

PRELIMINARY DEVELOPMENT PLANS FOR 75TH STREET SELF STORAGE

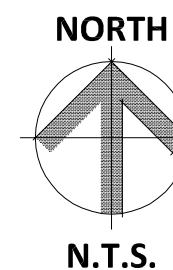
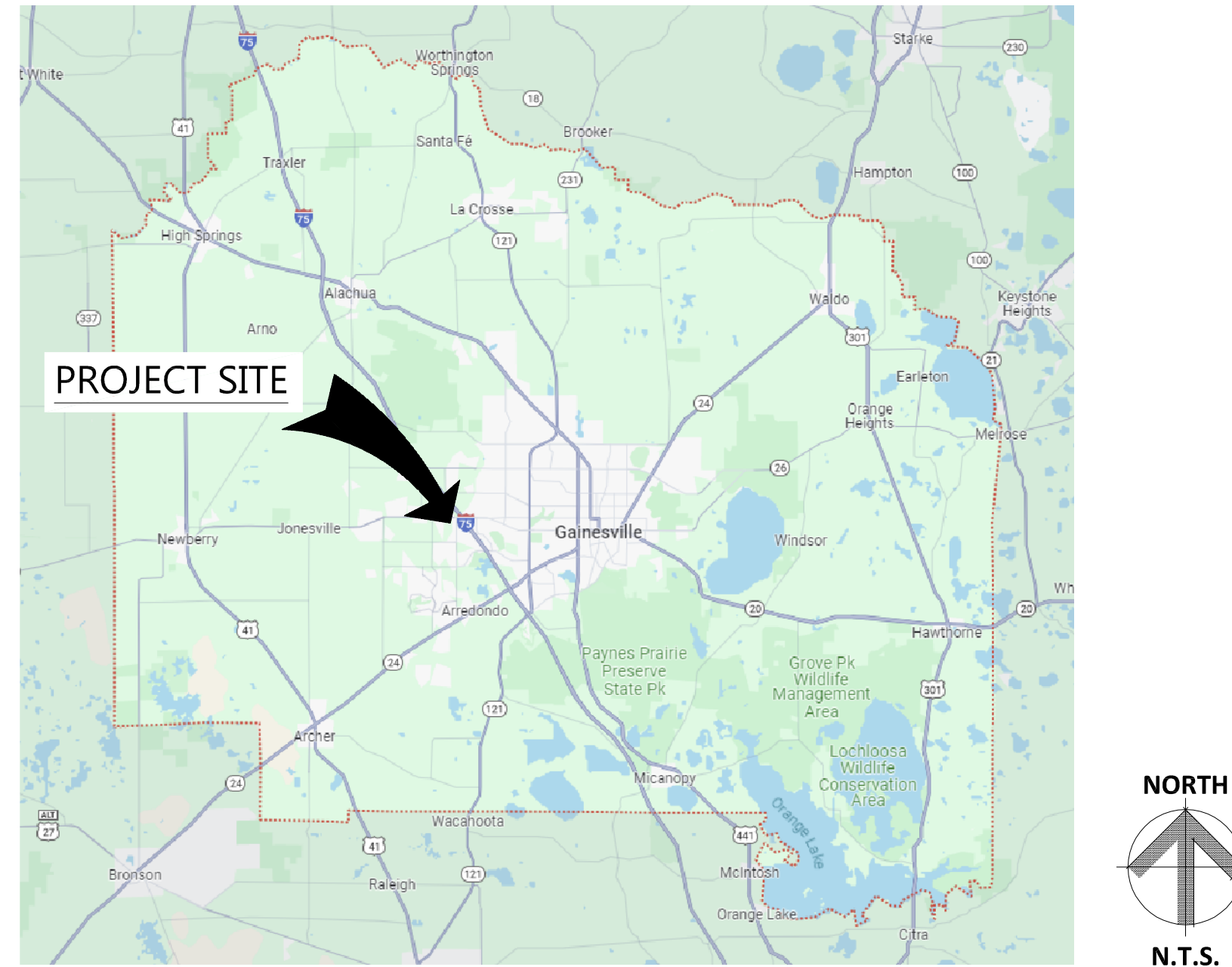
ALACHUA COUNTY, FLORIDA
SECTION 5, TOWNSHIP 10 SOUTH, RANGE 19 EAST
SUBMITTED TO ALACHUA COUNTY



Architecture Engineering
Interior Design Industrial
TELE 602.441.4505 FAX
901 E Madison St, Phoenix, AZ 85034
www.eapc.net

CONSULTANTS

VICINITY MAP



GENERAL NOTES

- PROJECT'S NAME:
GAINESVILLE SELF STORAGE
- PROJECT DESCRIPTION:
THE PROPOSED PROJECT IS A 3-STORY (MAXIMUM BUILDING HEIGHT OF 45', 110,127 SF GROSS FLOOR AREA), STORAGE FACILITY ON ALACHUA COUNTY TAX PARCELS 06656-002-012 & 06656-002-013 THE PROJECT WILL INCLUDE ASSOCIATE CIRCULATION AND PARKING NECESSARY FOR THE STORAGE FACILITY. THE PROJECT WILL BE ACCESSED VIA THE EXISTING DRIVE TO THE WEST, WHICH CONNECTS TO NW 75TH STREET.
- PROJECT LOCATION:
606 NW 75TH STREET, GAINESVILLE
- TAX PARCEL NUMBER(S):
*06656-002-012
06656-002-013*
- SECTION/TOWNSHIP/RANGE:
SECTION 5, TOWNSHIP 10 SOUTH, RANGE 19 EAST
- LEGAL DESCRIPTION:
*PARCEL 1:
COM NE COR SEC S 450 FT W 50 FT TO W R/W NW 75TH ST CONT W 469.35 FT TO POB CONT W 156.45 FT S 280 FT E 156.45 FT N 280 FT TO POB OR 4875/0667

PARCEL 2:
COM NE COR SEC S 450 FT W 50 FT TO W R/W NW 75TH ST CONT W 312.90 FT TO POB CONT W 156.45 FT S 280 FT E 156.45 FT N 280 FT TO POB OR 4875/0667*
- ZONING:
BH (BUSINESS, HIGHWAY)
- FUTURE LAND USE:
COMMERCIAL
- PROPERTY DEVELOPER
*1784 HOLDINGS, LLC
8777 N. GAINNEY CENTER DR, STE 191
SCOTTSDALE, ARIZONA 85258
PH: (630) 777-5755*
- ARCHITECT OF RECORD:
*EAPC ARCHITECTS ENGINEERS
901 E. MADISON STREET
PHOENIX, ARIZONA 85034
PH: (509) 669-7946*
- SURVEYOR OF RECORD:
*MILLS AND ASSOCIATES, INC.
3242 HENDERSON BOULEVARD, STE 300
TAMPA, FLORIDA 33609-3056
PH: (813) 876-5869*

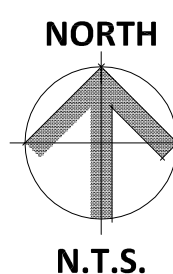
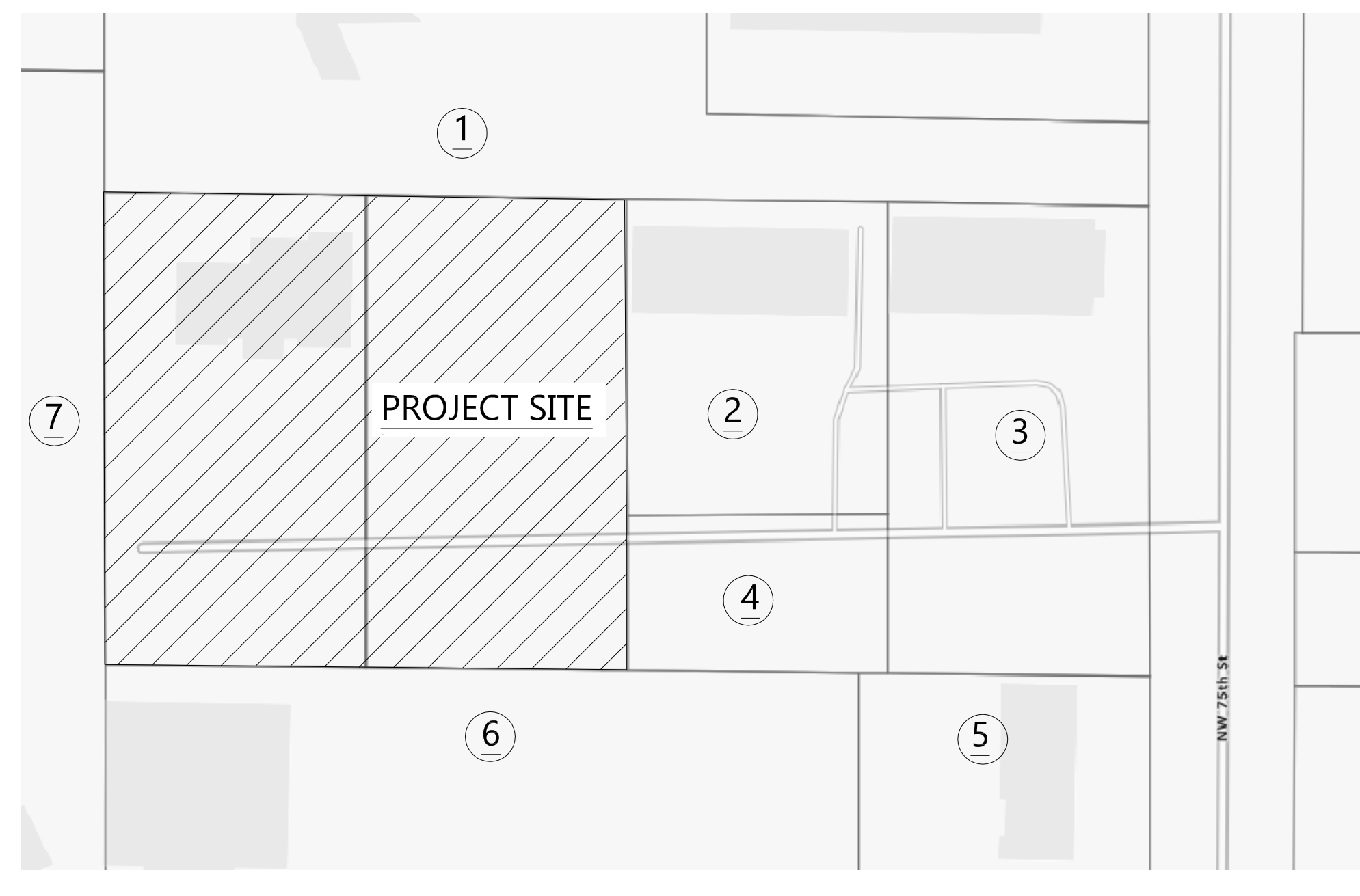
12. LIST OF ADJACENT LANDOWNERS (REFERENCED BY NUMBER ON LOCATION MAP):

REFERENCE #	TAX PARCEL NUMBER	LANDOWNERS	ZONING	FLU
1	06656-002-000	Gainesville Animal Hospital Inc.	BH	OFFICE
2	06656-002-015	Fletcher Florida Partners, LLC	BH	COMMERCIAL
3	06656-002-017	600 NW 75TH ST LLC	BH	COMMERCIAL
4	06656-002-016	Tower Road Plaza LLC	BH	COMMERCIAL
5	06656-002-007	Pool Doc LLC	BH	COMMERCIAL
6	06656-002-008	Kevena Apartments LLC	BH	COMMERCIAL
7	06656-003-000	Innovative Scheduling LLC	BH	OFFICE/RESIDENTIAL

13. GENERAL DEVELOPMENT DATA:

	ACRES	SQ. FEET	PERCENT
TOTAL PROJECT AREA	2.02	87,991	100%
PROVIDED LOT COVERAGE	0.83	36,709	30%
EXISTING TREE CANOPY TO REMAIN	0.44	19,315	44%
IMPERVIOUS SURFACE AREA	0.34	14,910	12%

LOCATION MAP



SHEET INDEX

SHEET #	DESCRIPTION
G001	COVER SHEET & INDEX
C100	TREE CANOPY PLAN
C101	PRELIMINARY SITE PLAN
C102	TRANSPORTATION AND UTILITY PLAN

CLIENT

1784 Holdings

PROJECT DESCRIPTION
75TH STREET STORAGE

JURISDICTION ALACHUA COUNTY
CITY GAINESVILLE
STATE FLORIDA

ISSUE DATES

DD	PRELIMINARY SITE PLAN	04-29-2024
MARK	DESCRIPTION	DATE

PROJECT NO: 20236850

DRAWN BY: AB

CHECKED BY: MH

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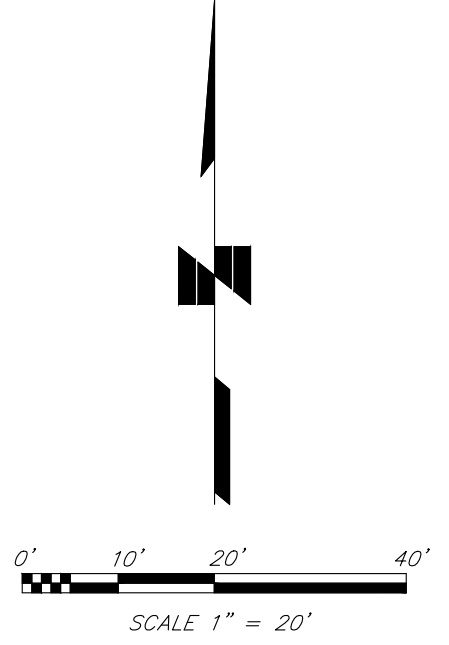
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STAMP

DRAWING TITLE

COVER SHEET

G001



DD	PRELIMINARY SITE PLAN	03-01-2024
MARK	DESCRIPTION	DATE

PROJECT NO: 20236850
 DRAWN BY: AS
 CHECKED BY: LEM

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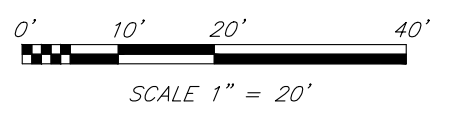
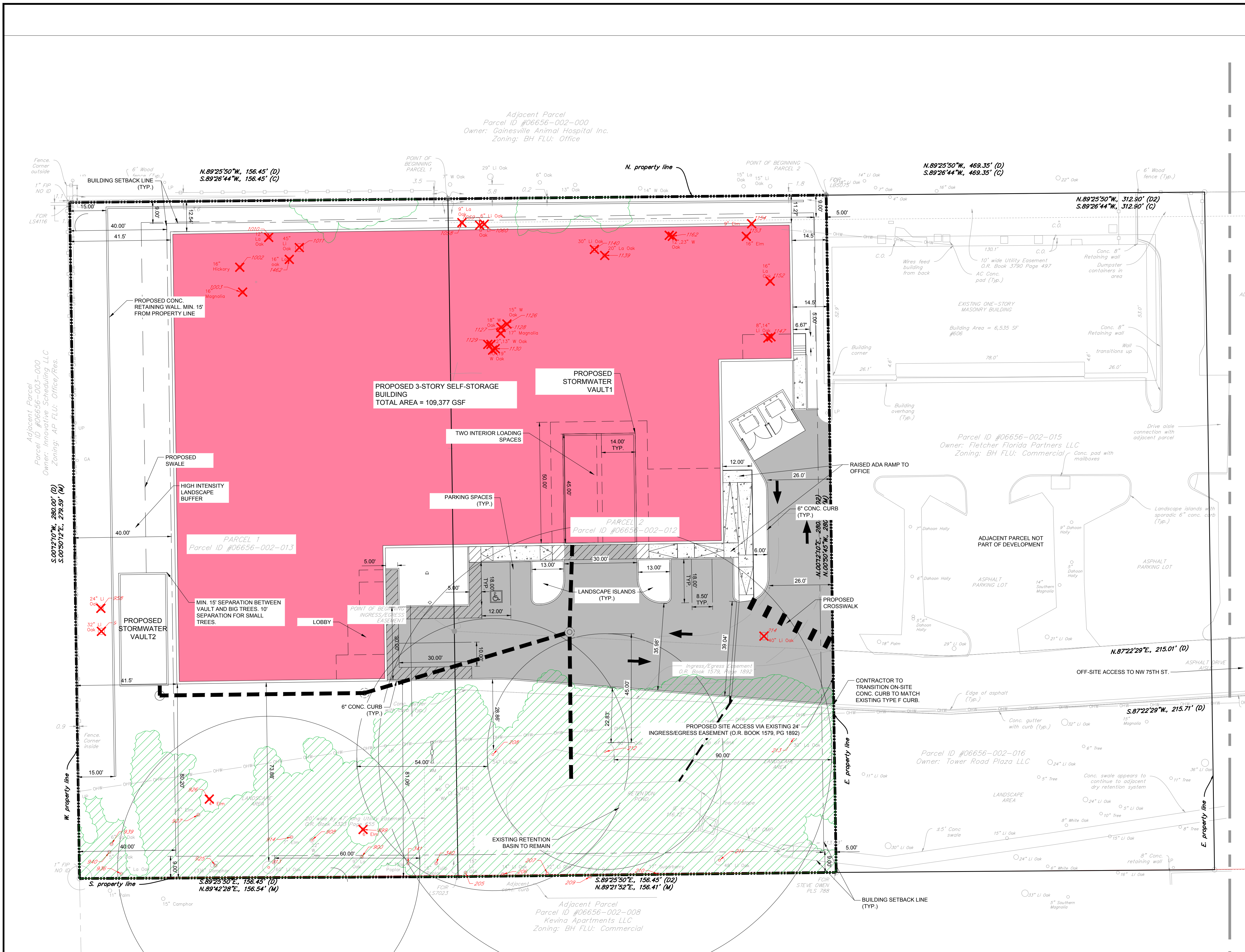
DD	PRELIMINARY SITE PLAN	03-01-2024
MARK	DESCRIPTION	DATE

PROJECT NO: 20236850
 DRAWN BY: AS
 CHECKED BY: LEM

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DRAWING TITLE

PRELIMINARY SITE PLAN



- HATCH LEGEND:**
- = BUILDING AREA
 - = PROPOSED ASPHALT
 - = CANOPY TO BE RETAINED
 - = TREE REMOVAL

SITE DATA

PARCEL ID(S): 06656-002-013 & 06656-002-012
 PARCEL AREA: 2.02 AC (87,991 SF)
 ZONING: BH
 PROPOSED LAND USE: SELF STORAGE
 PROPOSED BUILDING AREA: 109,377 GSF
 PROPOSED BUILDING HEIGHT: 45'
 FAR: 1.24

BUILDING SETBACKS:

	REQUIRED:	PROVIDED:
FRONT(EAST):	5'	14.4'
SIDE(NORTH):	9'	11.9'(AVERAGE)
SIDE(SOUTH):	9'	80.6'
REAR(WEST):	40'	41.5'

PARKING DATA:

PROPOSED STANDARD SPACES: 4
 PROPOSED ADA SPACES: 1
 REQUIRED SPACES(1/EMPLOYEE): 5
 MIN. REQUIRED ADA SPACES: 1
 LOADING SPACES PROVIDED: 4

TREE CANOPY DATA

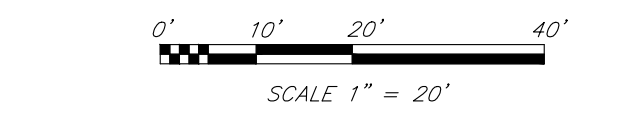
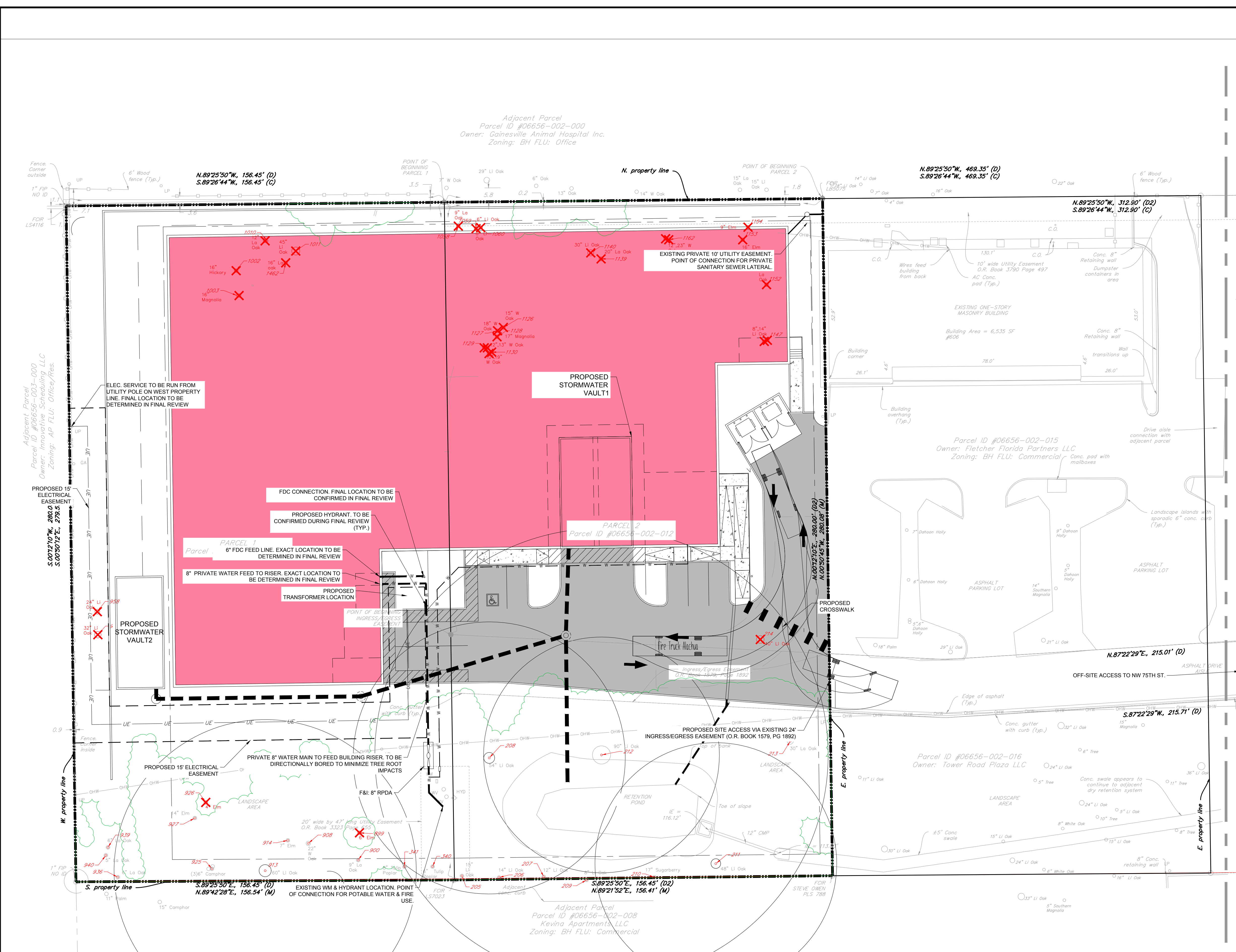
EXISTING CANOPY AREA: 1.01 AC (43,922 SF)
 MIN. CANOPY AREA REQUIRED: 0.20 AC (8,784 SF)
 CANOPY AREA RETAINED: 0.44 AC (19,315 SF)
 PERCENTAGE RETAINED: 44.0%

- SITE NOTES:**
- THERE IS NO PROPOSED STORAGE FOR BOATS, RECREATIONAL VEHICLES, AND SIMILAR EQUIPMENT ON -SITE.
 - PER SECTION 407.52(B), NON-RESIDENTIAL DEVELOPMENTS ARE NOT REQUIRED TO INCLUDE OPEN SPACE BEYOND THE CONSERVATION MANAGEMENT AREAS.
 - SITE IS SUBJECT TO CHANGE AS DESIGN OF SITE PROGRESSES.
 - REMOVAL OF EXISTING PAVEMENT WITHIN THE PROTECTED TREE AREAS WILL BE DONE MANUALLY TO PROTECT TREE ROOTS.
 - STORM PIPE CONFIGURATION MAY SHIFT DURING FINAL IF A DIFFERENT LOCATION IS DETERMINED TO HAVE LESS OF AN IMPACT.

DD	PRELIMINARY SITE PLAN	03-01-2024
MARK	DESCRIPTION	DATE

PROJECT NO:	20236850
DRAWN BY:	AS
CHECKED BY:	LEM

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HATCH LEGEND:
 [Pink Box] = BUILDING AREA
 [Grey Box] = PROPOSED ASPHALT
 [Red X] = TREE REMOVAL

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UTILITY SERVICE DATA
 ELECTRIC: GRU
 GAS: GRU
 POTABLE WATER: GRU
 WASTEWATER: GRU
 FIRE: GRU
 CABLE: COX COMMUNICATIONS
 TELEPHONE: COX COMMUNICATIONS
 INTERNET: COX COMMUNICATIONS

FIRE PREVENTION DATA
 PER NFPA 1, CHAPTER 18, TABLE 18.4.5.2.1
 • BUILDING TYPE OF CONSTRUCTION: II(111)
 • GROSS FLOOR AREA: 109,377 SF
 • FIRE FLOW = 4,750 GPM*
 • 4,750 GPM x 25% = 1187.5 GPM REQUIRED*
 PER NFPA 1, CHAPTER 18, 18.5.4.3
 • 2 FIRE HYDRANTS IN LESS THAN 250 FT FROM THE BUILDING = 3000 GPM PROVIDED

*FIRE FLOW IS REDUCED BY 75% WHEN BUILDING IS PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 1 18.4.5.3.2

TRANSPORTATION & UTILITY NOTES:

- THERE IS AN EXISTING ACCESS EASEMENT PER O.R. BOOK 1579, PG 1892 THAT ALLOWS ACCESS TO NW 75TH ST.
- SITE WILL CONNECT TO THE ADJACENT ASPHALT PAVEMENT TO ALLOW FLEXIBILITY IN MOVEMENT.
- THERE IS NO EXISTING PEDESTRIAN PATHWAY TO THE SITE DUE TO THE LIMITED 24' WIDE ACCESS EASEMENT ON-SITE. WE HAVE PROPOSED A CROSSWALK TO THE EAST FOR FUTURE PEDESTRIAN ACCESS.
- UTILITY CONNECTION POINT SUBJECT TO CHANGE IN FDP AND COORDINATION WITH GRU.
- THERE IS AN EXISTING 10' UTILITY EASEMENT PER O.R. BOOK 3790 PG 497 ALONG THE NORTH SIDE OF THE PROPERTY. EXISTING UTILITY SERVICE FOR ELECTRIC, GAS, POTABLE WATER, WASTEWATER, AND FIRE IS GRU. EXISTING UTILITY SERVICE FOR CABLE, TELEPHONE, AND INTERNET IS COX COMMUNICATIONS.

GRU STANDARD WATER, WASTEWATER & RECLAIMED WATER UTILITY NOTES

- No other Utility permit required other than Alachua County FDP approval and GRU engineering approval.
- The utility plan and plat shows all Public Utility Easements (PUE's) in a metes and bounds format. Upon GRU's approval of plans for developments not being platted, Owner may choose to grant the metes and bounds easements as shown, or a blanket easement over the entire property, provided facilities are installed within the prescribed distances as shown on the utility plans and in accordance with the Utility Separation Requirements Table in Appendix C of the GRU W/W/R/CW Design Standards.
- All construction materials and methods for potable water, wastewater, and reclaimed water systems shall be in conformance with GRU's most recent Potable Water, Wastewater, & Reclaimed Water System Design Standards, Construction Details, Construction Standards, and Approved Materials Manual.
- Potable Water and Wastewater mains shall maintain a minimum 10 feet horizontal and 1.5 foot vertical separation.
- A minimum horizontal separation of 10 feet for potable water mains, wastewater force mains, and reclaimed water mains, and 15 feet for gravity wastewater mains shall be provided and maintained from, buildings, transformers, and all permanent structures. Service laterals

- require 5 feet less clearance for each of the utilities; provided that water service laterals are installed inside 3" sleeves. Separation from trees is 7.5' for pressurized mains and services (water, reclaimed, and force main) and 10' (minimum) for gravity mains and services. (See Appendix C of GRU's Design Standards and Construction Details for Potable Water, Wastewater, and Reclaimed Water - Horizontal Separation Distances for Parallel and Perpendicular Clearance from Other Objects Table.)
- Potable water services shall be provided to each lot, building or parcel and requires a separate water meter for each dwelling unit. For commercial, multifamily, and institutional developments, the Developer shall be responsible for installing potable water services and Yoke Assembly Package up to and including the meter yoke, box (installed at final grade) and associated appurtenances, for meters 1" and smaller (see GRU W/W/R/CW Construction Detail W - 8.0), with a one-year warranty.
- 2" valves shall be GRU approved cast iron, resilient seat gate valves with standard 2" operating nut, threaded with brass nipple between the valves and tapping saddle or tapped tee.
- Water mains 4" in diameter and greater, placed under roadways, shall be cement lined ductile iron pipe (CLDIP) extending 5 feet past the back of curb (3 feet within City of Gainesville limits). Tracer wire installed on PVC water mains shall continue across the CLDIP sections.

- 1" or 2" PE water service crossings located under roadways shall be encased in 3" SCH 40 PVC extending 5' past the back of curb (3 feet inside City of Gainesville limits).
- Anchor tees, anchor couplings (solid x swivel), and anchor bends (swivel x swivel) shall be used on all fire hydrant assemblies.
- All pressurized main fittings and valve shall be mechanical joint with restrained joint glands; a sufficient length of the push-on pipe connected to the fittings shall be mechanically restrained to provide reaction as specified on the Restrained Joint Standard in the Construction Details (W - 2.8 & 2.9, RCW - 2.8 & 2.9, and WW - 2.4 & 2.5). Calculations for required restraint length must be provided if the specified restraint length, due to soil type or depth of cover, differs from those provided on these details. Restraint length must be indicated on the plans.
- All sanitary wastewater service laterals shall be min. 4" diameter PVC (SDR 26 - pipe and fittings) at 1.00% min. slope unless otherwise labeled.
- Wastewater cleanout covers located within pavement and sidewalks shall be rated for traffic load bearing.
- Manholes which are not installed under pavement shall have a rim elevation at least 6" above finished grade, and a 10:1 sodded slope down to finished grade.

- The finished floor elevations of buildings shall be a minimum of 6" above the lowest upstream manhole top. If this is infeasible, a wastewater service lateral backwater valve with sewer relief valve is required on the customer side of the cleanout.
- When a potable or reclaimed water main, or a wastewater force main is routed within 10 ft. of an electric transformer, a 20 ft. length of CLDIP shall be centered on the transformer with mechanical restraint at each end. No fittings, pipe joints, or valves shall occur within 10 ft. of the nearest edge of the transformer. A minimum clearance of 3' shall be maintained between the main and the transformer.