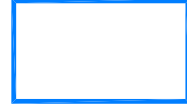
CLIENT: CAUSSEAU, HEWITT, & WALPOLE INC  
ENGINEERING - SURVEYING - PLANNING  
PROJECT: NEWBERRY CHEVRON  
REDEVELOPMENT  
SHEET TITLE: POST-DEVELOPMENT IMPERVIOUS  
MAP


TECHNICIAN: KM & GSW  
DESIGNER: NRC  
QUALITY CONTROL: WFO  
PROJECT NUMBER: 22-0279

SHEET NO. 1

# LEGEND

EXISTING PROJECT SITE



SHEET NO. <b>1</b>	TECHNICAL KM & GSW DESIGNER NRC QUALITY CONTROL WFO PROJECT NUMBER <b>22-0279</b>	CLIENT CAUSSEAU, HEWITT, & WALPOLE INC ENGINEERING - SURVEYING - PLANNING PROJECT NEWBERRY CHEVRON REDEVELOPMENT SHEET TITLE 1982 AERIAL	SUBMITTALS CONSTRUCTION AND REVISIONS	SCALE N/A VERIFY SCALE BASED ON ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	 CHW Professional Consultants 11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1988 <b>FLORIDA</b> CA-5075
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**Alachua County**  
**Department of Growth Management**  
 10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
 Telephone (352) 374-5249  
[Alachua County Growth Management Website](#)

Submit Affidavit to:  
 Development Services Division  
[Development Review Email](#)

**POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW**

PROJECT NAME: Chevron Newberry Rd Redevelopment

OWNER(s): LEWCO INC

APPOINTED AGENT: CHW

PARCEL NUMBER(s): 06336-002-000

APPROXIMATE PROJECT ADDRESS: 7500 W Newberry Rd

I, the property owner or designated agent representative of the subject property, being duly sworn, depose and say the following:

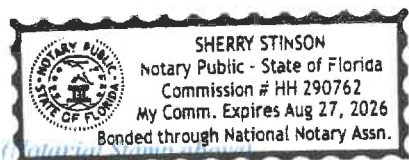
1. That I am the owner and record title holder of the property described in the attached application; and
2. That this affidavit serve as posting of the "Notice of Development Application Sign(s) which describes the nature of the development request, the name of the project, and the telephone numbers where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet for properties within the Urban Cluster and maximum intervals of 1,320 feet for properties outside of the Urban Cluster, and set back no more than five (5) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
3. It is also agreed that the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application
4. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Walker Owen Agent or Owner Walker Owen Agent or Owner  
 Signature Printed Name

The foregoing instrument was acknowledged before me by means of  physical presence  online notarization, this 3<sup>rd</sup> Day of May, 2023, by Walker Owen who is  personally known or  has provided satisfactory identification \_\_\_\_\_.

STATE OF FLORIDA

COUNTY OF Alachua



Sherry Stinson Signature of Notary Public  
Sherry Stinson Printed Name of Notary Public  
8/27/2026 Notary Commission Number



Aachua County  
Department of Growth Management  
10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
Telephone (352) 374-5249  
[Aachua County Growth Management Website](#)

Submit Affidavit to:  
Development Services Division  
[Development Review Email](#)

### PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Newberry Rd Chevron Redevelopment

OWNER: LEWCO INC

(if additional owners provide a separate affidavit)

APPOINTED AGENT: CHW

PARCEL NUMBER(s): 06336-002-000

APPROXIMATE PROJECT ADDRESS: 7500 W Newberry Rd

I, the property owner of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Aachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned development plan review request; and
4. That I, the undersigned shall make available to Aachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Aachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Wendee Lewis Owner Signature Wendee Lewis Owner Printed Name

The foregoing instrument was acknowledged before me by means of  physical presence  online notarization, this

20<sup>th</sup> Day of April, 2023, by Wendee Lewis who is

personally known or  has provided satisfactory identification \_\_\_\_\_.

STATE OF FLORIDA

COUNTY OF Aachua



Jeannine Seider  
Comm. # GG922609  
Expires: October 14, 2023  
Bonded thru Aaron Notary

Jeannine Seider Signature of Notary Public  
Jeannine Seider Printed Name of Notary Public

GG922609 Commission Number

(Notarial Stamp above)