

WATSON CONSTRUCTION MATERIALS RECYCLING FACILITY

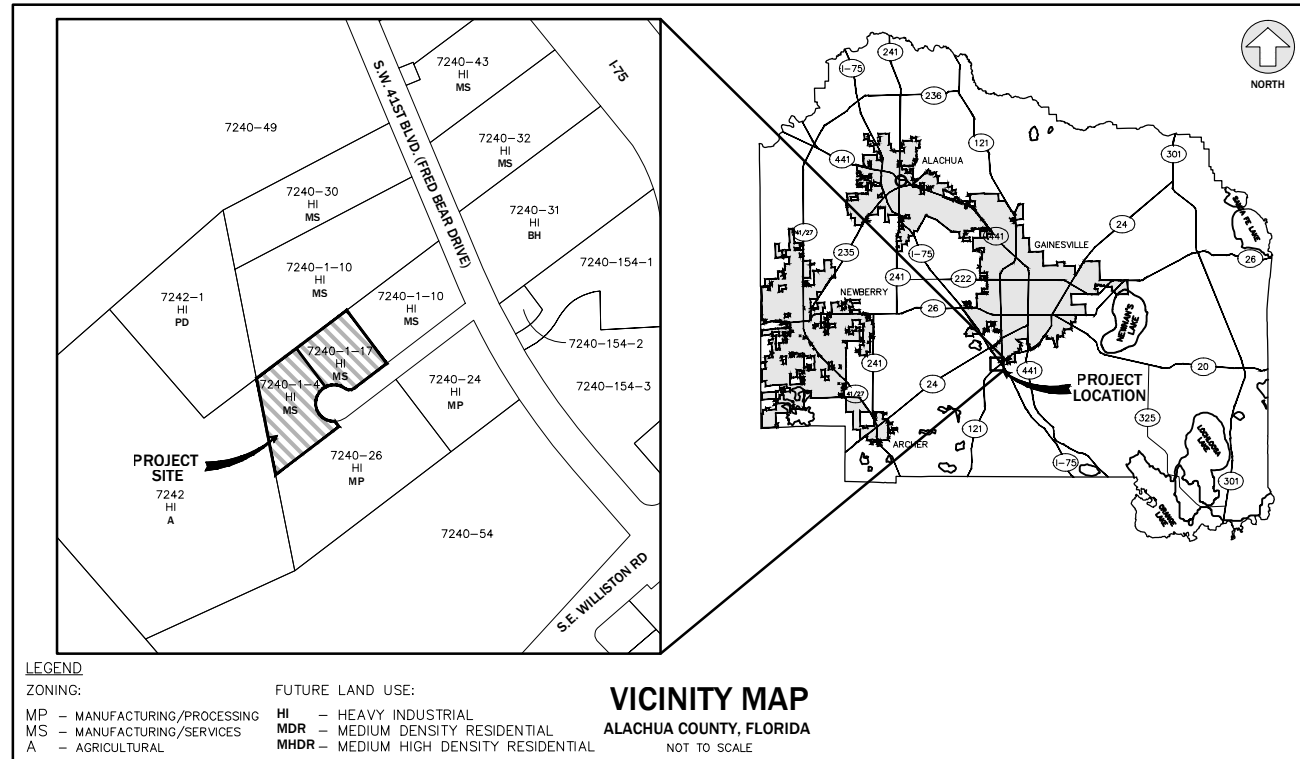
ALACHUA COUNTY, FLORIDA

DEVELOPMENT INFORMATION:

1.	NAME OF PROJECT:	WATSON CONSTRUCTION MATERIALS RECYCLING FACILITY
2.	PROJECT DESCRIPTION:	A SPECIAL EXCEPTION TO PERMIT A MATERIALS RECYCLING FACILITY CATEGORIZED IN THE ULDC AS A "MATERIALS RECOVERY, RECYCLING, AND COMPOSTING" FACILITY
3.	PROJECT ADDRESS:	5006 & 5008 SW 41ST BLVD. GAINESVILLE, FL
4.	TAX PARCEL NUMBER:	07240-001-004 & 07240-001-017
5.	SECTION/TOWNSHIP/RANGE:	GARY GRANT, TOWNSHIP 10 SOUTH, RANGE 19 EAST
6.	ZONING:	MANUFACTURING/SERVICES (MS)
7.	FUTURE LAND DESIGNATION:	HEAVY INDUSTRIAL (HI)

CONTACT INFORMATION:

1.	PROPERTY OWNERS:	RADAR OF GAINESVILLE, INC. 940 NW 247TH DRIVE NEWBERRY, FL 32669	GREEN & GREEN & GREEN 2045 NW 19TH LANE GAINESVILLE, FL 32605
2.	ENGINEER:	ENG. DENMAN AND ASSOCIATES, INC. 2404 NW 43rd STREET GAINESVILLE, FL 32606 373-3541 CONTACT: SERGIO REYES, P.E.	
3.	PLANNER:	ENG. DENMAN AND ASSOCIATES, INC. 2404 NW 43rd STREET GAINESVILLE, FL 32606 373-3541 CONTACT: CLAY SWEGER, AICP, LEED AP	
4.	SURVEYOR:	BRINKMAN SURVEYING & MAPPING, INC. 4607 NW 6TH STREET, SUITE C GAINESVILLE, FL 32609 (352) 374-7707 CONTACT: JAMES E. BRINKMAN, PSM	



LEGEND

ZONING:	FUTURE LAND USE:
MP - MANUFACTURING/PROCESSING	HI - HEAVY INDUSTRIAL
MS - MANUFACTURING/SERVICES	MDR - MEDIUM DENSITY RESIDENTIAL
A - AGRICULTURAL	MHDR - MEDIUM HIGH DENSITY RESIDENTIAL

VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

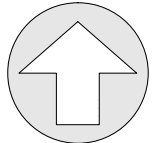
LEGAL DESCRIPTION

PARCEL 1

COMMENCE AT THE NORTHWEST CORNER OF THE GARY GRANT, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND RUN SOUTH 39°44'41" EAST, A DISTANCE OF 1195.21 FEET; THENCE RUN NORTH 83°57'50" EAST, A DISTANCE OF 3803.72 FEET; THENCE RUN SOUTH 14°41'23" WEST, A DISTANCE OF 247.20 FEET; THENCE RUN NORTH 49°57'21" EAST, A DISTANCE 947.10 FEET; THENCE RUN SOUTH 10°10'42" EAST, A DISTANCE 567.00 FEET; THENCE RUN NORTH 34°03'59" EAST, A DISTANCE 165.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 54°03'59" EAST, 208.44 FEET; THENCE RUN SOUTH 35°56'01" EAST, A DISTANCE OF 220.04 FEET; THENCE SOUTH 53°48'44" WEST, A DISTANCE OF 135.55 FEET; THENCE RUN NORTHWESTERLY WITH A CURVE CONCAVED NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 72°53'43", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 31.81 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 89°44'24" WEST, A DISTANCE OF 29.70 FEET; THENCE RUN NORTHWESTERLY WITH A CURVE CONCAVED SOUTHWESTERLY SAID CURVE HAVING A CENTRAL ANGLE OF 64°38'35", A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 67.69 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 85°36'51" WEST, A DISTANCE OF 64.16 FEET; THENCE RUN NORTH 35°56'01" WEST, A DISTANCE OF 161.59 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 1.00 ACRES, MORE OR LESS.

PARCEL 2 (ACCORDING TO ALACHUA COUNTY PROPERTY APPRAISER)

GARY GRANT-COM NW COR OF GRT S 39 DEG E 1195.21 FT N 83 DEG E 3803.72 FT S 14 DEG W 247.20 FT N 49 DEG E 947.10 FT S 10 DEG E 200 FT N 63 DEG E 660.25 FT TO WLY R/W/L SW 41ST BLVD S 21 DEG E ALG R/W/L 230 FT TO POB S 54 DEG W 381.01 FTS 35 DEG E 220.04 FT S 53 DEG W 135.55 FT NWLY ALG CURVE CONT NELY 31.81 FT NWLY ALG CURVE CONT SWLY 67.69 FT N 35DEG W 161.59 FT S 54 DEG W 165 FT S 10 DEG E 324.57 FT N 53 DEG E 827.81 FT TO WLY R/W/L SW 41ST BLVD NWLY ALG CURVE OF R/W/L 156.58 FT N 21 DEG W 139.98 FT TO POB (LESS COM 950 FT M/L NW OF INT S/L SW 41ST BLVD & W/L SR 331 POB S 53DEG W 327.27 FT N 35 DEG W 220.04 FT N 54 DEG E 381.01 FT S 21 DEG E 139.98 FT SELY ALG CURVE 85.13 FT TO POB PEROR 1954/2811)(LESS COM NW COR GARY GRT S 39 DEG E 1195.21 FT N 83 DEG E 3803.72 FT S 14 DEG W 247.20 FT N 49 DEG E 947.10 FT S 10 DEG E 567 FT N 54 DEG E 754.45 FT S 21 DEG E 139.98 FT SELY ALG CURVE 146.39 FT POB PER SELY ALG CURVE 10.18 FT S 53 DEG W 564.18 FT N 36 DEG W 21.27 FT NELY ALG CURVE 37.37 FT N 53 DEG E 531.71 FT POB PER OR 2208/2889) OR 1147/0609 OR 1436/0820 & OR 1734/1781



NORTH
NTS

GRAPHIC SCALE



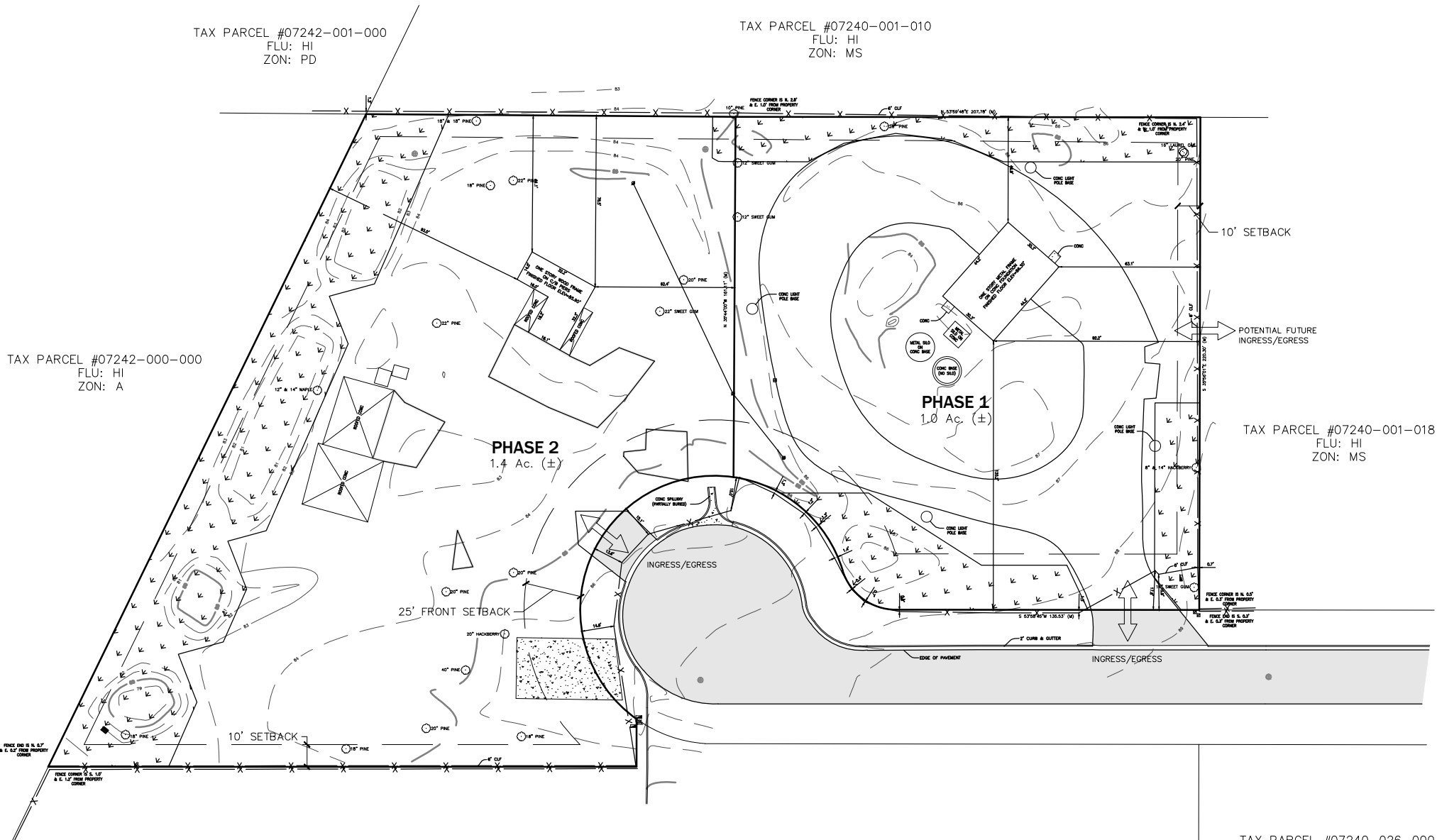
WATSON CONSTRUCTION MATERIALS RECYCLING FACILITY ALACHUA COUNTY, FLORIDA
COVER SHEET

DRAWING INDEX	
SHEET NUMBER	DRAWING TITLE
PO.00	COVER SHEET
PO.10	SITE PLAN
PO.20	AERIAL PHOTOGRAPH
S	BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)

Project phase:	SPECIAL EXCEPTION
Designed:	CBS
Drawn:	KFM
Date:	3/26/12
Project No:	10-120
Sheet No.:	PO.00

No. Date Comment

PROJECT PHASING		
PHASE	PROPOSED USES	SIZE
1	A. WORKING AREA 1. SEPARATION OF CONSTRUCTION AND DEMOLITION (C&D) DEBRIS THAT IS SUITABLE FOR RECYCLING, INCLUDING BUT NOT LIMITED TO: -WOOD (CLEAN AND NOT PRESSURE TREATED) -PLASTIC -CORDBOARD -GRAVEL -TOPSOIL -CONCRETE -MULCH -METAL 2. MOBILE PICKING / SORTING STATIONS WILL BE SET UP IN THE WORKING AREA TO SORT RECYCLABLE MATERIALS 3. MIBILE BINS WILL BE SET UP AND STORED IN THE WORKING AREA TO COLLECT RECYCLABLE MATERIALS 4. RECYCLABLE MATERIALS WILL BE TEMPORARILY STORED IN MOBILE BINS UNTIL HAULED OFF-SITE 5. EMPLOYEE PARKING	0.8 ACRE (MAX)
	B. OPEN SPACE 1. A MINIMUM OF 20% OPEN SPACE WILL BE PROVIDED IN PHASE 1 2. OPEN SPACE AREAS SHOWN ON THE SPECIAL EXCEPTION EXHIBIT ARE APPROXIMATE AND SPECIFIC AREAS WILL BE IDENTIFIED ON SUBSEQUENT DEVELOPMENT PLANS	0.2 ACRE (MIN)
2	A. WORKING AREA 1. EXPANSION AREA FOR PHASE 1 OPERATIONS AS DESCRIBED ABOVE 2. ALL PHASE 1 USES PERMITTED 3. WHOLESALE RETAIL SALES OF APPROPRIATE RECYCLED MATERIALS, INCLUDING BUT NOT LIMITED TO MULCH, GRAVEL, TOPSOIL, AND CRUSHED CONCRETE.	1.1 ACRE (MAX)
	B. OPEN SPACE 1. A MINIMUM OF 20% OPEN SPACE WILL BE PROVIDED IN PHASE 2 2. OPEN SPACE AREAS SHOWN ON THE SPECIAL EXCEPTION EXHIBIT ARE APPROXIMATE AND SPECIFIC AREAS WILL BE IDENTIFIED ON SUBSEQUENT DEVELOPMENT PLANS	0.3 ACRE (MIN)
		2.4 ACRES ± TOTAL



SPECIAL EXCEPTION CONDITIONS:

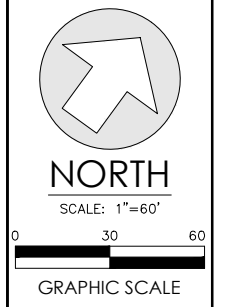
1. THIS SPECIAL EXCEPTION IS ISSUED TO WATSON CONSTRUCTION, INC. TO ALLOW A "MATERIALS RECOVERY, RECYCLING, AND COMPOSTING FACILITY" AS DEFINED BY THE ALACHUA COUNTY UNIFIED LAND DEVELOPMENT CODE ON APPROXIMATELY 2.4 ACRES IN A MANUFACTURING/SERVICES (MS) DISTRICT. THE SPECIAL EXCEPTION PERMIT IS VALID FOR 20 YEARS FROM THE DATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS. IN THE EVENT OF THE TRANSFER OF THIS OPERATION TO ANY OTHER OPERATING ENTITY, AN AMENDMENT TO THE SPECIAL EXCEPTION PERMIT SHALL BE REQUIRED.
2. THE APPLICANT SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS, ORDINANCES, AND PERMITS NOW AND HEREAFTER IN FORCE, WHICH MAY BE APPLICABLE TO THE USE OF THE SITE. VIOLATION OF ANY OF THE TERMS AND CONDITIONS OF THIS SPECIAL EXCEPTION SHALL BE GROUNDS FOR SUSPENSION OR REVOCATION BY THE BOARD OF COUNTY COMMISSIONERS.
3. THIS SPECIAL EXCEPTION SHALL EXPIRE 180 DAYS AFTER THE TERMINATION OF THE OPERATION BY WATSON CONSTRUCTION, INC.
4. COORDINATION AND CO-MINGLING OF RECYCLING ACTIVITIES BETWEEN WATSON CONSTRUCTION AND THE ADJACENT WCA WASTE CORPORATION FACILITY IS PERMITTED PROVIDED ALL ACTIVITIES OCCUR IN COMPLIANCE WITH THE REQUIRED STATE PERMITS FOR WATSON AND WCA.
5. MINOR MODIFICATIONS AND ADDITIONS TO THE DESCRIPTIONS OF THE FACILITY PROVIDED IN THE SPECIAL EXCEPTION ARE PERMITTED (WITHOUT SPECIAL EXCEPTION AMENDMENT) PROVIDED THESE ACTIVITIES ARE CONSISTENT WITH ALL REQUIRED STATE RECYCLING PERMITS.

HOURS OF OPERATION:
7AM-7PM, MONDAY THROUGH SATURDAY

SETBACKS:
FRONT: 25 FEET
SIDE: 10 FEET
REAR: 10 FEET

FUTURE SITE IMPROVEMENTS:
FUTURE SITE IMPROVEMENTS (BUILDINGS, PAVEMENT, ETC.) ARE PERMITTED IN COMPLIANCE WITH THE APPLICABLE PROVISIONS STIPULATED IN THE UNIFIED LAND DEVELOPMENT CODE. PERMIT REQUIREMENTS MAY INCLUDE DEVELOPMENT PLAN APPROVAL BASED ON THE INTENSITY OF DEVELOPMENT.

LEGEND	
	LIMITS OF EXISTING ASPHALT PAVEMENT
	LIMITS OF EXISTING CONCRETE PAVEMENT AND SIDEWALKS
	LIMITS OF PROPOSED OPEN SPACE
	EXISTING TREE
	EXISTING CONTOUR ELEVATION



EDA
ENG. DENHAM & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS
2404 N.W. 48th St., Gainesville, Florida 32608-4602
Tel.: 352.389.1400
Fax: 352.389.1401
E-Mail: eda@edainc.net

WATSON CONSTRUCTION
MATERIALS RECYCLING FACILITY
ALACHUA COUNTY, FLORIDA

SITE PLAN

Project phase: SPECIAL EXCEPTION
Designed: CBS
Drawn: KFM
Project No: 10-120
Date: 3/26/12

Sheet No.: P0.10

