Special Planning and Zoning Board Meeting
Agenda
January 26, 2021

Chair James Sajczuk
Vice Chair Anthony Wright
Member Sandy Burgess
Member Gary Thomas
Member Virginia Johns
School Board Member Tina Certain

City Manager Adam Boukari

Special Planning and Zoning Board Meeting
At 6:00 PM

Meeting Date: January 26, 2021

Meeting Location: James A. Lewis Commission Chambers

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

SPECIAL PLANNING AND ZONING BOARD MEETING AGENDA

CALL TO ORDER

I. NEW BUSINESS

A. Site Plan – Ology ADMF Expansion: A request by Daniel Young, P.E., LEED AP of Causseaux, Hewett, & Walpole, Inc., applicant and agent for SNH Medical Office Properties Trust, property owner, for consideration of a Site Plan which proposes to construct a ±58,433 square foot building with associated site improvements on a ±28.05 acre subject property. Tax Parcel Numbers 03927-011-000 and 03927-012-000 (Quasi-Judicial Hearing).

ADJOURN

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/26/2021
SUBJECT: Site Plan – Ology ADMF Expansion: A request by Daniel Young, P.E., LEED AP of Causseaux, Hewett, & Walpole, Inc., applicant and agent for SNH Medical Office Properties Trust, property owner, for consideration of a Site Plan which proposes to construct a ±58,433 square foot building with associated site improvements on a ±28.05 acre subject property. Tax Parcel Numbers 03927-011-000 and 03927-012-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for SNH Medical Office Properties Trust subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the January 26, 2021 Staff Report to the Planning & Zoning Board, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for SNH Medical Office Properties Trust subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the January 26, 2021 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Daniel Young, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for SNH Medical Office Properties Trust, property owner, for consideration of a Site Plan which proposes the construction of a ±58,433 square foot building with associated site improvements. The proposed use of the building is for light manufacturing.

The subject property is ±28.05 acres in area and is located at the terminus of NW Nano Court, south of County Road 2054 (also known as Rachael Boulevard) and west of NW 126th Terrace. Access to the subject property will be provided by two (2) ingress/egresses to NW Nano Court.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located northeast of the subject property and to the south of NW Nano Court. The stormwater basin has been previously permitted and was designed as a master system to serve the surrounding area, including the subject property.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Ology ADMF Expansion

- Application & Supporting Materials
- Public Notice Materials for the 1/26/21 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 26, 2021
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of a ±58,433 square foot building with associated site improvements
APPLICANT/AGENT:	Daniel Young, P.E., LEED AP Causseaux, Hewett, & Walpole Inc.
PROPERTY OWNER:	SNH Medical Office Properties Trust
LOCATION:	The terminus of NW Nano Court, south of County Road 2054 (also known as Rachael Boulevard) and west of NW 126th Terrace
PARCEL ID NUMBERS:	03927-011-000; 03927-012-000
FLUM DESIGNATION:	Industrial
ZONING:	Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	±28.05 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for SNH Medical Office Properties Trust subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the January 26, 2021 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for SNH Medical Office Properties Trust subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the January 26, 2021 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Daniel Young, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for SNH Medical Office Properties Trust, property owner, for consideration of a Site Plan which proposes the construction of a ±58,433 square foot building with associated site improvements. The proposed use of the building is for light manufacturing.

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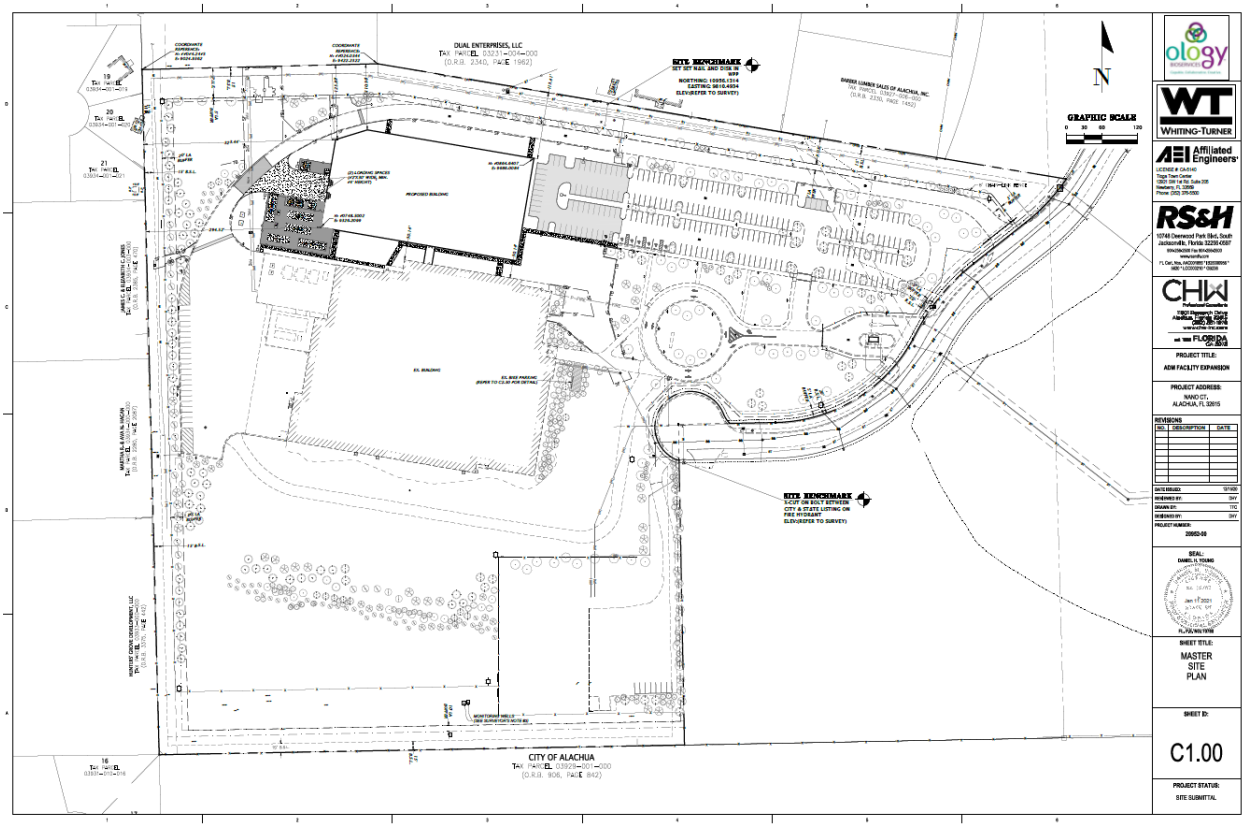
Illustration 1. SNH Medical Office Properties Trust (Ology ADMF Expansion)– Site & Dimension Plan



SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Map 1. Vicinity Map

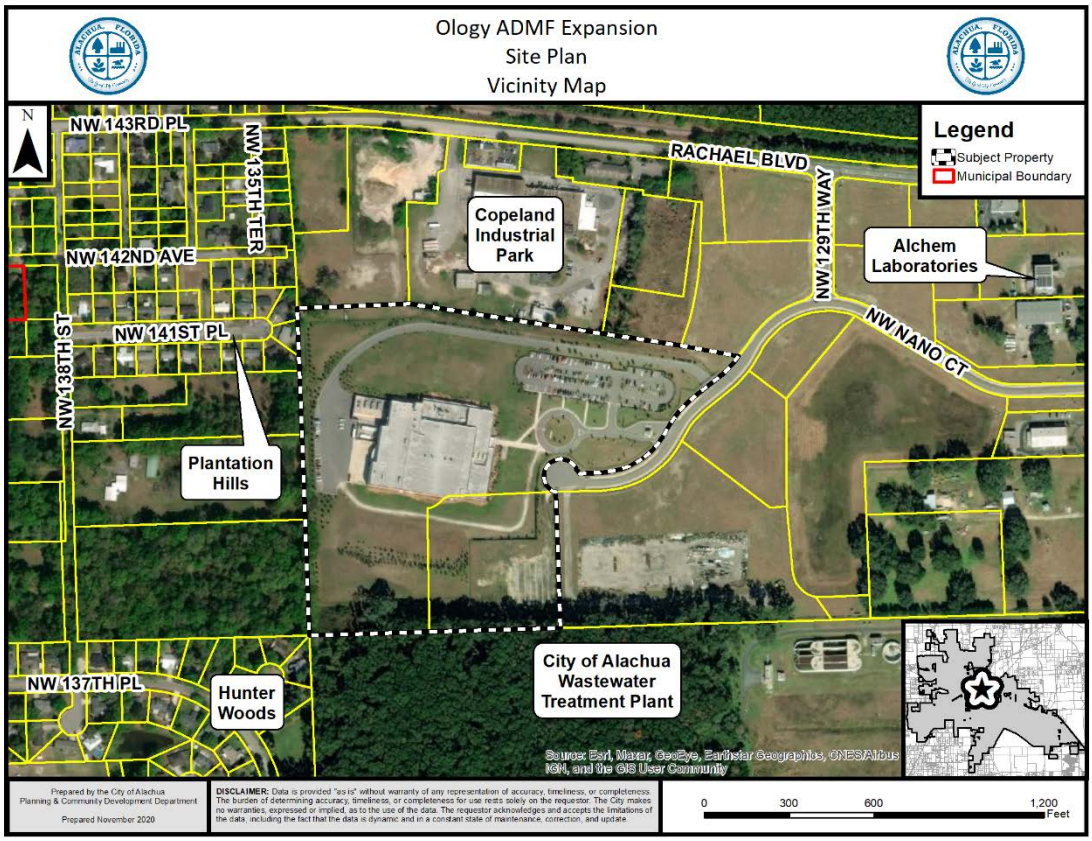


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Copeland Industrial Park	Industrial	Light & Warehouse Industrial (ILW)
South	City of Alachua Wastewater Treatment Plant	Public	Governmental Facilities (GF)
East	Vacant Industrial Land (Copeland Park PDL Site Plan approved 12/8/20)	Industrial	Light & Warehouse Industrial (ILW)
West	Existing Single-Family Residential (Plantation Hills); Vacant Residential Land	Moderate Density Residential	Residential Single Family – 3 (RSF-3)

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held virtually on December 10, 2020. The applicant was available to answer questions. Materials submitted by the applicant indicate that two (2) persons attended the meeting.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.5: Industrial

The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Manufacturing/ Assembly	300,000 sq. ft.	75% of total area	No Maximum	40%

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing/ 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%

Evaluation and Findings: The subject property has an Industrial FLUM Designation, which permits a variety of potential uses within the buildings, including research and development uses, multitenant uses, and manufacturing and assembly. The proposed building will be consistent with the provisions of Goal 1, Objective 1.5, and Policy 1.5.a.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The

City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Evaluation and Findings: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the development, approximately 10.3% of the site will consist of landscaped areas which exceeds the minimum 10% area required by Policy 2.4.a.

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Evaluation and Findings: The site plan indicates that following completion of the development, the subject property will consist of 37.5% open space, exceeding the minimum 10% open space requirement.

Objective 5.1: Natural Features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Evaluation and Findings: An environmental conditions and site suitability analysis has been provided in this report, and indicates that the development will not adversely affect natural features.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings: An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The development is located within the City's utility service area and will connect to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation and Findings: An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings: The site plan demonstrates that the development will comply with Objective 1.1 and Policies 1.3.a, 1.3.d, and 1.3.g, which are implemented by the standards found within Section 6.1 of the City's Land Development Regulations. Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The site plan also provides the minimum number of required accessible parking spaces.

Community Facilities Element

Policy 1.1.d:

The City hereby establishes the following level of service standards for sanitary sewer facilities:

Wastewater System Levels of Service

a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.
c. System capacity: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings: An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which shall include all areas where wastewater service is available. Wastewater service shall be deemed available if:

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The development is located within the City's utility service area and will connect to the City's wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Evaluation and Findings: An analysis of the development's impacts to solid waste facilities is provided within this report. The development will not adversely affect the level of service for solid waste facilities.

Objective 3.1: *Drainage and Stormwater Level of Service Standards and Implementation*
The City shall ensure the provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Policy 3.1.f: The City shall permit the use of off-site retention and detention facilities when the off-site facilities are part of previously approved master stormwater retention or detention facility designed to accommodate the stormwater runoff generated by the development.

Evaluation and Findings: The proposed development will convey the development's stormwater runoff to an existing stormwater basin located northeast of the subject property and to the south of NW Nano Court. The stormwater basin has been previously permitted and was designed as a master system to serve the surrounding area, including the subject property.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

3. A water main exists within 2,640 feet of any proposed residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The development is located within the City's utility service area and will connect to the City's potable water system.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
3. Capacity: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to

increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings: An analysis of the development's impacts to potable water facilities is provided within this report. The development will not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

Policy 1.2.a:

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.3.e:

The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings: The development will have minimal environmental impacts. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

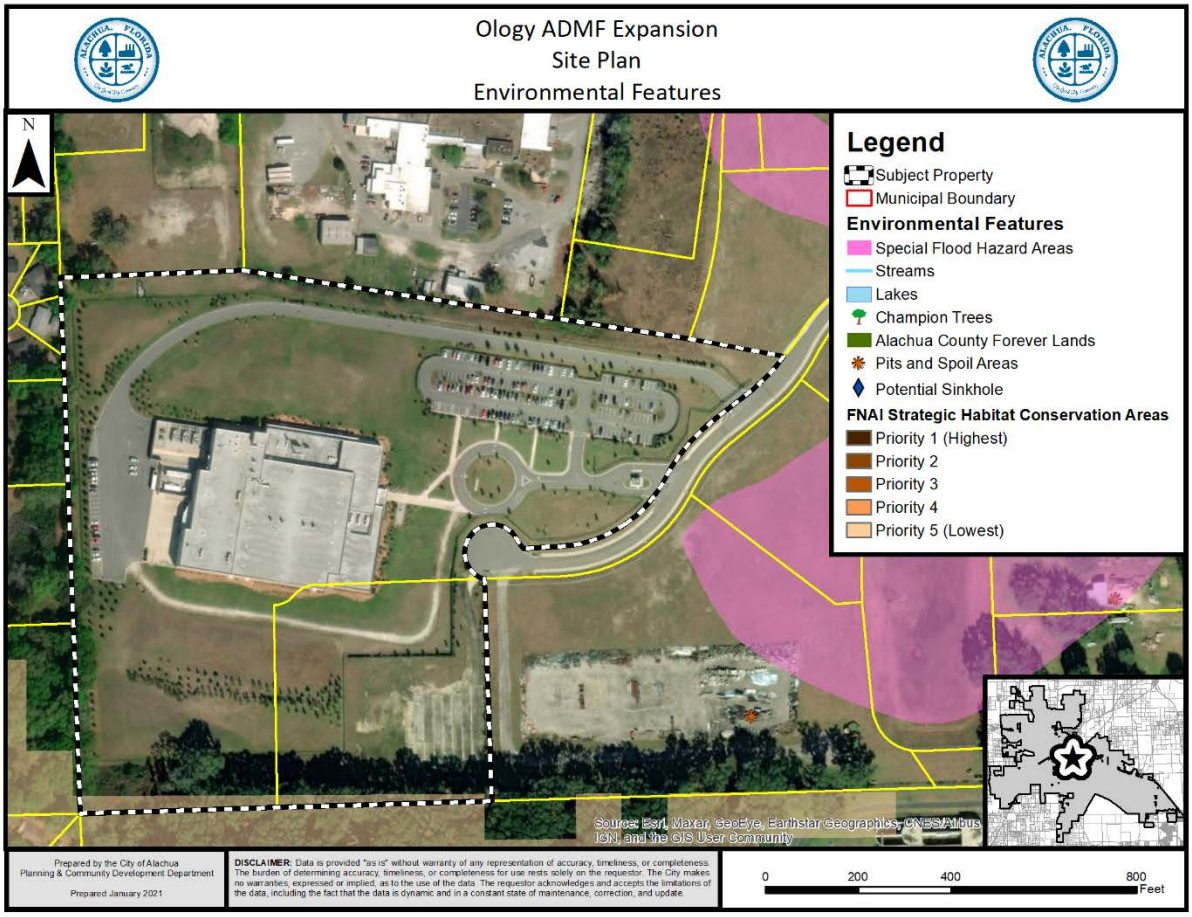
Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 2. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The subject property does not contain any areas identified within the PNA data layer. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered,

threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are four (4) soil types found on the subject property:

Arredondo Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Arredondo Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Millhopper Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is moderately well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Lochloosa Fine Sand (2% – 5% slopes)
Hydrologic Soil Group: C
This soil type is somewhat poorly drained. Permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Evaluation: The soil types present on the subject property do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: Since the subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: There are no issues related to historic structures or markers.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) ***Consistency with Comprehensive Plan***
The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(2) ***Use Allowed in Zone District***
The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The proposed development will be utilized for light manufacturing. Article 10 of the City's LDRs defines "light manufacturing" as: "the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration…" Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the ILW zoning district permits light manufacturing uses.

(3) ***Zone District Use-Specific Standards***
The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: The use type proposed by the development is the "light manufacturing" use type. There are no Use-Specific Standards which apply to the "light manufacturing" use type.

(4) ***Development and Design Standards***
The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.6*, Infill Standards, *Section 6.7*, Open Space Standards, and *Section 6.9*, Environmental Protection Standards.

(5) ***Subdivision Standards***
In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

(6) ***Complies with All Other Relevant Laws and Ordinances***
The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

SECTION 6.6.3, RESIDENTIAL PROTECTION STANDARDS

Section 6.6.3 of the City's Land Development Regulations (LDRs) establishes additional conditions that may be imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. The applicant has provided an analysis and response to each of the standards set forth in Section 6.6.3 of the LDRs. Staff's evaluation and findings of compliance with these standards is provided below.

6.6.3 *Residential protection standards.*

(A) *General conditions.* As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

(1) *Hours of operation and deliveries.* Hours of operation and deliveries.

Evaluation & Findings: The applicant has indicated the hours of operation are anticipated to occur during normal business hours from approximately 9:00 AM to 5:00 PM. Additionally, the applicant has indicated that deliveries will occur during normal operating hours.

(2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.

Evaluation & Findings: There are no uses proposed which would generate excessive noise or glare. The existing and proposed development utilizes emergency backup generators. To mitigate potential impacts which may be caused by the noise from the generators, the site was been developed with a berm in the northwest corner of the site near existing residential areas. In addition, the applicant has proposed to plant required mitigation trees on the berm, which will further mitigate potential noise impacts.

(3) *Placement of trash receptacles.* Placement of trash receptacles.

Evaluation & Findings: All trash receptacles are located inside the existing and proposed buildings.

(4) *Loading and delivery area.* Location of loading and delivery areas.

Evaluation & Findings: Loading and delivery areas are presently to the rear of the existing building. The proposed building will also locate delivery areas to the rear of the building. The development provides a Type D, 20 foot buffer were adjacent to residential uses which reduces visual impacts of loading and delivery areas from adjacent residential uses.

(5) *Lighting.* Lighting location, intensity, and hours of illumination.

Evaluation & Findings: The site complies with the exterior lighting standards of the City's Land Development Regulations. No additional lighting is proposed between the existing service drive and the adjacent residential areas.

(6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

Evaluation & Findings: No vending machines, telephones or other similar outdoor services and activities are proposed.

(7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.

Evaluation & Findings: There is existing landscaping along the western boundary of the subject property which provides a visual buffer between the site and adjacent residential areas. Additionally, there is an existing berm located in the northwest corner of the property. As part of this development plan, additional trees (mitigation trees) are proposed to be placed on the berm, which will increase the visual buffer between adjacent residential areas and the subject property.

(8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

Evaluation & Findings: The overall height of the building at its highest point will be 54 feet. The proposed building will be located over 300 feet from the nearest property line adjacent to a residential use.

(9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.

Evaluation & Findings: The proposed development would have no effect upon natural lighting and solar access to nearby residential lands.

(10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.

Evaluation & Findings: The proposed development is not expected to cause any obtrusive odors or fumes.

(11) *Paving and parking areas.* Paving to control dust.

Evaluation & Findings: All parking proposed will be paved.

(12) *Placement or configuration of site design.* Placement or configuration of site design.

Evaluation & Findings: The overall configuration of the site is established by the existing development.

(B) *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

Evaluation & Findings: The overall height of the building at its highest point will be 54 feet. The proposed building will be located over 300 feet from the nearest property line adjacent to a residential use.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
15	CR 2054 (from SR 235 to US 441)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].
3 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Research & Development Center (ITE Code 760)	798 (399 / 399)	24 (18 / 6)	44 (7 / 37)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT –11.26 trips per 1,000 square feet x 58,433 square feet (50% entering/50% exiting); AM Peak Hour – 0.42 trips per 1,000 square feet x 58,433square feet (75% entering/25% exiting); PM Peak Hour –0.49 trips per 1,000 square feet x 58,433 square feet (15% entering/85% exiting.)

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 15 CR 2054 (from SR 235 to US 441)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	15,120
Existing Traffic[3]	3,007
Reserved Trips[4]	1,340
Available Capacity[4]	10,773
Increase/Decrease in Daily Trips Generated by Development	798
Residual Capacity After Development's Impacts[5]	9,975

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua December 2020 Development Monitoring Report.
5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 15 CR 2054 (from SR 235 to US 441)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	1,359
Existing Traffic[3]	354
Reserved Trips[4]	112
Available Capacity[4]	893
Increase/Decrease in PM Peak Hour Trips Generated by Development	44
Residual Capacity After Development's Impacts[5]	893

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua December 2020 Development Monitoring Report.
5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above. The impacts that will be generated by the development are acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,000
Reserved Capacity[2]	152,524
Available Capacity	852,476
Increase/Decrease in Potable Water Demand from Application[3]	21,350
Residual Capacity	**831,126**
Percentage of Permitted Design Capacity Utilized	**63.86%**

Sources:
1 City of Alachua Public Services Department, April 2020
2 City of Alachua December 2020 Development Monitoring Report
3 Source: Memorandum from Andy Peter, Affiliated Engineers, Inc., to Mitchell Mason, CHW, Inc., dated 1/11/2021

Evaluation: The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the impacts that will be generated by the development are acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	675,000
Reserved Capacity[2]	145,298
Available Capacity	679,702
Increase/Decrease in Sanitary Sewer Demand from Application[3]	8,765
Residual Capacity	**670,937**
Percentage of Permitted Design Capacity Utilized	**55.27%**

Sources:
1 City of Alachua Public Services Department, April 2020
2 City of Alachua December 2020 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 58,433 square feet.

Evaluation: The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the impacts that will be generated by the development are acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	39,744	7,253.28
Reserved Capacity[2]	9,953.23	1,816.46
Increase/Decrease in Demand Generated by Application[3]	696.0	127.02
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:

1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).*

2 *City of Alachua December 2020 Development Monitoring Report.*

3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*

4 *New River Solid Waste Facility, April 2020.*

Evaluation: The impacts to the solid waste system that will be generated by the development will not adversely affect the Level of Service (LOS) for solid waste facilities. The impacts that will be generated by the development are therefore acceptable.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT "A"
TO
SNH MEDICAL OFFICE PROPERTIES TRUST
(OLOGY ADMF EXPANSION)
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall address the comments issued by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, in a memorandum dated January 19, 2021 prior to applying for a building permit.
2. The applicant agrees it shall provide Public Utilities Easements as depicted on the Site Plan. All Public Utilities Easements shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with preparing and recording such Public Utilities Easements.
3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"

TO

SNH MEDICAL OFFICE PROPERTIES TRUST
(OLOGY ADMF EXPANSION)
STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 19, 2021**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 1/19/2021

RE: **ADM Facility Expansion - Site Plan**

Public Services has reviewed the ADM Facility Expansion (Jan 11 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment(s) on Dec 14 Submittal** **Sheet C0.00:** • Project Title: To be consistent with CoA terminology, please change "DEVELOPMENT PLANS" to "SITE PLANS". • General Note 5: Please add text summarizing Gas Service. **Comment(s) on Jan 11 Submittal** **Approved**
2.	**Comment(s) on Dec 14 Submittal** **Sheet C0.10:** • General Notes 25 & 26 are very similar, but not identical. Please review if both notes are needed. • Paving Etc. General Note: For record drawings, Note 12 references Site General Note 29, but said reference does not apply. Please evaluate. • Water and Wastewater General Note 14: The project includes some 8" PVC sanitary gravity sewer service. Please add requirements for 8" PVC sanitary gravity sewer

NO.	COMMENTS
	service to Note 14. • Water and Wastewater General Note 13: Spelling – Change to "CONTRACTOR". • Water and Wastewater General Note 12: Please add sentence similar to "ALL PVC WATER SERVICE PIPE MATERIALS SHALL BE SUITABLE FOR POTABLE WATER USE AND NSF 61 APPROVED". • Water and Wastewater General Note 17: Please insert "BACKFLOW PREVENTER" so sentence now reads: "FIRE LINE BACKFLOW PREVENTER". **Comment(s) on Jan 11 Submittal** **Approved**
3.	**Comment(s) on Dec 14 Submittal** **Sheet C0.11:** • Stormwater: For the proposed gravity stormwater pipe, please insert "P-ST" in the line legend. • Miscellaneous Utilities: Please replace the Proposed Transformer symbol with that shown on Sheet C3.10 ("TRX" inscribed within a square.) **Comment(s) on Jan 11 Submittal** **Approved**
4.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10:** • At point of connection with existing water main, please change text to "8" X 8" X 4" TEE AND GATE VALVE WITH BOX . A SUBCONTRACTOR PRE-APPROVED BY COA SHALL WET TAP THE EXISTING WATER MAIN". • Note that specifies the fire line above ground assembly, which begins with "ABOVE GROUND 8" DOUBLE CHECK….". Note references a fire protection plan. When will that be provided? Please reference CoA Detail 139. Please note that Detail 139 does not call-out a fire alarm panel. Does CHW have such a detail that can be included with the project? • There is a vertical distance where P-FIRE, P-W and P-GAS run parallel. Although it looks as though horizontal separation between each line is 3-feet (CoA standard), please call this out, to prevent GC from installing such pipe too close together. • Call out size of P-GAS line if known by CHW. **Comment(s) on Jan 11 Submittal** **Approved**
5.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10 (continued):** • Just south of a transformer, please define or call-out the symbol that consists of a

NO.	COMMENTS
	square and circle connected by a line. • The P-GAS is shown crossing under this symbol. Please confirm that this is not problematic. If not problematic, call-out that vertical separation must be at least 2 feet. • Where the P-GAS line crosses under the P-W & P-FIRE lines, call out a minimum vertical separation of at least 2 feet. **Comment(s) on Jan 11 Submittal** **Approved**
6.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10 (continued):** • There is a P-FM that runs from the building to near the Waste Holding Tank. • Please call out materials and size of this line. • This line terminates at a circle near but not at the Waste Holding Tank. Please confirm this is the design intent. Please call-out what the circle signifies. **Comment(s) on Jan 11 Submittal** **Approved**
7.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10 (continued):** • Please define FDC and include on Abbreviation List on C0.11. • Design of the FDC system is sparse. When and how will more detail be shown? **Comment(s) on Jan 11 Submittal** **Approved**
8.	**Comment(s) on Dec 14 Submittal** **Sheet C2.31:** • Please replace Detail 127 with the updated version. See either Monique or Bryan G of CHW. • Detail 218 is for a doghouse manhole for wastewater applications. This detail is called out on C2.11 for a stormwater application. Please confirm that a modified form of Detail 218 is suitable for this application. If this detail not suitable, it is suggested that CHW use its own applicable detail. **Comment(s) on Jan 11 Submittal** **Approved**
9.	**Comment(s) on Dec 14 Submittal** **Sheet C2.10:**

NO.	COMMENTS
	• On this and other sheets, for HDPE stormwater pipe, the term "Watertight" is used in a few, but not all, locations. Is there a reason for this? Please evaluate. **Comment(s) on Jan 11 Submittal** **Approved**
10.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10:** • Please provide more detail of the electrical design. • Show the proposed routing of conduit from the existing power line to the transformers. • Call out the required power supply to the new building; for example, 460-volt, 3-phase. • Confirm that the design intent is that each transformer supplies 100% of the load; that is, the transformers are redundant. • Provide building load calculations in sufficient detail for CoA to size the transformers. • Include an electrical scope of work either on this or a more appropriate sheet. This scope specifies that the electrical work is a combined effort between the CoA and the GC and its electrical subcontractor. See Attachment 1 for suggested text. • If necessary, discuss these issues with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182 **Comment(s) on Jan 11 Submittal** Please modify sheet C3.10 as per attached markup. The idea is to intercept an existing power circuit & thus substantially reduce the amount of new power conduit and conductors. The reviewer is under the impression that this design concept has already been discussed between Andy Lindsey of CoA & the electrical designer.
11	**Comment(s) on Dec 14 Submittal** **Sheet C3.10 (continued):** • Show the PUE for the conduit route(s) to the transformers and also around the transformers. **Comment(s) on Jan 11 Submittal** Please show the PUE around the new route of the to-be-installed P-E.
12.	**Comment(s) on Jan 11 Submittal** Please add modified details 506, 557, 575, 584A, 584C and 584D as per attached markups.

NO.	COMMENTS
	See either Bryan or Monique for these details.
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician

20 FT. MIN

NEW 3-PHASE ~~FEET~~ JUNCTION CABINET. COORDINATE WITH CITY

EXISTING FLUSH MOUNTED 3 PHASE PIT

EXISTING CONDUIT AND POWER CIRCUIT

8"X8"X8" WET TAP AND VALVE (BY SPECIALTY CONTRACTOR PRE-APPROVED BY THE COA)(COORD. WITH CITY MIN. 72 HOURS IN ADVANCE)

1-8"X8"X4" TEE

1-8"GATE VALVE AND BOX (POINT OF FIRE SERVICE, END CITY OF ALACHUA MAINTENANCE)

1-4" GATE VALVE AND BOX

4" 90 BEND

4" METER/BOX/BACKFLOW PREVENTER (PER CITY DETAIL 148)(END CITY OF ALACHUA MAINTENANCE)(REFER TO C2.31 FOR DETAIL)

EX. 8" PVC WATER MAIN

EX. GAS SERVICE

ABOVE GROUND 8" DOUBLE CHECK BACKFLOW PREVENTER WITH VALVES. VALVES MUST BE MONITORED BY FIRE ALARM PANEL. REFER TO FIRE PROTECTION PLAN FOR DETAILS.

END OF FENCE 0.2' EAST OF PROPERTY LINE

2-2.5" GATES

2-4" PVC ELEC. CONDUITS

FIRE DEPARTMENT CONNECTION - TBC (DESIGNED AND PERMITTED BY OTHERS) (REFER TO FIRE PROTECTION PLANS FOR DETAILS)

RELOCATED FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE AND BOX

PROPOSED P.U.E.

4" PVC WATER SERVICE (MIN. 36" COVER)

8" FIRE SERVICE (MIN. 36" COVER; DESIGNED AND PERMITTED BY MEP)

6" FIRE LINE (MIN. 36" COVER) (DESIGNED AND PERMITTED BY OTHERS) (REFER TO FIRE PROTECTION PLANS FOR DETAILS)

4"-45 BEND

8"-45 BEND

PROVIDE MIN. 2' VERTICAL SEPARATION (TYP.)

PIV TO BE DESIGNED AND PERMITTED BY MEP

PROPOSED LIGHT (TYP.)

TEMP. GENERATOR PARKING PAD

LAQ. BULK TANK

LCO2 BULK TANK

WASTE HOLD TANK

FUTURE GENERATOR

GENERATOR

PROVIDE MIN. 2' VERTICAL SEPARATION (TYP.)

FUEL TANK

LOADBANK AND SWITCHGEAR

PROPOSED TRANSFORMER

PROPOSED P.U.E.

REFER TO MEP PLANS FOR CONTINUATION

245' 6" STAINLESS PROCESS WASTE - REFER TO MEP PLANS FOR DETAIL

6" PVC C/O TOP EL. 77.50 INV EL. 70.92

6" PVC C/O TOP EL. 77.50 INV EL. 70.07

6" PVC C/O TOP EL. 77.30 INV EL. 69.00

85'-6" PVC @ 1.0%

85'-6" PVC @ 1.26%

20'-12" HDPE CASING

PROVIDE MIN. 2' VERTICAL SEPARATION (TYP.)

8"-45 BEND

FFE=78.00

EXISTING CONDUIT, POWER CIRCUIT.

MATCHLINE A-A

MATCHLINE A-A

GRAPHIC SCALE 0 10 20 40

N

NOTE TO DESIGNER

- PROPOSED DESIGN USING 3-PHASE CABINET SUBSTANTIALLY REDUCES LENGTH OF NEW POWER CIRCUIT
- REASON FOR THIS AIDED CONDUIT PATH IS TO REDUCE # OF BENDS. (CAN BE EXISTING CONDUIT) POWER CIRCUIT IS ONLY APPROXIMATE. IF POSSIBLE, EXACTLY LOCATE EXISTING CONDUIT FROM AS-BUILTS.

PRIMARY SERVICE - CITY OF ALACHUA (COA) ELECTRICAL WORK SCOPE:

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK TO EXTEND THE EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A COMBINED EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR:
ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE COA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE COA. ALL LABOR WORK PERFORMED BY COA WILL BE BACK CHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINARIES, TRANSFORMERS PADS AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT THE START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

NOTE TO DESIGNER:
— ADD
BLUE TEXT = COMMENT
— = DELETE

ology BIOSERVICES
Capacity Collaborative Creative.

WHITING-TURNER

Affiliated Engineers
LICENSE # CA-5140
Tioga Town Center
12921 SW 1st Rd. Suite 205
Newberry, FL 32669
Phone (352) 376-5500

RS&H
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000958 * 5620 * LCC000210 * GB238

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PROJECT TITLE:
ADM FACILITY EXPANSION

PROJECT ADDRESS:
NANO CT.
ALACHUA, FL 32615

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 12/15/20
REVIEWED BY: DHY
DRAWN BY: TFC
DESIGNED BY: DHY
PROJECT NUMBER: 20952-00

SEAL:
DANIEL H. YOUNG
DANIEL H. YOUNG LICENSE No 70780 STATE OF FLORIDA PROFESSIONAL ENGINEER
Jan 11 2021
FL. P.E. NO. 70780

SHEET TITLE:
DETAILED UTILITY SITE PLAN

SHEET ID:
C3.10

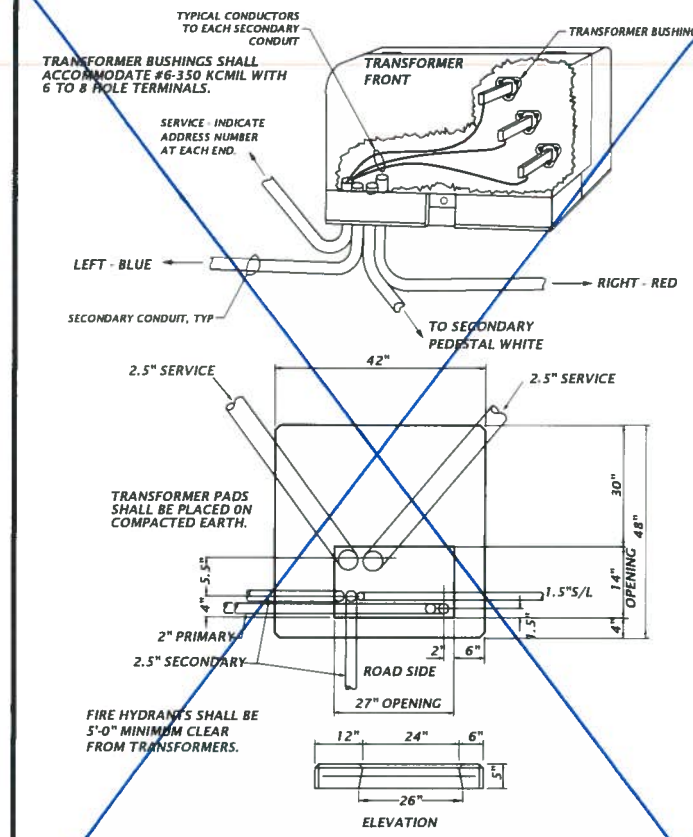
PROJECT STATUS:
SITE SUBMITTAL

9/28/2020 11:04:12 AM BIM 360://5010885001_PDL Facility/5010885001_PDL Facility Shell_A_R20.rvt

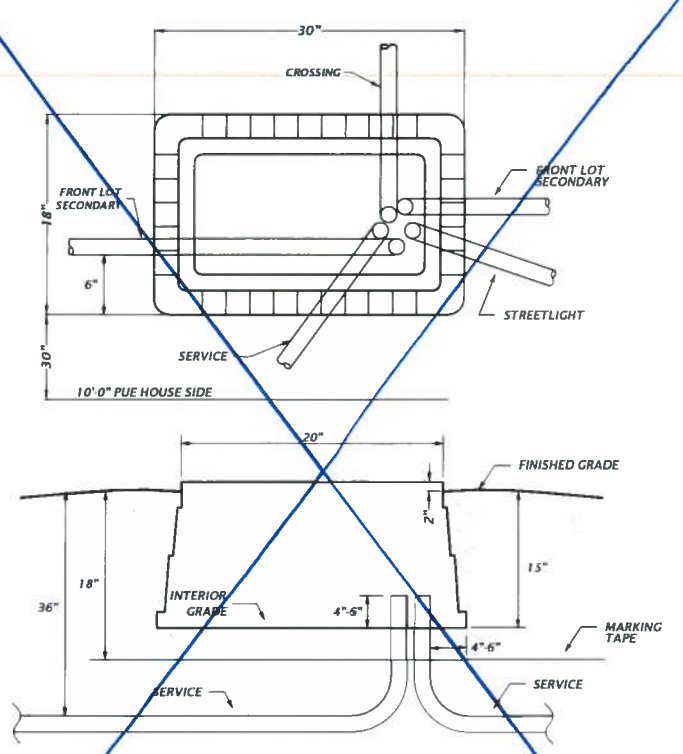
ELECTRICAL UTILITIES LEGEND AND ABBREVIATIONS

50a	TRANSFORMER ON CONCRETE PAD, 50 KVA PHASE b, 120/240 VOLT SINGLE PHASE SECONDARY.
P-a P-b	1/0 AL PRIMARY CABLE, IN 2" PVC AT 48" MIN. COVER.
P-1/0 P-1/0	4/0 AL TPX SECONDARY CABLE, IN 2.5" PVC AT 36" MIN. COVER.
6/3 P-S P-S P-S	6/3 AL TPX SECONDARY STREETLIGHT CABLE, IN 1.5" PVC AT 36" MIN. COVER.
12/2 P-N P-N	12/2 WITH GROUND, IN 1.5" PVC AT 36" MIN. COVER.
	JUNCTION BOX
SE	SERVICE ENCLOSURE, BURIED, APPROXIMATELY 33" X 20" X 15" DEEP.
80W 30'	80 WATT LED CUTOFF LUMINAIRE ON 30' FIBERGLASS POLE (25' MOUNTING HT) WITH 4' ARM.
10"	ROUND BURIED STREETLIGHT WIRING ENCLOSURE APPROXIMATELY 10" DIAMETER X 12" DEEP HIGH DENSITY POLYETHYLENE.
SW	600 AMP PAD MOUNTED SWITCHGEAR. DOORS INDICATE SOURCE AND LOAD SIDES.
PME	PAD MOUNTED EQUIPMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
CT	CURRENT TRANSFORMER
R/W	RIGHT OF WAY

500 **ELECTRICAL UTILITIES LEGEND AND ABBREVIATIONS** NTS

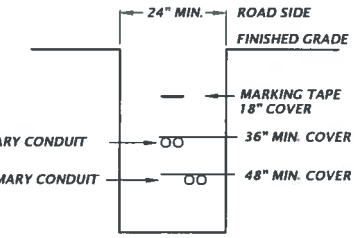


501 **SINGLE-PHASE TRANSFORMER AND PAD** NTS



503 **SERVICE ENCLOSURE** NTS

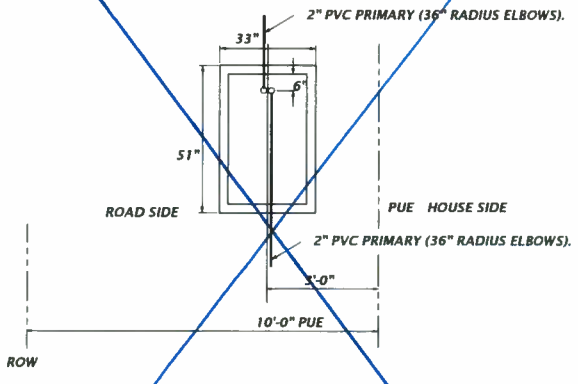
WARNING TAPE SHALL BE RED WITH CONTINUOUS BLACK MARKINGS "CAUTION CAUTION - CITY OF ALACHUA - ELECTRIC LINE BURIED BELOW SHALL BE ALLENSYSTEM "MARKLINE" OR EQUAL REEFINDUSTRIES OR THORENTERPRISES.



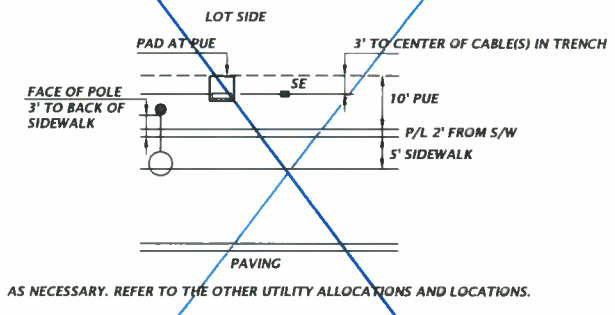
NOTE: 1. CONTRACTOR SHALL CHECK FOR CONFLICTS AND MAKE ADJUSTMENTS AS NECESSARY. REFER TO THE OTHER UTILITY ALLOCATIONS AND LOCATIONS.

2. CONTRACTOR SHALL COORDINATE WITH COA DURING CONSTRUCTION.

506 **TYPICAL CONDUIT TRENCH** NTS

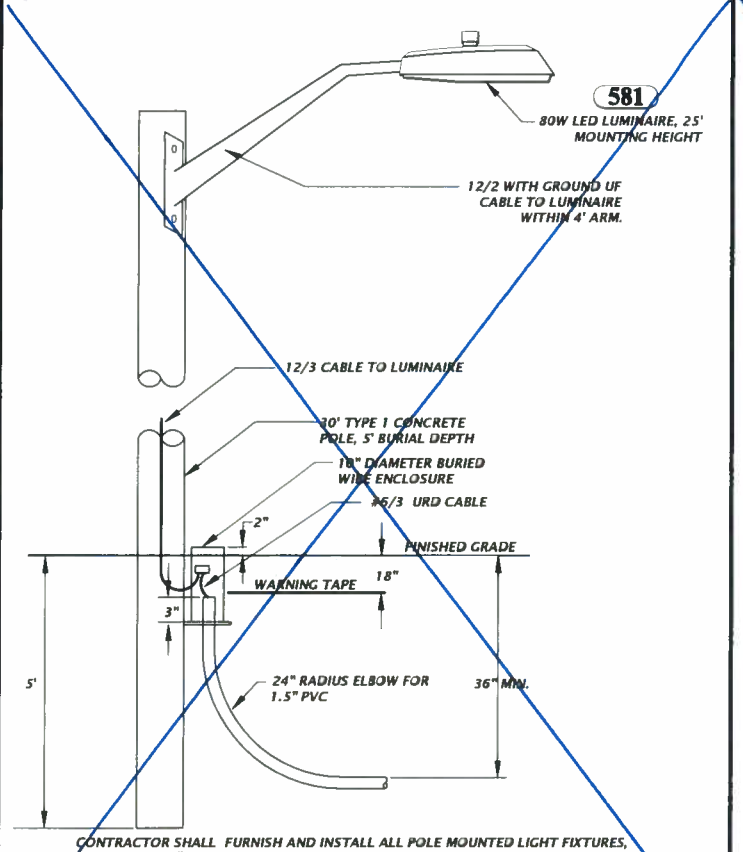


509 **JUNCTION BOX** NTS



AS NECESSARY. REFER TO THE OTHER UTILITY ALLOCATIONS AND LOCATIONS.

512 **TYPICAL ELECTRIC UTILITY ALLOCATION** NTS

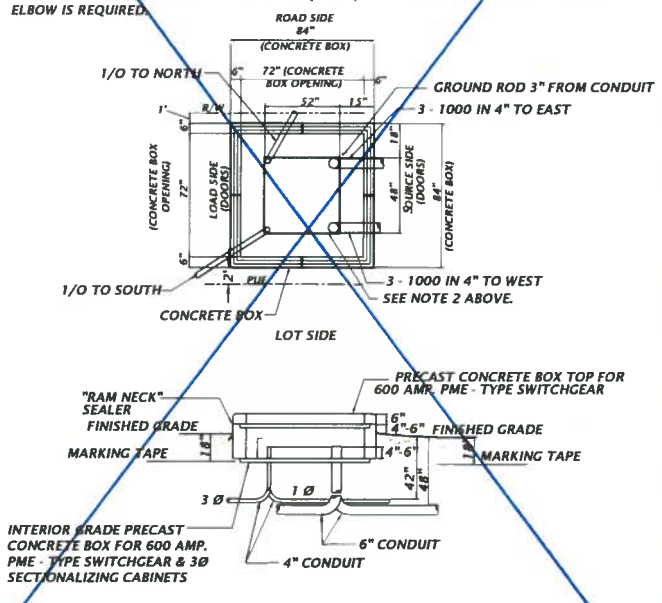


CONTRACTOR SHALL FURNISH AND INSTALL ALL POLE MOUNTED LIGHT FIXTURES, POLES, AND 10" DIAM. SECONDARY ENCLOSURES AS SHOWN ON THE DRAWINGS.

515 **STREETLIGHT** NTS

GENERAL NOTE(S):

1) ALL CONDUIT FURNISHED AND INSTALLED BY OWNER. CONDUIT SHALL BE INSTALLED WITH ONE PIECE OF CONTINUOUS PRE-LUBRICATED WOVEN POLYESTER PULL TAPE WITH PRINTED SEQUENTIAL FOOTAGE MARKINGS.
2) THIS 48" X 52" (NOTE LOCATION OF FUSE AND SWITCH SIDES OF SWITCHGEAR) AREA WILL BE LOCATED IN THE FIELD AND USED TO INSTALL CONDUIT BEFORE THE CONCRETE BOX IS INSTALLED.
3) DO NOT CUT OFF ELBOWS.
4) FOR 4" CONDUIT A 48" RADIUS ELBOW IS REQUIRED, FOR LESS THAN 4" CONDUIT 36" RADIUS ELBOW IS REQUIRED.



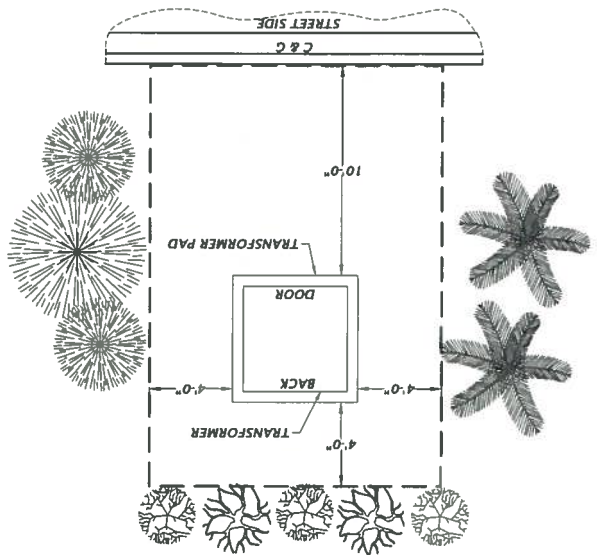
518 **TYPICAL 600 AMP. PME 9 & SOURCE TRANSFER PME 9, SWITCHGEAR AND SECTIONALIZING CABINET (SC) & 3 Ø CONDUIT LAYOUT** NTS

05A ELECTRICAL DETAILS - SEE 151 FOR ABBREVIATIONS

05C ELECTRICAL DETAILS - SEE 151 FOR ABBREVIATIONS

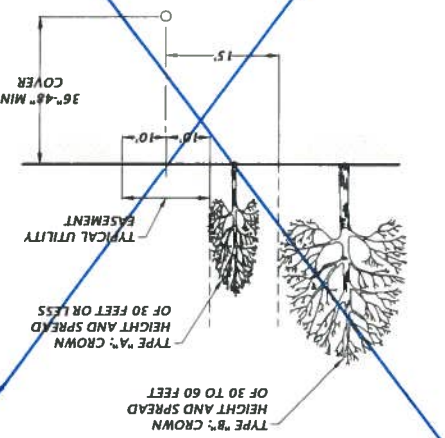
557 TYPICAL PAD-MOUNTED EQUIPMENT CLEARANCE
NTS

NOTES:
1. TO ALLOW ROOM FOR CONSTRUCTION AND MAINTENANCE, PROVIDE A MINIMUM OF TEN (10) FEET OF CLEARANCE IN FRONT OF DOORS AND FOUR (4) FEET OF CLEARANCE ON ALL OTHER SIDES OF PAD MOUNTED EQUIPMENT EQUIPMENT. DO NOT PLACE TREES, SHRUBS OR OTHER OBSTRUCTIONS IN THIS AREA.
2. ABBREVIATION: C & G = CURB AND GUTTER



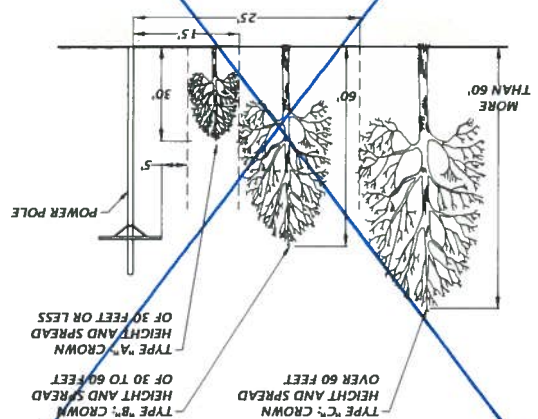
560 TYPICAL UNDERGROUND DISTRIBUTION (UD) UTILITY CLEARANCE
NTS

NOTES:
1. TO ALLOW ROOM FOR CONSTRUCTION AND MAINTENANCE, THE OWNER SHALL GRANT THE CITY OF ALACHUA A UTILITY EASEMENT FOR THE PURPOSE OF RENDERING SAFE AND RELIABLE SERVICE. DO NOT PLACE TREES, SHRUBS OR OTHER OBSTRUCTIONS IN THIS AREA

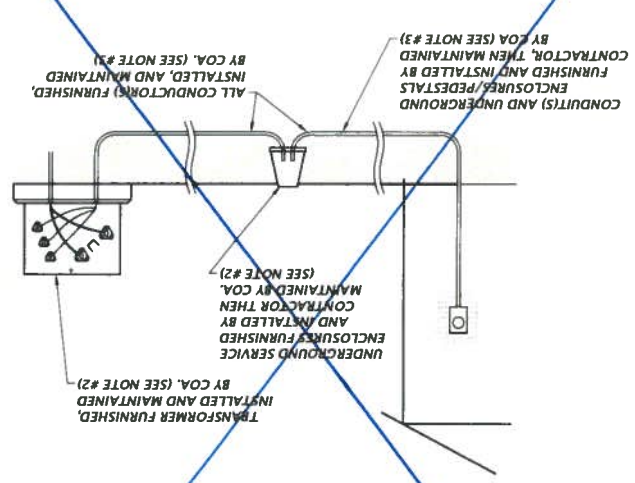


563 TYPICAL OVERHEAD UTILITY CLEARANCE
NTS

NOTES:
1. TO ALLOW ROOM FOR CONSTRUCTION AND MAINTENANCE, THE OWNER SHALL GRANT THE CITY OF ALACHUA A UTILITY EASEMENT FOR THE PURPOSE OF RENDERING SAFE AND RELIABLE SERVICE. DO NOT PLACE TREES, SHRUBS OR OTHER OBSTRUCTIONS IN THIS AREA.



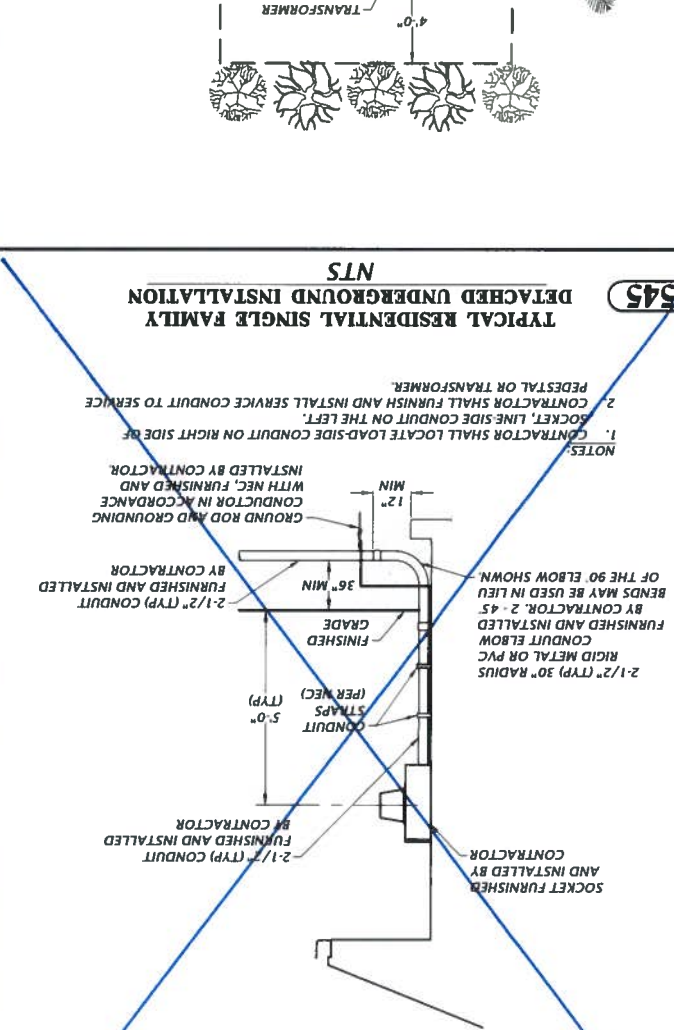
566 UNDERGROUND RESIDENTIAL SERVICE WITH AN UNDERGROUND ENCLOSURE/PEDESTAL
NTS



NOTES:
1. COA APPROVED METER SOCKET, FURNISHED AND INSTALLED BY CONTRACTOR
2. ALL CONNECTIONS IN THE TRANSFORMER AND UNDERGROUND ENCLOSURE WILL BE MADE BY COA, OWNERSHIP OF ANY CONTRACTOR INSTALLED CONDUIT
3. SERVICE WILL BE TRANSFERRED TO COA UPON ACCEPTANCE. SYSTEM FOR A DETACHED SINGLE FAMILY RESIDENCE
4. SEE DETAIL 545 FOR THE DIMENSIONAL DETAILS FOR AN UNDERGROUND RESIDENTIAL SINGLE FAMILY DETACHED INSTALLATION.

545 TYPICAL RESIDENTIAL SINGLE FAMILY DETACHED UNDERGROUND INSTALLATION
NTS

NOTES:
1. CONTRACTOR SHALL LOCATE LOAD-SIDE CONDUIT ON RIGHT SIDE OF SOCKET, LINE SIDE CONDUIT ON THE LEFT.
2. CONTRACTOR SHALL FURNISH AND INSTALL SERVICE CONDUIT TO SERVICE PEDESTAL OR TRANSFORMER.

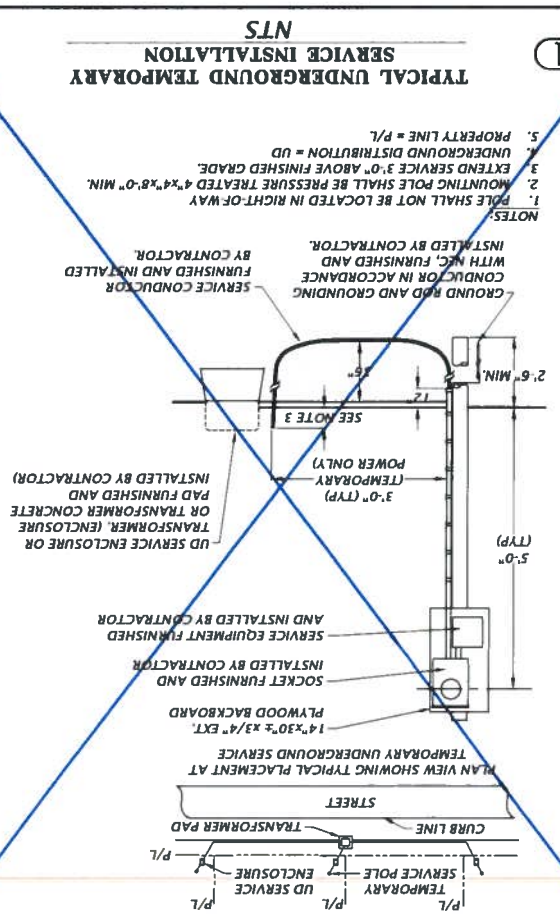


548 TYPICAL OVERHEAD TEMPORARY SERVICE INSTALLATION
NTS

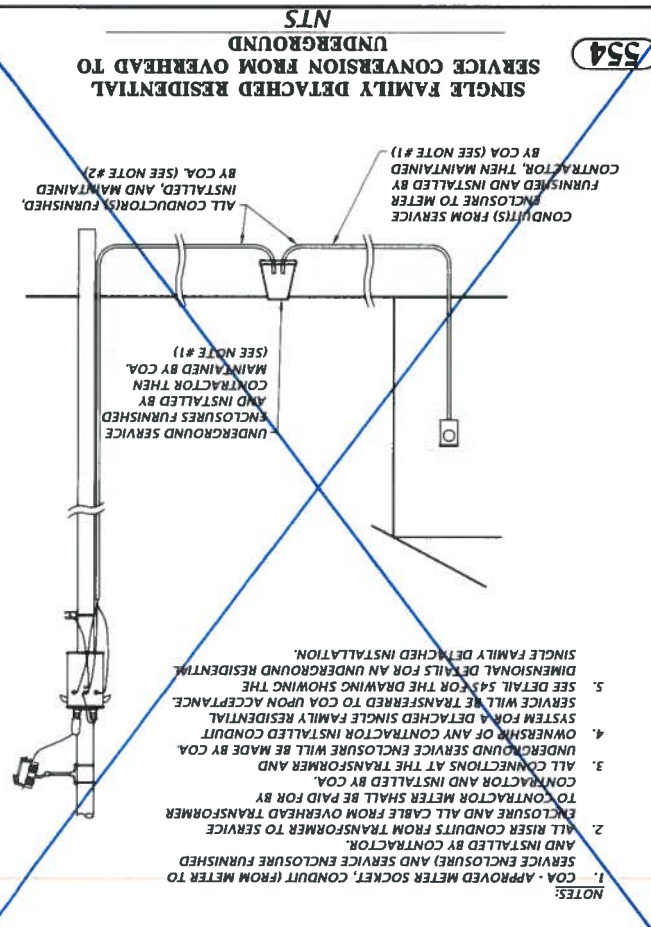
NOTES:
1. POLE SHALL NOT BE LOCATED IN RIGHT-OF-WAY.
2. SERVICE DROP MINIMUM CLEARANCE (ABOVE FINISHED GRADE): 18' - ABOVE PUBLIC DRIVEWAYS, ALLEYS AND ROADS 16' - ABOVE RESIDENTIAL DRIVEWAYS

551 TYPICAL UNDERGROUND TEMPORARY SERVICE INSTALLATION
NTS

NOTES:
1. POLE SHALL NOT BE LOCATED IN RIGHT-OF-WAY.
2. MOUNTING POLE SHALL BE PRESSURE TREATED 4"x4"x8'-0" MIN.
3. EXTEND SERVICE 3'-0" ABOVE FINISHED GRADE.
4. UNDERGROUND DISTRIBUTION = UD
5. PROPERTY LINE = P/L

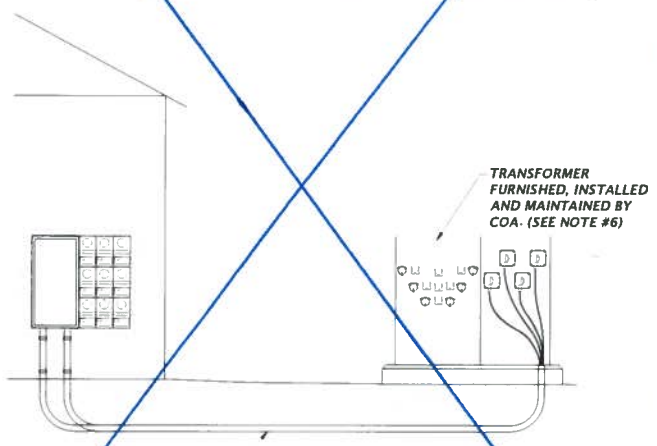


554 SINGLE FAMILY DETACHED RESIDENTIAL SERVICE CONVERSION FROM OVERHEAD TO UNDERGROUND
NTS



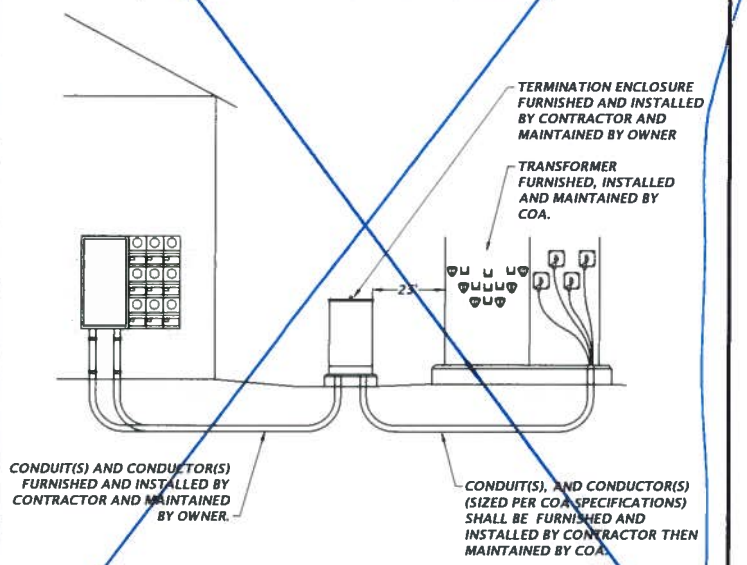
NOTES:
1. COA - APPROVED METER SOCKET, CONDUIT (FROM METER TO SERVICE ENCLOSURE) AND SERVICE ENCLOSURE FURNISHED AND INSTALLED BY CONTRACTOR.
2. ALL RISER CONDUITS FROM TRANSFORMER TO SERVICE ENCLOSURE AND ALL CABLE FROM OVERHEAD TRANSFORMER TO CONTRACTOR METER SHALL BE PAID FOR BY CONTRACTOR AND INSTALLED BY COA.
3. ALL CONNECTIONS AT THE TRANSFORMER AND UNDERGROUND SERVICE ENCLOSURE WILL BE MADE BY COA.
4. OWNERSHIP OF ANY CONTRACTOR INSTALLED CONDUIT SYSTEM FOR A DETACHED SINGLE FAMILY RESIDENTIAL SERVICE WILL BE TRANSFERRED TO COA UPON ACCEPTANCE.
5. SEE DETAIL 545 FOR THE DRAWING SHOWING THE DIMENSIONAL DETAILS FOR AN UNDERGROUND RESIDENTIAL SINGLE FAMILY DETACHED INSTALLATION.

NOTES:
1. COA - APPROVED METER CENTER FURNISHED AND INSTALLED BY CONTRACTOR AND MAINTAINED BY OWNER.
2. METER CENTERS WITH RING TYPE DESIGN SHALL BE FURNISHED BY CONTRACTOR WITH SCREW TYPE RINGS APPROVED BY COA.
3. LINE-SIDE DISCONNECT WITH OVERCURRENT DEVICE IS REQUIRED.
4. LOAD-SIDE SERVICE DISCONNECTS AND OVERCURRENT DEVICES ARE REQUIRED.
5. ALL CONDUCTORS AND CONDUITS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR AND MAINTAINED BY OWNER.
6. ALL CONNECTIONS IN THE TRANSFORMER WILL BE MADE BY COA.



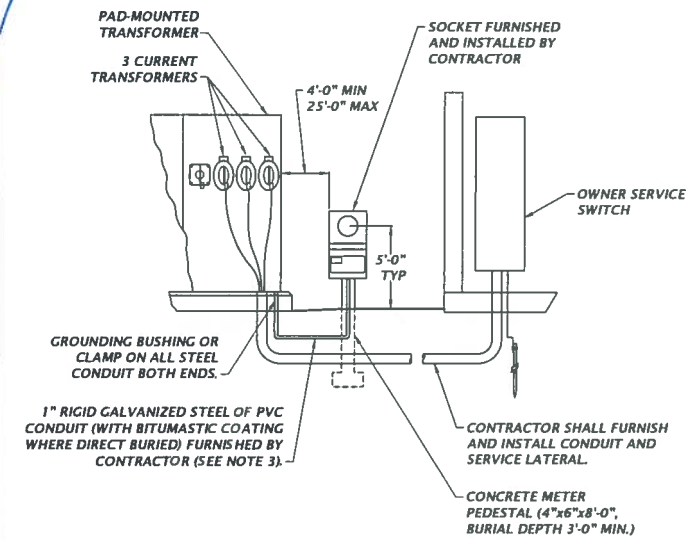
569 UNDERGROUND NON-RESIDENTIAL SERVICE
NTS

NOTES:
1. COA - APPROVED METER CENTER FURNISHED AND INSTALLED BY CONTRACTOR AND MAINTAINED BY OWNER.
2. METER CENTERS WITH RING TYPE DESIGN SHALL BE FURNISHED BY CONTRACTOR WITH SCREW TYPE RINGS APPROVED BY COA.
3. LINE-SIDE DISCONNECT WITH OVERCURRENT DEVICE IS REQUIRED.
4. LOAD-SIDE SERVICE DISCONNECTS AND OVERCURRENT DEVICES ARE REQUIRED.
5. ALL CONDUCTORS AND CONDUITS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR AND MAINTAINED BY OWNER.
6. ALL CONNECTIONS IN THE TRANSFORMER WILL BE MADE BY COA.

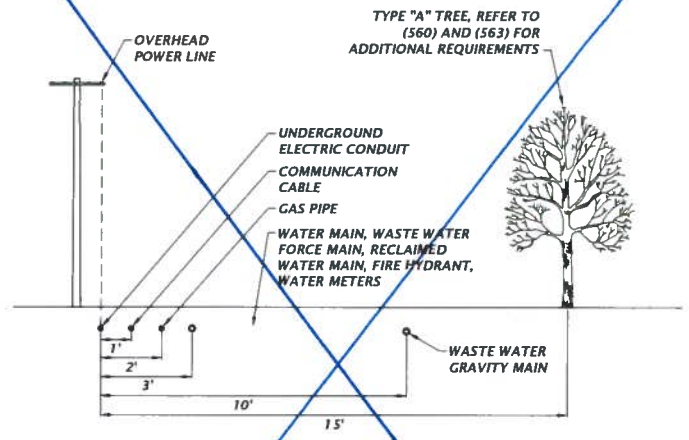


572 ALTERNATIVE UNDERGROUND MULTI-METERED SERVICE USING A METER CENTER AND A TERMINATION ENCLOSURE
NTS

NOTES:
1. CONTRACTOR MAY BE REQUIRED TO INSTALL CT'S IN A SEPARATE COMPARTMENT AT COA's OPTION.
2. SOCKET AND CONDUIT SHALL BE GROUNDED AT THE TRANSFORMER GROUND.
3. METERING CONDUIT RISERS LOCATED IN AREAS SUBJECT TO PHYSICAL DAMAGE, AS DETERMINED BY A QUALIFIED COA EMPLOYEE, SHALL BE RIGID STEEL.



575 TYPICAL THREE-PHASE, PAD-MOUNT TRANSFORMER, TRANSFORMER-RATED METERING INSTALLATION SERVING ONE CUSTOMER
NTS

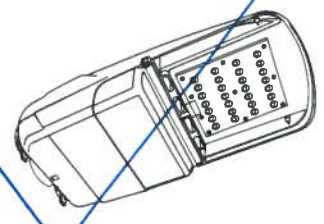


NOTES:
1. MINIMUM DISTANCES ARE FROM TABLE IN PARAGRAPH 2.12 UTILITY SEPARATION, CITY OF ALACHUA DEPARTMENT OF PUBLIC SERVICES DESIGN AND CONSTRUCTION MANUAL 2020.

578 MINIMUM HORIZONTAL DISTANCE BETWEEN ELECTRIC POWER LINES AND OTHER OBJECTS
NTS

CITY OF ALACHUA — ELECTRIC SYSTEM APPROVED MATERIALS

LIGHT, STREET, LED 80W



DESCRIPTION
LED STREET AND AREA LIGHT

MODEL:	L402
OPTION:	L
POWER:	80W
COLOR	40K
DISTRIBUTION:	T2
CONTROL:	10
FINISH:	GREY
DRIVER:	M

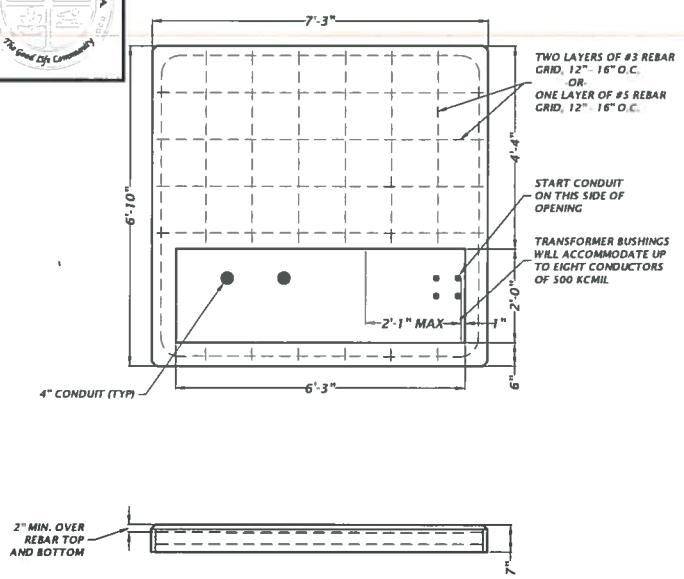
MANUFACTURER	CAT. NO.	STK. NO.
HOWARD LIGHTING (ONLY NO SUBSTITUTES)	L402L80W40KT210GRM	1813

PAGE L-10.75

581 CITY OF ALACHUA LIGHT, STREET, LED 80W
NTS

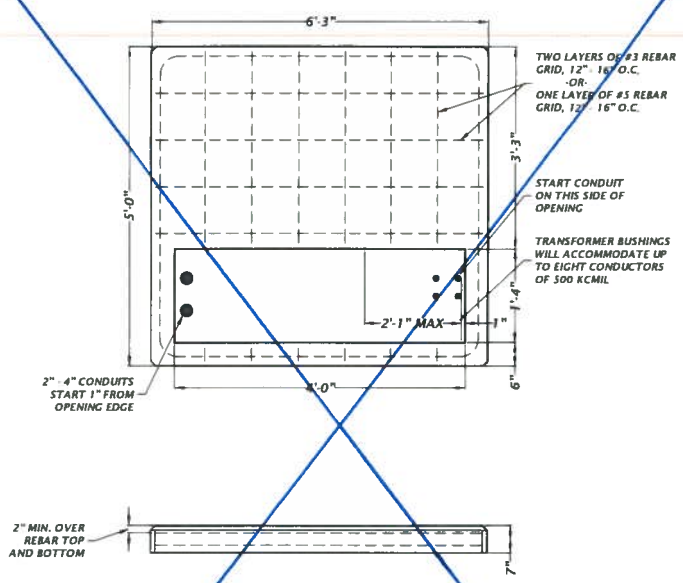
4. DURING CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH COA FOR EXACT LOCATION OF CONDUIT, ETC.

05D ELECTRICAL DETAILS - SEE 151 FOR ABBREVIATIONS



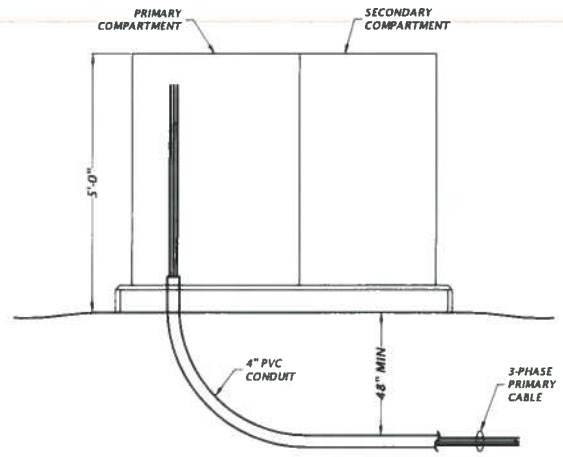
NOTES:
1. LOCATE TRANSFORMER FRONT 8' TO 15' FROM PAVING FOR LINE TRUCK ACCESS.
2. LOCATE TRANSFORMER A MINIMUM OF 4' FROM THE BUILDING DRIP LINE AND 10' FROM ANY WINDOW OR DOOR.
3. MAINTAIN 10' SEPARATION FROM FIRE HYDRANT, TRASH DUMPSTER OR TRASH COMPACTOR.
4. TERMINATE CONDUITS FLUSH WITH TOP OF PAD.
5. CONCRETE SHALL BE 3500 PSI POURED IN PLACE OR COA-APPROVED PRECAST

584A **CONCRETE MOUNTING PAD AND CONDUIT PLACEMENT FOR THREE-PHASE TRANSFORMERS, 750-2500 KVA**
NTS

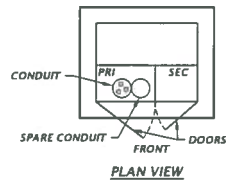


NOTES:
1. LOCATE TRANSFORMER FRONT 8' TO 15' FROM PAVING FOR LINE TRUCK ACCESS.
2. LOCATE TRANSFORMER A MINIMUM OF 4' FROM THE BUILDING DRIP LINE AND 10' FROM ANY WINDOW OR DOOR.
3. MAINTAIN 10' SEPARATION FROM FIRE HYDRANT, TRASH DUMPSTER OR TRASH COMPACTOR.
4. TERMINATE CONDUITS FLUSH WITH TOP OF PAD.
5. CONCRETE SHALL BE 3500 PSI POURED IN PLACE OR COA-APPROVED PRECAST

584B **CONCRETE MOUNTING PAD AND CONDUIT PLACEMENT FOR THREE-PHASE TRANSFORMERS, 75-500 KVA**
NTS



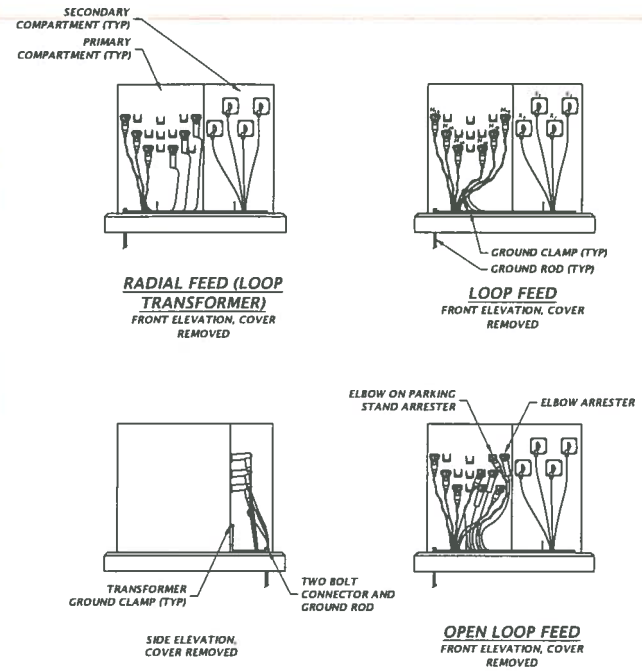
VIEW LOOKING TOWARD THE TRANSFORMER FRONT
ELEVATION 3-PHASE PAD MOUNT TRANSFORMER



PLAN VIEW

NOTES:
1. STUB UP 3-PHASE PRIMARY CABLE 5'-0" ABOVE GROUND AND IN THE CENTER OF THE PRIMARY TRANSFORMER COMPARTMENT.
2. CAP OR TAPE ALL CUT CABLE ENDS.
3. 3-PHASE PRIMARY REQUIRES 4" PVC CONDUIT.
4. CONDUIT AND CONDUCTORS ARE SHOWN FOR THE RADIAL FEED/LOOP TRANSFORMER CONFIGURATION. FOR LOOP FEED AND OPEN LOOP FEED TRANSFORMERS, PROVIDE CONDUIT AND CONDUCTORS AS REQUIRED.

584C **THREE-PHASE PAD MOUNT CONDUIT PLACEMENT**
NTS



RADIAL FEED (LOOP TRANSFORMER)
FRONT ELEVATION, COVER REMOVED

LOOP FEED
FRONT ELEVATION, COVER REMOVED

SIDE ELEVATION, COVER REMOVED

OPEN LOOP FEED
FRONT ELEVATION, COVER REMOVED

584D **THREE-PHASE PAD MOUNT TRANSFORMER CONFIGURATIONS**
NTS

6. CONTRACTOR SHALL COORDINATE WITH COA FOR EXACT LOCATION OF CONDUIT, ETC.

05E ELECTRICAL DETAILS - SEE 151 FOR ABBREVIATIONS

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

January 14, 2021

Mr. Justin Tabor, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Ology ADMF Expansion Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Ology ADMF Expansion Site Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW and dated 01/12/2021. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Daniel Young

January 11, 2021

Justin Tabor, AICP
City of Alachua
Post Office Box 9
Alachua, Florida 32616

RE: Ology ADMF Expansion
Site Plan Review

Dear Justin:

Please find attached the following items to address your comments from January 5, 2021:

- Four (4) Copies of the Following:
  - Site Plan Review Application;
  - Authorized Agent Affidavit;
  - Alachua County Wetland Self Certification;
  - Alachua County Stormwater Affidavit of Compliance;
  - Alachua County Property Appraiser Information;
  - Division of Corporations Information;
  - Warranty Deed;
  - Proof of Tax Payment;
  - Legal Description;
  - Neighborhood Workshop Materials;
  - Concurrency Impact Analysis;
  - Analysis of Consistency with the CoA Comprehensive Plan;
  - Letter Modification to SRWMD;
  - Signed and Sealed Fire Flow Calculations;
  - Signed and Sealed Development Plans;
  - Analysis of Compliance with Residential Protection Standards;
  - Lighting Fixture Spec Sheets;
  - Opaque Fencing Spec Sheet;
  - Electric Load Calculations; and
  - Water Demand Memo
- FTP Link containing all PDFs

1. *Article 5, Density, Intensity, & Dimensional Standards*
   a. The maximum building height is 65 feet. Identify the maximum height of the proposed building (top of boiler penthouse) on Sheet A-201.
      - **The maximum height of the building is 54 feet. Please refer to sheet A-201 for details.**

2. *Section 6.1, Off-Street Parking and Loading*
   a. Sheet C0.00: Parking calculations for proposed building note the area of the building to be ±58,000 square feet, but the area stated under development data on this sheet is ±58,433 square feet.

- **Parking calculations have been updated accordingly. Please refer to sheet C0.00 for details.**

b. Sheet C0.00: Note the parking requirement for light manufacturing is as follows: For offices, laboratories, and areas supporting offices and laboratories: 1 space per 350 sq. ft. floor area; For all other areas: 1 space per 1,000 sq. ft. floor area. Revise parking calculations accordingly, and update plan if needed.
   - **The building addition will be comprised of manufacturing space, which falls under the 1 space per 1,000 SF category. Please refer to sheet C0.00 for detailed calculations.**

c. Sheet C0.00: The parking area located to the west of the existing building does not appear to be included within exiting parking calculations.
   - **The 23 spaces located west of the existing building have been accounted for in the calculations. Please refer to sheet C0.00 for details.**

d. Sheets EX-01 and all applicable C-series sheets: The parking area located to the west of the existing building should be shown.
   - **All existing spaces are now being shown. Please refer to sheets EX-01 and C1.00 for details.**

e. Sheet C0.00: Calculate the maximum number of parking spaces for proposed building.
   - **Maximum parking space requirements have been provided. Please refer to sheet C0.00 for details.**

f. Detail of existing bicycle parking area is not provided in the plan. Provide a detail of the bicycle parking area to demonstrate minimum required number of spaces is provided per Section 6.1.4(D).
   - **A bike rack detail has been added to sheet C2.30. The racks are existing and 22 space are provided.**

g. Identify the location of required off-street loading spaces (2 minimum), noting on the plans the minimum required dimensions per Section 6.1.7(B).
   - **Loading spaces and dimensions have been labeled as requested. Please refer to sheet C1.10 for details.**

3. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Landscape plan sheets appear to depict existing landscaping as per the plan approved in 2013. Revisions were made to the 2013 landscape plan and were approved in 2015. Please ensure existing landscaping shown on the plan is consistent with the 2015 plans. Note this will also affect the demolition plans and required tree mitigation.
      - **The referenced permit plans have been updated to the 2015 approved landscape plans. Per discussion with Principal Planner, any tree not shown from 2015 approved permit plans have been found to not be existing on-site. The original 2015 approved permit plans are attached as a separate document for reference purposes.**

   b. Confirm the number of trees to be removed on the demolition plan is consistent with the mitigation calculations on the landscape plan.
      - **Mitigation calculations have been updated.**

   c. Site Landscape Calculations: The north façade is labelled as the primary façade, however, the east façade would be the 'primary' (street facing) side.

- **The primary façade has been corrected in the site landscape calculations.**

d. Parking Lot Perimeter: Sheet LS-1 notes the parking lot perimeter length is 160 feet. Parking lot perimeter calculations should include the perimeter to the north and south of the parking lot area as well as the additional parking lot spaces to be added in the central area of the existing parking lot. Revise accordingly.
   - **The parking lot perimeter has been updated.**

e. Parking Lot Perimeter: No understory trees are provided along the parking lot perimeter. Please address.
   - **Understory trees have been added.**

f. Species Diversity: Section 6.2.2D(9)(b)(vi)c. requires that when 40 or more trees are required on a site, no more than 50 percent of the required trees shall be of one single species. Over 50% of the trees proposed are of the same species (*Podocarpus maxrophyllus*). Please address.
   - **Tree species have been updated to meet the diversity requirements.**

g. Screening Standards: Section 6.2.3(C) requires service areas to be screened with either a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of six feet within three years of planting. This is applicable to the loading/service area located west of the proposed building. Please address.
   - **Opaque fencing has been added to screen this area. Please refer to sheet C1.10 for details.**

h. Screening Standards: Section 6.2.3(D) requires mechanical equipment to be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier. This is applicable to the mechanical yard located to the west of the proposed building and to the LO2 tank to the north of the service access drive. Please address.
   - **Opaque fencing has been added to screen this area. Please refer to sheet C1.10 for details.**

i. Screening Standards: Please confirm no additional waste receptacles are proposed. If waste receptacles are proposed, their location must be identified on the plan and they must be screened as set forth in Section 6.2.3(B).
   - **No new external waste receptacles are proposed with this project.**

j. Please ensure the species of the mitigation trees proposed to be planted on the slopes and basin area are appropriate given their location proximate to the retention area.
   - **As discussed, the area is a berm, not a stormwater basin. Mitigation tree species are appropriate.**

4. *Section 6.3, Fencing Standards*
   a. Sheet C3.10: Identify the fencing material around the gas meter. If fencing is proposed in the area of the potable water meter and fire backflow preventer, also identify the fencing material to be utilized.
      - **Fencing has been identified as black vinyl chain link to match the existing perimeter fencing. Please refer to sheet C1.10 for details. Please note that the existing gas meter will be upgraded by GRU to accommodate the new gas flows.**

5. *Section 6.4, Exterior Lighting Standards*
   a. Submit cut sheets for all pole and wall mounted luminaires.
      - **Cut sheets have been included in this submittal as requested.**

6. *Section 6.6.3, Residential Protection Standards*
   a. Provide a narrative response to each of the standards set forth in Sections 6.6.3(A)(1)-(12) and 6.6.3(B).
      - **Narrative responses have been provided as requested. Please refer to the enclosed memo report demonstrating consistency with residential protection standards.**

7. *Concurrency Impact Analysis*
   a. Confirm potable water demand is representative of actual expected flows. If demand changes, also update the Comprehensive Plan Consistency Analysis accordingly.
      - **As discussed, the water demand is lower than that of the existing facility because water-cooled chillers will not be used. Please refer to the enclosed memo from the MEP certifying domestic flows for details, as well as the revised consistency analysis that reflects the updated demand numbers.**

8. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum from Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, dated January 5, 2021.
      - **Acknowledged.**
   b. The applicant must address all comments provided by John Adler of Alachua County Fire Rescue as provided in an email dated January 4, 2021.
      - **Acknowledged.**
   c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated December 24, 2020.
      - **Acknowledged.**

9. *Miscellaneous*
   a. Sheet EX-01 and C-series sheets: Landscaping depicted is not representative of existing plantings per the previously approved site plan. Please address.
      - **Existing landscape has been revised to match the correct plantings per the approved plan as well as observations from site visits/discussions. Please refer to the revised site plans for details.**

10. *Minor Revisions*
    a. Sheet C0.00: Please clarify the statement concerning existing trees under Note 8, General Notes.
       - **The note has been corrected. Please refer to sheet C0.00 for details.**

    b. Sheet C0.00: Please add owner's contact information.
       - **The site owner's info has been added. Please refer to sheet C0.00 for details.**

    c. Sheet C0.00: Tax Parcel 03927-011-000 should be included within the project site area of the location map.
       - **Parcel 03927-011-000 has been added to the map. Please refer to sheet C0.00 for details.**

d. Sheet C3.10: The size of the HDPE casing is not identified.
   - **The casing has been called out as 12". Please refer to sheet C3.10 for details.**

Comments from JBrown Professional Group

C0.00

1. The total area of the site differs on the cover sheet vs. the site description portion of the SWPPP. Please revise for consistency.
   - **The numbers have been revised and now all correctly show 28.05 ac. as the project area. Please refer to sheets C0.00 and C0.20 for details.**

C0.20

1. The total area of the site differs from the site description to the site development table on the SWPPP. Please revise for consistency.
   - **The site area has been corrected to 28.05 ac. Please refer to sheet C0.20 for details.**

C0.31

1. Please provide additional tree barricade on the median just west of the roundabout. Silt fence is provided; however tree barricade should also be utilized to protect the two existing trees.
   - **Tree barricade has been added as requested. Please refer to sheet C0.31 for details.**

2. Please change survey line type for the existing fire line. There is a line that is labeled as P-FIRE which travels through silt fence and tree barricade. It appears that this is existing.
   - **The line type has been revised to indicate the line as existing. Please refer to sheet C0.30 for details.**

C1.10

1. Please show the existing doors for additional clarity on this sheet.
   - **Existing doors have been added as requested. Please refer to sheet C1.10 for details.**

2. Please label the overhead doors at the loading dock area.
   - **Overhead doors have been added as requested. Please refer to sheet C1.10 for details.**

C1.11

1. Consider removing the parking spot in the southwest of the parking lot addition and providing a sidewalk to allow for easier access from the parking lot to the sidewalk. Additionally, two medians are not necessary where the additional parking will be added on the east side of the property. Consider making an additional parking space at this location to make up for the one removed for additional sidewalk. A sketch has been included below for clarity.

- **Acknowledged. The sidewalk to the rear of the new facility is to be used in emergencies only and the client intends for all employees to enter via the existing building. There is no intent for ingress along this path.**

C2.10

1. Please provide a storm structure table with all tops and inverts of proposed structures.
   - **A structure table has been provided as requested. Please refer to sheets C2.10 & C2.11 for details.**

2. Please provide a detail of the area drains which will be used on this project.
   - **An area drain detail has been provided on sheet C2.30.**

3. Please provide additional spots on the driveway to the north of the building.
   - **Existing spot grades have been added as requested. Please refer to sheet C2.10 for details.**

4. Please ensure that all storm structure inverts are labeled.
   - **All inverts in all directions have been labeled. Please refer to sheets C2.10 and C2.11 for details.**

5. Please provide additional spots or contours in the grassed area north of the building. With the current grading, it does not appear that the area drains will pick up much water at the current elevations, consider lowering and showing them at low points.
   - **The area drains are meant to serve as access points for maintenance and to capture emergency overflow. Runoff will flow away from the building and over the existing curb into the existing driveway inlets.**

6. Consider shifting the Type C inlet to the east so that it is not just off of the sidewalk. Consider lowering the top of the structure.
   - **The inlet has been shifted as requested. Please refer to sheet C2.10 for details.**

7. Concerns with the HDPE going under the building. Consider a section of RCP at this location.
   - **Per discussions with the structural engineer, the HDPE sleeve is preferred for future utility.**

8. Please label the FFE of the existing building.
   - **FFEs of the existing building has been labeled. Please refer to sheet C2.10 for details.**

9. On the south side of the proposed building, suggest keeping the sidewalk elevation at 77.50. There is a section where it drops to 77.05 before sloping back up to 78.00 at the building entrance.
   - **The sidewalk elevations have been revised accordingly. Please refer to sheet C2.10 for details.**

10. Concerns with the grading of the loading dock area. What is reasoning for low point just west of L02 Bulk Tank? Suggest raising this elevation so that this section does not trap water.
    - **The driveway is graded to drain to the southwest, as indicated by the grading. Please refer to sheet C2.10 for details.**

11. Please provide additional spots on the center of the loading dock area.
    - **Additional spots have been added as requested. Please refer to sheet C2.10 for details.**

12. On the south side of the loading dock, there is a 77.77 spot near the Waste Hold Tank. This would cause water to slope back towards the building. Please revise.
    - **Grading indicates that the driveway is sloped to the west. Please refer to sheet C2.10 for details.**

C2.11

1. The handicap space is not currently ADA compliant as drawn. Slopes currently exceed 2.0%.
    - **Grades have been revised to meet ADA standards. Please refer to sheet C2.11 for details.**

2. Consider removing the wheel stop from the handicap parking space.
    - **The wheelstop has been provided to match the existing condition.**

3. Please callout existing storm piping and inverts for clarity.
    - **Existing piping has been called out as requested. Please refer to sheet C2.11 for details.**

C3.10

1. Please change line type for existing fire line so that it is not shown as proposed fire.
    - **The existing fire line type has been corrected. Please refer to sheet C3.10 for details.**

2. Please label existing water main.
    - **The ex. water main has been labeled as requested. Please refer to sheet C3.10 for details.**

3. The light pole near the loading dock is directly on top of the existing gas line. Please revise.
    - **The light pole has been shifted to avoid conflict. Please refer to sheet C3.10 for details.**

4. Please call out the water main connection to be a wet tap and valve rather than a tee and valve.
    - **The connection has been revised to a wet tap. Please refer to sheet C3.10 for details.**

LS-2

1. Please revise any possible conflicts between proposed trees and lights.
    - **Landscape has been revised accordingly. Please refer to sheet LS-2 for details.**

2. Please ensure that the fire department connection is not obscured by landscape features.
    - **The FDC has been relocated to the north side of the existing driveway and is not obstructed. Please refer to sheets C3.10 and LS-2 for details.**

Public Services Comments

Sheet C0.00:

1. Project Title: To be consistent with CoA terminology, please change "DEVELOPMENT PLANS" to "SITE PLANS".

- **Title has been revised accordingly. Please refer to sheet C0.00 for details.**

2. General Note 5: Please add text summarizing Gas Service.
   - **A note has been added as requested. Please refer to sheet C0.00 for details.**

Sheet C0.10:

1. General Notes 25 & 26 are very similar, but not identical. Please review if both notes are needed.
   - **Note 25 has been removed. Please refer to sheet C0.10 for details.**

2. Paving Etc. General Note: For record drawings, Note 12 references Site General Note 29, but said reference does not apply. Please evaluate.
   - **The note reference has been reconciled. Note 29 is now properly referenced. Please refer to sheet C0.10 for details.**

3. Water and Wastewater General Note 14: The project includes some 8" PVC sanitary gravity sewer service. Please add requirements fox 8" PVC sanitary gravity sewer service to Note 14.
   - **8" requirements have been added. Please refer to sheet C0.10 for details.**

4. Water and Wastewater General Note 13: Spelling — Change to "CONTRACTOR".
   - **Spelling has been corrected. Please refer to sheet C0.10 for details.**

5. Water and Wastewater General Note 12: Please add sentence similar to "ALL PVC WATER SERVICE PIPE MATERIALS SHALL BE SUITABLE FOR POTABLE WATER USE AND NSF 61 APPROVED".
   - **The note has been revised accordingly. Please refer to sheet C0.10 for details.**

6. Water and Wastewater General Note 17: Please insert "BACKFLOW PREVENTER" so sentence now reads: "FIRE LINE BACKFLOW PREVENTER".
   - **The note has been revised accordingly. Please refer to sheet C0.10 for details.**

Sheet 3.10

1. At point of connection with existing water mam, please change text to "8" X 8" X 4" TEE AND GATE VALVE WITH BOX. A SUBCONTRACTOR PRE- APPROVED BY COA SHALL WET TAP THE EXISTING WATER MAIN".
   - **The connection has been revised to a wet tap and the approved contractor language has been added. Please refer to sheet C3.10 for details.**

2. Note that specifies the fire line above ground assembly, which begins with "ABOVE GROUND 8" DOUBLE CHECK. . ..". Note references a fire protection plan. When will that be provided? Please reference CoA Detad t39. Please note that Detail 139 does not call-out a fire alarm panel. Does CHW have such a detail that can be included with the project?
   - **Fire protection plans will be submitted by the MEPF with the application for building permit.**

3. There is a vertical distance where P-FIRE, P-W and P-GAS run parallel. Although it looks as though horizontal separation between each line is 3-feet (CoA standard), please call this out, to prevent GC from installing such pipe too close together.
   - **A 3' min callout has been added as requested. Please refer to sheet C3.10 for details.**

4. Call out size of P-GAS line if known by CHW.

- **Per discussions with staff, GRU estimates a 4" line can accommodate the loads from both services. The new service will be stubbed off of the existing 4" service at the rear of the building expansion. The existing gas meter will be upgraded by GRU to handle the increased loads.**

5. Just south of a transformer, please define or call—out the symbol that consists of a square and circle connected by a line.
   - **This symbol represents a light pole and has been called out. Please refer to sheet C3.10 for details.**

6. The P-GAS is shown crossing under this symbol. Please confirm that this is not problematic. If not problematic, call-out that vertical separation must be at least 2 feet.
   - **The light pole has been shifted to avoid conflict. Please refer to sheet C3.10 for details.**

7. Where the P-GAS line crosses under the P-W & P-FIRE lines, call out a minimum vertical separation of at least 2 feet.
   - **Minimum vertical separation of 2 feet has been called out. Please refer to sheet C3.10 for details.**

8. There is a P-FM that runs from the building to near the Waste Holding Tank. Please call out materials and size of this line.
   - **This line is 6" stainless steel to handle process waste. Please refer to sheet C3.10 for details.**

9. This line terminates at a circle near but not at the Waste Holding Tank. Please confirm this is the design intent. Please call—out what the circle signifies.
   - **The process waste line comes out of the ground and into the tank. Waste is pumped from the tank into a truck and hauled off site with no connection to the City system.**

10. Please define FDC and include on Abbreviation List on C0.11.
    - **FDC stands for Fire Department Connection. The full name has been called out on sheet C3.10.**

11. Design of the FDC system is sparse. When and how will more detail be shown?
    - **The FDC location is shown for coordination purposes and more information will be provided by the MEPF with the application for building permit. Additional detail has been added clarifying the size and cover of the fire line to the FDC.**

C2.31

1. Please replace Detail 127 with the updated version. See either Monique or Bryan G. of CHW.
   - **The detail has been revised accordingly. Please refer to sheet C2.31 for details.**

2. Detail 218 is for a doghouse manhole for wastewater applications. This detail is called out on C2.11 for a stormwater application. Please confirm that a modified form of Detail 218 is suitable for this application. If this detail not suitable, it is suggested that CHW use its own applicable detail.
   - **Detail 218 has been removed. Please refer to sheet C2.31 for details.**

Sheet C2.10

1. On this and other sheets, for HDPE stormwater pipe, the term "Watertight" is used in a few, but not all, locations. Is there a reason for this? Please evaluate.

- **Watertight is required when storm pipe passes underneath buildings. In all other circumstances, soiltight is required.**

Sheet C3.10

1. Please provide more detail of the electrical design.
   - **Electric routing has been added and loads have been provided. Please refer to sheet C3.10 and the enclosed documents for details.**

2. Show the proposed routing of conduit from the existing power line to the transformers.
   - **Electric routing has been added. Please refer to sheet C3.10 for details.**

3. Call out the required power supply to the new building; for example, 460-volt, 3-phase.
   - **Load/voltage requirements have been included with the load calculations. Please refer to the enclosed load calculation sheet for details.**

4. Confirm that the design intent is that each transformer supplies 100% of the load; that is, the transformers are redundant.
   - **Correct. Each transformer must be able to supply 100% of the load and they are redundant.**

5. Provide building load calculations in sufficient detail for CoA to size the transformers.
   - **Load calculations have been included with this submittal. Please refer to the enclosed documents for details.**

6. Include an electrical scope of work either on this or a more appropriate sheet. This scope specifies that the electrical work is a combined effort between the CoA and the GC and its electrical subcontractor. See Attachment 1 for suggested text.
   - **The electrical scope of work has been added to sheet C3.10.**

7. If necessary, discuss these issues with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell — (352) 258-8915 and (2) Billy Shiskin, work cell — (352) 316—8182
   - **Acknowledged.**

8. Show the PUE for the conduit route(s) to the transformers and also around the transformers.
   - **PUE has been added for the conduit and transformers. Please refer to sheet C3.10 for details.**

Fire Marshall Comments

1. The only comment is about the placement of the fire hydrant for the FDC. On sheet C3.10 it shows the FDC on the north side of the building. The hydrant is located on the opposite side of the road. The hydrant and FDC will need to be on the same side. It does not matter which side of the road.
   - **The FDC has been relocated to the north side of the road to be on the same side as the hydrant. Please refer to sheet C3.10 for details.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at daniely@chw-inc.com.

Sincerely,
CHW

Daniel Young, P.E.
Vice President

N:\2020\20-0175\Departments\04_Engineering\01_Regulatory Permitting\Municipalities\City\Submittals and Comments\2101XX Submittal\LTR 210107 Ology ADMF Expansion - City Comment Responses.docx

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Ology ADMF Expansion

APPLICATION TYPE: Site Plan

PROPERTY OWNER: SNH Medical Office Trust

APPLICANT/AGENT: Daniel Young P.E., Causseaux, Hewett, & Walpole, Inc.

DRT MEETING DATE: January 6, 2021

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

OVERLAY: N/A

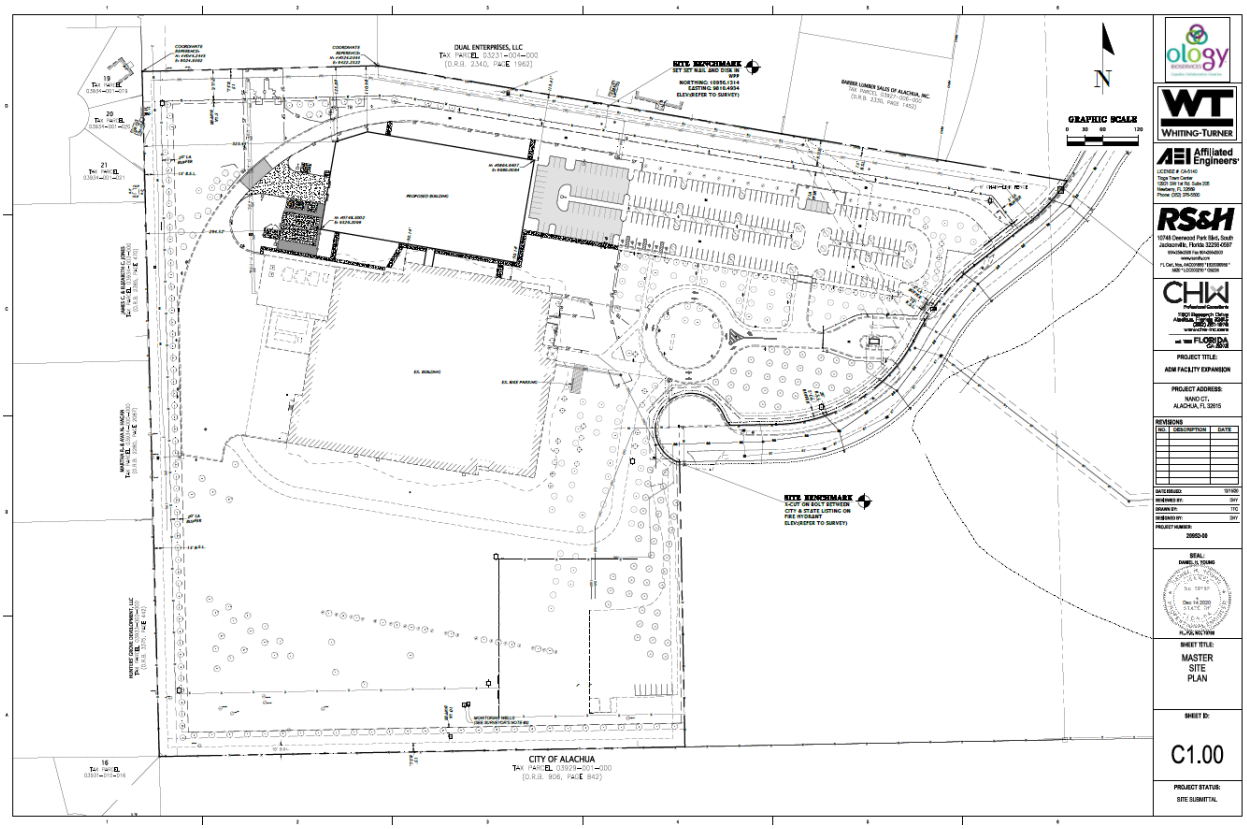
ACREAGE: ±28.05 acres

PARCELS: 03927-011-000; 03927-012-000

PROJECT SUMMARY: Site Plan a ±58,433 square foot building addition with associated site improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Wednesday, January 13, 2021.**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **February 9, 2021 PZB Meeting.**



Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

1. *Article 5, Density, Intensity, & Dimensional Standards*
   a. The maximum building height is 65 feet. Identify the maximum height of the proposed building (top of boiler penthouse) on Sheet A-201.

2. *Section 6.1, Off-Street Parking and Loading*
   a. Sheet C0.00: Parking calculations for proposed building note the area of the building to be ±58,000 square feet, but the area stated under development data on this sheet is ±58,433 square feet.
   b. Sheet C0.00: Note the parking requirement for light manufacturing is as follows: For offices, laboratories, and areas supporting offices and laboratories: 1 space per 350 sq. ft. floor area; For all other areas: 1 space per 1,000 sq. ft. floor area. Revise parking calculations accordingly, and update plan if needed.
   c. Sheet C0.00: The parking area located to the west of the existing building does not appear to be included within exiting parking calculations.
   d. Sheets EX-01 and all applicable C-series sheets: The parking area located to the west of the existing building should be shown.
   e. Sheet C0.00: Calculate the maximum number of parking spaces for proposed building.
   f. Detail of existing bicycle parking area is not provided in the plan. Provide a detail of the bicycle parking area to demonstrate minimum required number of spaces is provided per Section 6.1.4(D).
   g. Identify the location of required off-street loading spaces (2 minimum), noting on the plans the minimum required dimensions per Section 6.1.7(B).

3. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Landscape plan sheets appear to depict existing landscaping as per the plan approved in 2013. Revisions were made to the 2013 landscape plan and were approved in 2015. Please ensure existing landscaping shown on the plan is consistent with the 2015 plans. Note this will also affect the demolition plans and required tree mitigation.
   b. Confirm the number of trees to be removed on the demolition plan is consistent with the mitigation calculations on the landscape plan.
   c. Site Landscape Calculations: The north façade is labelled as the primary façade, however, the east façade would be the 'primary' (street facing) side.
   d. Parking Lot Perimeter: Sheet LS-1 notes the parking lot perimeter length is 160 feet. Parking lot perimeter calculations should include the perimeter to the north and south of the parking lot area as well as the additional parking lot spaces to be added in the central area of the existing parking lot. Revise accordingly.
   e. Parking Lot Perimeter: No understory trees are provided along the parking lot perimeter. Please address.
   f. Species Diversity: Section 6.2.2D(9)(b)(vi)c. requires that when 40 or more trees are required on a site, no more than 50 percent of the required trees shall be of one single species. Over 50% of the trees proposed are of the same species (*Podocarpus maxrophyllus*). Please address.
   g. Screening Standards: Section 6.2.3(C) requires service areas to be screened with either a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of six feet within three years of planting. This is applicable to the loading/service area located west of the proposed building. Please address.

h. Screening Standards: Section 6.2.3(D) requires mechanical equipment to be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier. This is applicable to the mechanical yard located to the west of the proposed building and to the LO2 tank to the north of the service access drive. Please address.
i. Screening Standards: Please confirm no additional waste receptacles are proposed. If waste receptacles are proposed, their location must be identified on the plan and they must be screened as set forth in Section 6.2.3(B).
j. Please ensure the species of the mitigation trees proposed to be planted on the slopes and basin area are appropriate given their location proximate to the retention area.

4. *Section 6.3, Fencing Standards*
   a. Sheet C3.10: Identify the fencing material around the gas meter. If fencing is proposed in the area of the potable water meter and fire backflow preventer, also identify the fencing material to be utilized.

5. *Section 6.4, Exterior Lighting Standards*
   a. Submit cut sheets for all pole and wall mounted luminaires.

6. *Section 6.6.3, Residential Protection Standards*
   a. Provide a narrative response to each of the standards set forth in Sections 6.6.3(A)(1)-(12) and 6.6.3(B).

7. *Concurrency Impact Analysis*
   a. Confirm potable water demand is representative of actual expected flows. If demand changes, also update the Comprehensive Plan Consistency Analysis accordingly.

8. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum from Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, dated January 5, 2021.
   b. The applicant must address all comments provided by John Adler of Alachua County Fire Rescue as provided in an email dated January 4, 2021.
   c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated December 24, 2020.

9. *Miscellaneous*
   a. Sheet EX-01 and C-series sheets: Landscaping depicted is not representative of existing plantings per the previously approved site plan. Please address.

10. *Minor Revisions*
    a. Sheet C0.00: Please clarify the statement concerning existing trees under Note 8, General Notes.
    b. Sheet C0.00: Please add owner's contact information.
    c. Sheet C0.00: Tax Parcel 03927-011-000 should be included within the project site area of the location map.
    d. Sheet C3.10: The size of the HDPE casing is not identified.

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 5, 2021**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor TR 1/5/2021

RE: **ADM Facility Expansion - Site Plan**

Public Services has reviewed the ADM Facility Expansion (Dec 14 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment(s) on Dec 14 Submittal** **Sheet C0.00:** • Project Title: To be consistent with CoA terminology, please change "DEVELOPMENT PLANS" to "SITE PLANS". • General Note 5: Please add text summarizing Gas Service.
2.	**Comment(s) on Dec 14 Submittal** **Sheet C0.10:** • General Notes 25 & 26 are very similar, but not identical. Please review if both notes are needed. • Paving Etc. General Note: For record drawings, Note 12 references Site General Note 29, but said reference does not apply. Please evaluate. • Water and Wastewater General Note 14: The project includes some 8" PVC sanitary gravity sewer service. Please add requirements for 8" PVC sanitary gravity sewer service to Note 14.

NO.	COMMENTS
	• Water and Wastewater General Note 13: Spelling – Change to "CONTRACTOR". • Water and Wastewater General Note 12: Please add sentence similar to "ALL PVC WATER SERVICE PIPE MATERIALS SHALL BE SUITABLE FOR POTABLE WATER USE AND NSF 61 APPROVED". • Water and Wastewater General Note 17: Please insert "BACKFLOW PREVENTER" so sentence now reads: "FIRE LINE BACKFLOW PREVENTER".
3.	**Comment(s) on Dec 14 Submittal** **Sheet C0.11:** • Stormwater: For the proposed gravity stormwater pipe, please insert "P-ST" in the line legend. • Miscellaneous Utilities: Please replace the Proposed Transformer symbol with that shown on Sheet C3.10 ("TRX" inscribed within a square.)
4.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10:** • At point of connection with existing water main, please change text to "8" X 8" X 4" TEE AND GATE VALVE WITH BOX . A SUBCONTRACTOR PRE-APPROVED BY COA SHALL WET TAP THE EXISTING WATER MAIN". • Note that specifies the fire line above ground assembly, which begins with "ABOVE GROUND 8" DOUBLE CHECK….". Note references a fire protection plan. When will that be provided? Please reference CoA Detail 139. Please note that Detail 139 does not call-out a fire alarm panel. Does CHW have such a detail that can be included with the project? • There is a vertical distance where P-FIRE, P-W and P-GAS run parallel. Although it looks as though horizontal separation between each line is 3-feet (CoA standard), please call this out, to prevent GC from installing such pipe too close together. • Call out size of P-GAS line if known by CHW.
5.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10 (continued):** • Just south of a transformer, please define or call-out the symbol that consists of a square and circle connected by a line. • The P-GAS is shown crossing under this symbol. Please confirm that this is not problematic. If not problematic, call-out that vertical separation must be at least 2 feet.

NO.	COMMENTS
	• Where the P-GAS line crosses under the P-W & P-FIRE lines, call out a minimum vertical separation of at least 2 feet.
6.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10 (continued):** • There is a P-FM that runs from the building to near the Waste Holding Tank. • Please call out materials and size of this line. • This line terminates at a circle near but not at the Waste Holding Tank. Please confirm this is the design intent. Please call-out what the circle signifies.
7.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10 (continued):** • Please define FDC and include on Abbreviation List on C0.11. • Design of the FDC system is sparse. When and how will more detail be shown? .
8.	**Comment(s) on Dec 14 Submittal** **Sheet C2.31:** • Please replace Detail 127 with the updated version. See either Monique or Bryan G of CHW. • Detail 218 is for a doghouse manhole for wastewater applications. This detail is called out on C2.11 for a stormwater application. Please confirm that a modified form of Detail 218 is suitable for this application. If this detail not suitable, it is suggested that CHW use its own applicable detail.
9.	**Comment(s) on Dec 14 Submittal** **Sheet C2.10:** • On this and other sheets, for HDPE stormwater pipe, the term "Watertight" is used in a few, but not all, locations. Is there a reason for this? Please evaluate.
10.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10:** • Please provide more detail of the electrical design. • Show the proposed routing of conduit from the existing power line to the transformers. • Call out the required power supply to the new building; for example, 460-

NO.	COMMENTS
	volt, 3-phase. • Confirm that the design intent is that each transformer supplies 100% of the load; that is, the transformers are redundant. • Provide building load calculations in sufficient detail for CoA to size the transformers. • Include an electrical scope of work either on this or a more appropriate sheet. This scope specifies that the electrical work is a combined effort between the CoA and the GC and its electrical subcontractor. See Attachment 1 for suggested text. • If necessary, discuss these issues with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182
11	**Comment(s) on Dec 14 Submittal** **Sheet C3.10 (continued):** • Show the PUE for the conduit route(s) to the transformers and also around the transformers.
12.	
13.	
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician

ATTACHMENT 1

PRIMARY SERVICE – CITY OF ALACHUA (COA) ELECTRICAL WORK SCOPE

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK TO EXTEND THE EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A COMBINED EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE COA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE COA. ALL LABOR WORK PERFORMED BY COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.

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From: "John Adler" <jadler@alachuacounty.us>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Keith Bennett" <ke_bennett@cityofalachua.org>
Sent: Monday, January 4, 2021 4:31:38 PM
Subject: RE: Request for Review: Ology ADMF Expansion Site Plan

Good afternoon. The only comment I have is about the placement of the fire hydrant for the FDC. On sheet C3.10 it shows the FDC on the North side of the building. The hydrant is located on the opposite side of the road. The hydrant and FDC will need to be on the same side. It does not matter which side of the road.

If you need anything else, let me know.

John Adler
Fire Marshal
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office) • 863-781-1452 (mobile) • 352-384-3157(fax)

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
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JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

December 24, 2020

Mr. Justin Tabor, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Ology ADMF Expansion Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Ology ADMF Expansion Site Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW and dated 12/15/2020. Our review generated a few minor comments and recommendations that are outlined below.

C0.00

1. The total area of the site differs on the cover sheet vs. the site description portion of the SWPPP. Please revise for consistency.

C0.20

1. The total area of the site differs from the site description to the site development table on the SWPPP. Please revise for consistency.

C0.31

1. Please provide additional tree barricade on the median just west of the roundabout. Silt fence is provided, however tree barricade should also be utilized to protect the two existing trees.
2. Please change survey linetype for the existing fire line. There is a line that is labeled as P-FIRE which travels through silt fence and tree barricade. It appears that this is existing.

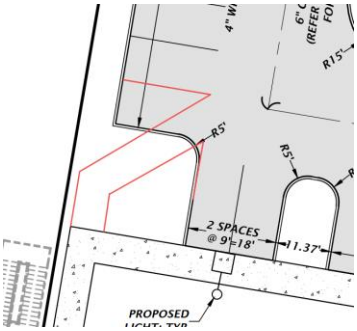
C1.10

1. Please show the existing doors for additional clarity on this sheet.
2. Please label the overhead doors at the loading dock area.

C1.11

1. Consider removing the parking spot in the southwest of the parking lot addition and providing a sidewalk to allow for easier access from the parking lot to the sidewalk. Additionally, two medians are not necessary where the additional parking will be added on the east side of the property. Consider making an

additional parking space at this location to make up for the one removed for additional sidewalk. A sketch has been included below for clarity.



C2.10

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2. Please provide a detail of the area drains which will be used on this project.
3. Please provide additional spots on the driveway to the north of the building.
4. Please ensure that all storm structure inverts are labeled.
5. Please provide additional spots or contours in the grassed area north of the building. With the current grading, it does not appear that the area drains will pick up much water at the current elevations, consider lowering and showing them at low points.
6. Consider shifting the Type C inlet to the east so that it is not just off of the sidewalk. Consider lowering the top of the structure.
7. Concerns with the HDPE going under the building. Consider a section of RCP at this location.
8. Please label the FFE of the existing building.
9. On the south side of the proposed building, suggest keeping the sidewalk elevation at 77.50. There is a section where it drops to 77.05 before sloping back up to 78.00 at the building entrance.
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11. Please provide additional spots on the center of the loading dock area.
12. On the south side of the loading dock, there is a 77.77 spot near the Waste Hold Tank. This would cause water to slope back towards the building. Please revise.

C2.11

1. The handicap space is not currently ADA compliant as drawn. Slopes currently exceed 2.0%.
2. Consider removing the wheel stop from the handicap parking space.
3. Please callout existing storm piping and inverts for clarity.

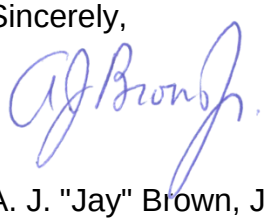
C3.10

1. Please change linetype for existing fire line so that it is not shown as proposed fire.
2. Please label existing water main.
3. The light pole near the loading dock is directly on top of the existing gas line. Please revise.
4. Please call out the water main connection to be a wet tap and valve rather than a tee and valve.

LS-2

1. Please revise any possible conflicts between proposed trees and lights.
2. Please ensure that the fire department connection is not obscured by landscape features.

Sincerely,



A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Daniel Young

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 5, 2021

Sent by electronic mail to dyoung@chw-inc.com

Daniel Young, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Summary: Ology ADMF Expansion Site Plan

Dear Mr. Young:

On December 14, 2020, the City of Alachua received your application for a Site Plan on behalf of SNH Medical Office Properties Trust for the Ology ADMF Expansion. The Site Plan proposes to construct a ±58,433 square foot building addition with associated site improvements on a ±28.05 acre subject property, consisting of Tax Parcels 03927-011-000 and 03927-012-000. A completeness review was performed on December 15, 2020 and the application was determined to be complete on the same date.

The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM** on **Wednesday, January 7, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, January 13, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **February 9, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Article 5, Density, Intensity, & Dimensional Standards*
   a. The maximum building height is 65 feet. Identify the maximum height of the proposed building (top of boiler penthouse) on Sheet A-201.

2. *Section 6.1, Off-Street Parking and Loading*
   a. Sheet C0.00: Parking calculations for proposed building note the area of the building to be ±58,000 square feet, but the area stated under development data on this sheet is ±58,433 square feet.
   b. Sheet C0.00: Note the parking requirement for light manufacturing is as follows: For offices, laboratories, and areas supporting offices and laboratories: 1 space per 350 sq. ft. floor area; For all other areas: 1 space per 1,000 sq. ft. floor area. Revise parking calculations accordingly, and update plan if needed.

c. Sheet C0.00: The parking area located to the west of the existing building does not appear to be included within exiting parking calculations.
d. Sheets EX-01 and all applicable C-series sheets: The parking area located to the west of the existing building should be shown.
e. Sheet C0.00: Calculate the maximum number of parking spaces for proposed building.
f. Detail of existing bicycle parking area is not provided in the plan. Provide a detail of the bicycle parking area to demonstrate minimum required number of spaces is provided per Section 6.1.4(D).
g. Identify the location of required off-street loading spaces (2 minimum), noting on the plans the minimum required dimensions per Section 6.1.7(B).

3. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Landscape plan sheets appear to depict existing landscaping as per the plan approved in 2013. Revisions were made to the 2013 landscape plan and were approved in 2015. Please ensure existing landscaping shown on the plan is consistent with the 2015 plans. Note this will also affect the demolition plans and required tree mitigation.
   b. Confirm the number of trees to be removed on the demolition plan is consistent with the mitigation calculations on the landscape plan.
   c. Site Landscape Calculations: The north façade is labelled as the primary façade, however, the east façade would be the 'primary' (street facing) side.
   d. Parking Lot Perimeter: Sheet LS-1 notes the parking lot perimeter length is 160 feet. Parking lot perimeter calculations should include the perimeter to the north and south of the parking lot area as well as the additional parking lot spaces to be added in the central area of the existing parking lot. Revise accordingly.
   e. Parking Lot Perimeter: No understory trees are provided along the parking lot perimeter. Please address.
   f. Species Diversity: Section 6.2.2D(9)(b)(vi)c. requires that when 40 or more trees are required on a site, no more than 50 percent of the required trees shall be of one single species. Over 50% of the trees proposed are of the same species (*Podocarpus maxrophyllus*). Please address.
   g. Screening Standards: Section 6.2.3(C) requires service areas to be screened with either a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of six feet within three years of planting. This is applicable to the loading/service area located west of the proposed building. Please address.
   h. Screening Standards: Section 6.2.3(D) requires mechanical equipment to be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier. This is applicable to the mechanical yard located to the west of the proposed building and to the LO2 tank to the north of the service access drive. Please address.
   i. Screening Standards: Please confirm no additional waste receptacles are proposed. If waste receptacles are proposed, their location must be identified on the plan and they must be screened as set forth in Section 6.2.3(B).
   j. Please ensure the species of the mitigation trees proposed to be planted on the slopes and basin area are appropriate given their location proximate to the retention area.

4. *Section 6.3, Fencing Standards*
   a. Sheet C3.10: Identify the fencing material around the gas meter. If fencing is proposed in the area of the potable water meter and fire backflow preventer, also identify the fencing material to be utilized.

5. *Section 6.4, Exterior Lighting Standards*
   a. Submit cut sheets for all pole and wall mounted luminaires.

6. *Section 6.6.3, Residential Protection Standards*
   a. Provide a narrative response to each of the standards set forth in Sections 6.6.3(A)(1)-(12) and 6.6.3(B).

7. *Concurrency Impact Analysis*
   a. Confirm potable water demand is representative of actual expected flows. If demand changes, also update the Comprehensive Plan Consistency Analysis accordingly.

8. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum from Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, dated January 5, 2021.
   b. The applicant must address all comments provided by John Adler of Alachua County Fire Rescue as provided in an email dated January 4, 2021.
   c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated December 24, 2020.

9. *Miscellaneous*
   a. Sheet EX-01 and C-series sheets: Landscaping depicted is not representative of existing plantings per the previously approved site plan. Please address.

10. *Minor Revisions*
    a. Sheet C0.00: Please clarify the statement concerning existing trees under Note 8, General Notes.
    b. Sheet C0.00: Please add owner's contact information.
    c. Sheet C0.00: Tax Parcel 03927-011-000 should be included within the project site area of the location map.
    d. Sheet C3.10: The size of the HDPE casing is not identified.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Memorandum from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated December 24, 2020
Memorandum from Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, dated January 5, 2021
Email from John Adler, Alachua County Fire Rescue, dated January 4, 2021

c: Adam Boukari, City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

December 24, 2020

Mr. Justin Tabor, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Ology ADMF Expansion Site Plan

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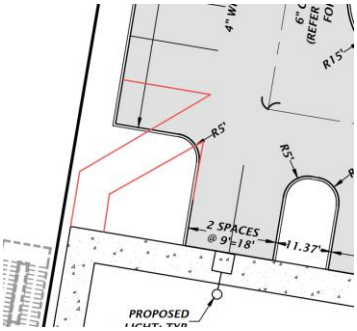

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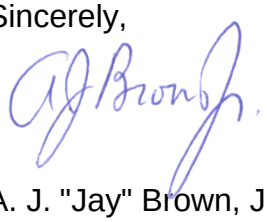

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Daniel Young

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 5, 2021**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 1/5/2021

RE: **ADM Facility Expansion - Site Plan**

Public Services has reviewed the ADM Facility Expansion (Dec 14 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment(s) on Dec 14 Submittal** **Sheet C0.00:** • Project Title: To be consistent with CoA terminology, please change "DEVELOPMENT PLANS" to "SITE PLANS". • General Note 5: Please add text summarizing Gas Service.
2.	**Comment(s) on Dec 14 Submittal** **Sheet C0.10:** • General Notes 25 & 26 are very similar, but not identical. Please review if both notes are needed. • Paving Etc. General Note: For record drawings, Note 12 references Site General Note 29, but said reference does not apply. Please evaluate. • Water and Wastewater General Note 14: The project includes some 8" PVC sanitary gravity sewer service. Please add requirements for 8" PVC sanitary gravity sewer service to Note 14.

NO.	COMMENTS
	• Water and Wastewater General Note 13: Spelling – Change to "CONTRACTOR". • Water and Wastewater General Note 12: Please add sentence similar to "ALL PVC WATER SERVICE PIPE MATERIALS SHALL BE SUITABLE FOR POTABLE WATER USE AND NSF 61 APPROVED". • Water and Wastewater General Note 17: Please insert "BACKFLOW PREVENTER" so sentence now reads: "FIRE LINE BACKFLOW PREVENTER".
3.	**Comment(s) on Dec 14 Submittal** **Sheet C0.11:** • Stormwater: For the proposed gravity stormwater pipe, please insert "P-ST" in the line legend. • Miscellaneous Utilities: Please replace the Proposed Transformer symbol with that shown on Sheet C3.10 ("TRX" inscribed within a square.)
4.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10:** • At point of connection with existing water main, please change text to "8" X 8" X 4" TEE AND GATE VALVE WITH BOX . A SUBCONTRACTOR PRE-APPROVED BY COA SHALL WET TAP THE EXISTING WATER MAIN". • Note that specifies the fire line above ground assembly, which begins with "ABOVE GROUND 8" DOUBLE CHECK….". Note references a fire protection plan. When will that be provided? Please reference CoA Detail 139. Please note that Detail 139 does not call-out a fire alarm panel. Does CHW have such a detail that can be included with the project? • There is a vertical distance where P-FIRE, P-W and P-GAS run parallel. Although it looks as though horizontal separation between each line is 3-feet (CoA standard), please call this out, to prevent GC from installing such pipe too close together. • Call out size of P-GAS line if known by CHW.
5.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10 (continued):** • Just south of a transformer, please define or call-out the symbol that consists of a square and circle connected by a line. • The P-GAS is shown crossing under this symbol. Please confirm that this is not problematic. If not problematic, call-out that vertical separation must be at least 2 feet.

NO.	COMMENTS
	• Where the P-GAS line crosses under the P-W & P-FIRE lines, call out a minimum vertical separation of at least 2 feet.
6.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10 (continued):** • There is a P-FM that runs from the building to near the Waste Holding Tank. • Please call out materials and size of this line. • This line terminates at a circle near but not at the Waste Holding Tank. Please confirm this is the design intent. Please call-out what the circle signifies.
7.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10 (continued):** • Please define FDC and include on Abbreviation List on C0.11. • Design of the FDC system is sparse. When and how will more detail be shown? .
8.	**Comment(s) on Dec 14 Submittal** **Sheet C2.31:** • Please replace Detail 127 with the updated version. See either Monique or Bryan G of CHW. • Detail 218 is for a doghouse manhole for wastewater applications. This detail is called out on C2.11 for a stormwater application. Please confirm that a modified form of Detail 218 is suitable for this application. If this detail not suitable, it is suggested that CHW use its own applicable detail.
9.	**Comment(s) on Dec 14 Submittal** **Sheet C2.10:** • On this and other sheets, for HDPE stormwater pipe, the term "Watertight" is used in a few, but not all, locations. Is there a reason for this? Please evaluate.
10.	**Comment(s) on Dec 14 Submittal** **Sheet C3.10:** • Please provide more detail of the electrical design. • Show the proposed routing of conduit from the existing power line to the transformers. • Call out the required power supply to the new building; for example, 460-

NO.	COMMENTS
	volt, 3-phase. • Confirm that the design intent is that each transformer supplies 100% of the load; that is, the transformers are redundant. • Provide building load calculations in sufficient detail for CoA to size the transformers. • Include an electrical scope of work either on this or a more appropriate sheet. This scope specifies that the electrical work is a combined effort between the CoA and the GC and its electrical subcontractor. See Attachment 1 for suggested text. • If necessary, discuss these issues with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182
11	**Comment(s) on Dec 14 Submittal** **Sheet C3.10 (continued):** • Show the PUE for the conduit route(s) to the transformers and also around the transformers.
12.	
13.	
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician

ATTACHMENT 1

PRIMARY SERVICE – CITY OF ALACHUA (COA) ELECTRICAL WORK SCOPE

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK TO EXTEND THE EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A COMBINED EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE COA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE COA. ALL LABOR WORK PERFORMED BY COA WILL BE BACKCHARGED TO THE CONTRACTOR.

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From: "John Adler" <jadler@alachuacounty.us>
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Sent: Monday, January 4, 2021 4:31:38 PM
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If you need anything else, let me know.

John Adler
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December 21, 2020

Justin Tabor
Principal Planner
City of Alachua
Post Office Box 9
Alachua, Florida 32616

RE: Ology ADMF Expansion

Dear Justin:

Please find attached the following items to address your completeness review from December 15, 2020:

- Four (4) copies of the following:
  - Revised Property Owner Affidavit;
  - Alachua County Property Appraiser Information and Proof of Tax Payment for Parcel No. 03927-011-000;
  - Signed and Sealed Fire Flow Calculations

1. Agent Authorization: The Authorized Agent Affidavit submitted with the application is signed by Joseph P. Allan. Mr. Allan is not identified as an officer or director of the property owner – SNH Medical Office Properties Trust (the Trust). Provide documentation from an officer or director of the Trust authorizing Mr. Allan to sign on behalf of the Trust, or provide an updated Authorized Agent Affidavit signed by an officer or director of the Trust.
   - **Will address ASAP.**

2. Fire Department Access & Water Supply: Provide calculation of minimum flow required to meet ISO standards.
   - **A revised memo with ISO calculations has been included with this submittal.**

3. Proof of Payment of Taxes: In addition to Tax Parcel 03927-012-000, Tax Parcel 03927-011-000 is also part of the subject property. In future submittals, include proof of payment of taxes for Tax Parcel 03927-011-000.
   - **Acknowledged. Tax Parcel reports and proof of payment for the additional parcel will be included in future submittals.**

4. Subject Property: In addition to Tax Parcel 03927-012-000, Tax Parcel 03927-011-000 is also part of the subject property. In future submittals, ensure Tax Parcel 03927-011-000 is also identified as part of the subject property where applicable in application materials.
   - **Acknowledged. Tax Parcel reports and proof of payment for the additional parcel will be included in future submittals.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at daniely@chw-inc.com.

Sincerely,
CHW

Daniel Young, P.E.
Director of Engineering, Land Development

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 15, 2020

Sent by electronic mail to dyoung@chw-inc.com

Daniel Young, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Ology ADMF Expansion Site Plan Application

Dear Mr. Young:

On December 14, 2020, the City of Alachua received your application for a Site Plan on behalf of SNH Medical Office Properties Trust for the Ology ADMF Expansion. The Site Plan proposes to construct a ±58,433 square foot building addition with associated site improvements on a ±28.05 acre subject property, consisting of Tax Parcels 03927-011-000 and 03927-012-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Monday, December 21, 2020**.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

Please address the following:

1. **Agent Authorization:** The Authorized Agent Affidavit submitted with the application is signed by Joseph P. Allan. Mr. Allan is not identified as an officer or director of the property owner – SNH Medical Office Properties Trust (the Trust). Provide documentation from an officer or director of the Trust authorizing Mr. Allan to sign on behalf of the Trust, or provide an updated Authorized Agent Affidavit signed by an officer or director of the Trust.

2. **Fire Department Access & Water Supply:** Provide calculation of minimum flow required to meet ISO standards.

3. **Proof of Payment of Taxes:** In addition to Tax Parcel 03927-012-000, Tax Parcel 03927-011-000 is also part of the subject property. In future submittals, include proof of payment of taxes for Tax Parcel 03927-011-000.

4. **Subject Property:** In addition to Tax Parcel 03927-012-000, Tax Parcel 03927-011-000 is also part of the subject property. In future submittals, ensure Tax Parcel 03927-011-000 is also identified as part of the subject property where applicable in application materials.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File

December 14, 2020

City of Alachua
Post Office Box 9
Alachua, Florida 32616

RE: Ology ADMF Expansion

Dear Staff:

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

- Check #315278 in the amount of $2,700.00;
- Two (2) Sheet of Mailing Labels for Property Owners within 400 feet;
- Four (4) Copies of the Following:
  - Site Plan Review Application;
  - Authorized Agent Affidavit;
  - Property Owner Affidavit;
  - Alachua County Wetland Self Certification;
  - Alachua County Stormwater Affidavit of Compliance;
  - Alachua County Property Appraiser Information;
  - Division of Corporations Information;
  - Warranty Deed;
  - Proof of Tax Payment;
  - Legal Description;
  - Neighborhood Workshop Materials;
  - Concurrency Impact Analysis;
  - Analysis of Consistency with the CoA Comprehensive Plan;
  - Letter Modification to SRWMD;
  - Signed and Sealed Fire Flow Calculations;
  - Signed and Sealed Development Plans; and
  - CD containing all PDFs.

The Ology ADM Facility Expansion project site is located at 13200 Nano Court on tax parcel 03927-012-000 in Alachua, Florida. The project proposes the construction of a ±58,433 SF research and development building addition to the existing advanced development and manufacturing facility with associated parking, storm sewer, and utility infrastructure.

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at daniely@chw-inc.com

Sincerely,
CHW

Daniel Young, P.E.
Director of Engineering, Land Development

SITE PLANS
FOR:

ADM FACILITY EXPANSION

ALACHUA COUNTY, FLORIDA

SECTION 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SUBMITTED TO:

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CITY OF ALACHUA

GENERAL NOTES

1. DEVELOPMENT DATA:

TOTAL AREA=	1,221,989 S.F.	100.0%	28.05 ACRES
EX. BUILDING FOOTPRINT AREA=	128,000 S.F.	10.5%	
EX. CONC./PAVE AREA=	262,629 S.F.	21.5%	
PROP. BUILDING EXPANSON AREA=	58,433 S.F.	4.7%	
PROP. CONC./PAVE AREA=	33,702 S.F.	2.8%	
TOTAL IMPERVIOUS AREA=	482,764 S.F.	39.5%	
OPEN SPACE=	739,225 S.F.	60.5%	

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±58,433 SF BUILDING ADDITION TO THE EXISTING ADVANCE DEVELOPMENT AND MANUFACTURING FACILITY, PARKING AREA, STORMWATER CONVEYANCE SYSTEM, AND THE ASSOCIATED UTILITY INFRASTRUCTURE.

2. MINIMUM BUILDING / YARD SETBACKS PER ILW ZONING ARE AS FOLLOWS:
   PRIMARY BUILDING (ILW)
   FRONT: 20'
   SIDE: 15', EXCEPT WHERE RAILROAD SPUR ABUTS SIDE OR REAR PROPERTY, THEN NONE
   REAR: 15', EXCEPT WHERE RAILROAD SPUR ABUTS SIDE OR REAR PROPERTY, THEN NONE

MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MAX BUILDING HEIGHT	65'
MAX LOT COVERAGE	NONE
MAX FAR	0.5

3. PARKING CALCULATIONS:
   EXISTING MAIN BUILDING REQUIRED:
   CAR: (MANUFACTURING, LIGHT) - MANUFACTURING AREAS: 1 SPACE PER 1,000 SF FLOOR AREA
   165,000 SF/1,000 SF = 165 / MINIMUM 165 SPACES
   165 SPACES X 125% = 206 / MAXIMUM 206 SPACES
   PROVIDED: 188 SPACES TOTAL

   PROPOSED BUILDING ADDITION REQUIRED:
   CAR: (MANUFACTURING LIGHT) - MANUFACTURING AREAS: 1 SPACE PER 1,000 SF FLOOR AREA 58,433 SF/1,000 SF = 58 / MINIMUM 58 SPACES
   58 SPACES X 125% = 73 / MAXIMUM 73 SPACES
   PROVIDED: 59 SPACES

   TOTAL PARKING REQUIRED: 223 SPACES MINIMUM, 279 MAXIMUM
   PROVIDED: 247 SPACES PROVIDED

   TOTAL SITE REQUIRED ACCESSIBLE PARKING SPACES: 7 SPACES
   PROVIDED: 7 SPACES PROVIDED

   BICYCLE: 1 SPACE/10 CAR SPACES = (165 SPACES ÷ 58 SPACES)/ 10 = 22 SPACES REQUIRED; 22 EXISTING SPACES PROVIDED

4. DATE OF BOUNDARY SURVEY:
   AN ALTA/ACSM LAND TITLE SURVEY WAS COMPLETED BY CHW AND DATED OCTOBER 08, 2020.

5. UTILITIES:
   -POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY AN EXISTING 8" WATER MAIN, LOCATED NORTH OF THE BUILDING ADDITION.

   -SANITARY SEWER SERVICE WILL BE PROVIDED BY A PROPOSED SEWER LATERAL TO AN EXISTING SANITARY SEWER MANHOLE, LOCATED EAST OF THE EXISTING BUILDING.

   -ELECTRIC SERVICE WILL BE PROVIDED FROM EXISTING FACILITIES TO THE PROPOSED FACILITIES BY THE CITY OF ALACHUA.

   -GAS SERVICE WILL BE PROVIDED FROM THE EXISTING GAS LINE BY GRU

6. DRAINAGE:
   A RECONFIGURATION OF ON-SITE STORM SEWER COLLECTION SYSTEM WILL BE CONSTRUCTED AND CONNECT TO AN EXISTING OFF-SITE STORM SEWER COLLECTION SYSTEM WHICH DISCHARGES TO AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY. THE FACILITY MEETS CITY OF ALACHUA AND SRWMD DESIGN CRITERIA.

7. NATURAL FEATURES:
   TOPOGRAPHY WILL SLOPE FROM NORTH TO BOTH SOUTHWEST AND SOUTHEAST WITH MODERATE SLOPES. THERE ARE NO OTHER NATURAL SITE FEATURES.

8. ZONING/LAND USE INFORMATION AND COMPLIANCE:

   LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT DESIGNATION.

   THE PROPOSED FACILITIES ARE CONSISTENT WITH THE LIGHT MANUFACTURING DEFINITION PROVIDED IN ARTICLE 4 OF THE LDRS. PER ARTICLE 4 OF THE LDRS, RESEARCH AND DEVELOPMENT IS A PERMITTED USE WITHIN THE LIGHT AND WAREHOUSE INDUSTRIAL ZONING DISTRICT.

   PER ARTICLE 6 OF THE LDRS. THE PROPOSED SITE IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS. COMPLIANCE WITH REQUIRED PARKING CAN BE FOUND IN NOTE 3 ON THIS SHEET. EXISTING TREES AND THE PROPOSED LANDSCAPING FULFILL GENERAL SITE, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED STORMWATER CONVEYANCE SYSTEM AND EROSION PROTECTION PROPOSED FULFILL ENVIRONMENTAL PROTECTION STANDARDS THROUGH THE USE OF BMPS.

9. CONCURRENCY IMPACT ANALYSIS:
   SUBMITTED UNDER SEPARATE COVER

10. LEGAL DESCRIPTION:
    SEE SURVEY

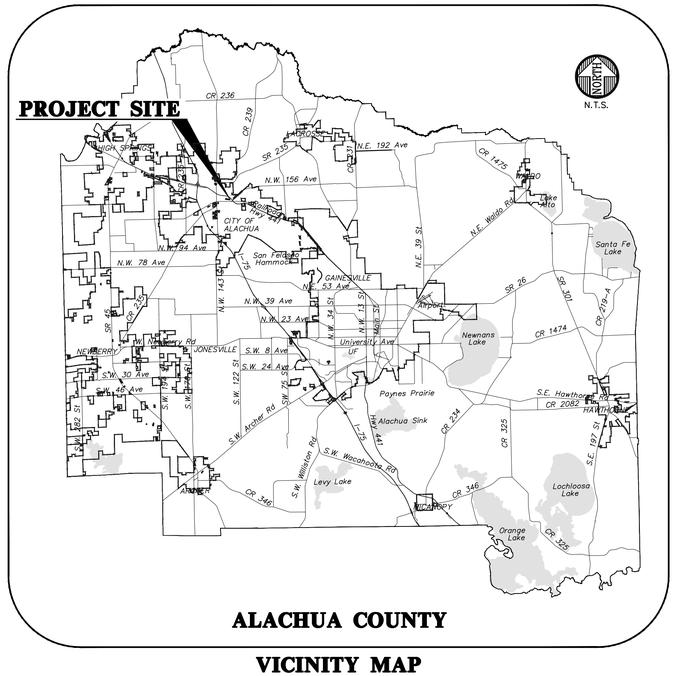
OWNER
SNH MEDICAL OFFICE PROPERTIES TRUST
TWO NEWTON PLACE
255 WASHINGTON ST STE 300
NEWTON, MA 02458

ENGINEER OF RECORD
DANIEL H. YOUNG, P.E.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

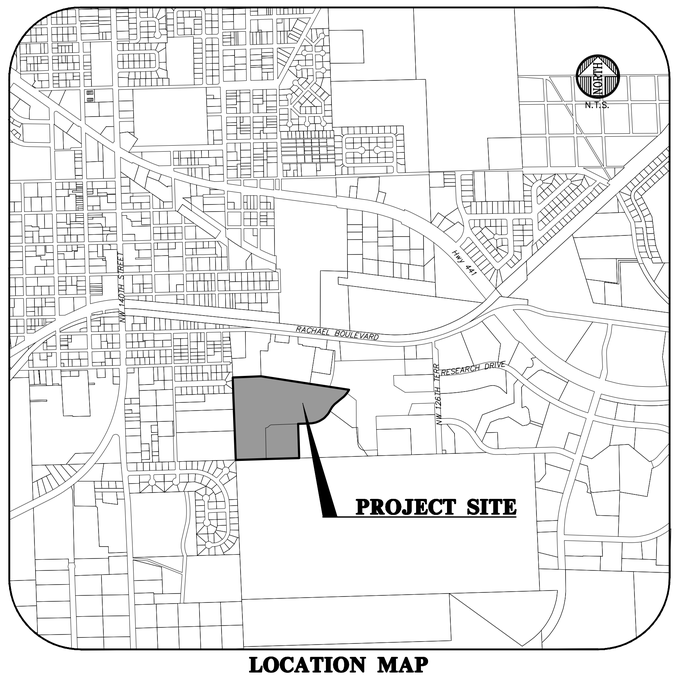
DEVELOPER
OLOGY BIOSERVICES, INC.
13200 NW NANO COURT
ALACHUA, FL 32615
(386) 462-9663

LANDSCAPE ARCHITECT
CAELI M. TOLAR, L.A.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

PHOTOMETRIC
AFFILIATED ENGINEERS SE, INC.
3007 SW WILLISTON ROAD
GAINESVILLE, FL 32608
(352) 376-5500



VICINITY MAP



LOCATION MAP

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
EX-01	EXISTING CONDITIONS MAP
1-2 OF 2	ALTA/NSPS LAND TITLE SURVEY
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN
C0.30 - C0.31	DEMOLITION SITE PLAN
C1.00	MASTER SITE PLAN
C1.10 - C1.11	DETAILED SITE PLAN
C2.10 - C2.11	DETAILED GRADING AND DRAINAGE PLAN
C2.30 - C2.31	CONSTRUCTION DETAILS
C3.10 - C3.11	DETAILED UTILITY PLAN
LS-1	LANDSCAPE SCHEDULE, DETAILS, NOTES
LS-2 - LS-3	LANDSCAPE PLAN
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION SCHEDULE, DETAILS, PLAN
E-101A	LIGHTING PHOTOMETRIC SITE PLAN
A-100	OVERALL FLOOR PLAN
A-201	BUILDING ELEVATIONS

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Affiliated Engineers
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Tioga Town Center
12921 SW 1st Rd. Suite 205
Newberry, FL 32669
Phone: (352) 376-5500

RS&H
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB2600956 * 5620 * LCC000210 * GB238

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PROJECT TITLE:
ADM FACILITY EXPANSION

PROJECT ADDRESS:
NANO CT.
ALACHUA, FL 32615

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	12/15/20
REVIEWED BY:	DHY
DRAWN BY:	TFC
DESIGNED BY:	DHY
PROJECT NUMBER:	20952-00

SEAL:
DANIEL H. YOUNG
DANIEL H. YOUNG LICENSE No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL. P.E. NO: 70780

SHEET TITLE:
COVER SHEET AND INDEX

SHEET ID:
C0.00

PROJECT STATUS:
SITE SUBMITTAL

9/28/2020 11:04:12 AM BIM 360://5010885001_PDL Facility/5010885001_PDL Facility Shell_A_R20.rvt

DUAL ENTERPRISES, LLC
TAX PARCEL 03231-004-000
(O.R.B. 2340, PAGE 1962)

SITE BENCHMARK
SET SET NAIL AND DISK IN WPP
NORTHING: 10956.1314
EASTING: 9810.4934
ELEV:(REFER TO SURVEY)

BARBER LUMBER SALES OF ALACHUA, INC.
TAX PARCEL 03927-006-000
(O.R.B. 2330, PAGE 1452)

19
TAX PARCEL
03934-001-019

20
TAX PARCEL
03934-001-020

21
TAX PARCEL
03934-001-021

JAMES C. & ELIZABETH C. JONES
TAX PARCEL 03934-003-000
(O.R.B. 2385, PAGE 470)

MARTHA R. & AVA N. HAGAN
TAX PARCEL 03934-000-000
(O.R.B. 2280, PAGE 2087)

HUNTERS' GROVE DEVELOPMENT, LLC
TAX PARCEL 03934-004-000
(O.R.B. 3375, PAGE 442)

16
TAX PARCEL
03931-010-016

CITY OF ALACHUA
TAX PARCEL 03929-001-000
(O.R.B. 906, PAGE 842)

17

EX. BUILDING

20' LA BUFFER
15' B.S.L.
5' LA BUFFER
P-FIRE
10' LA BUFFER
8' CHAIN-LINK FENCE
MONITORING WELLS (SEE SURVEYOR'S NOTE #2)

SITE BENCHMARK
X-CUT ON BOLT BETWEEN CITY & STATE LISTING ON FIRE HYDRANT
ELEV:(REFER TO SURVEY)

N

GRAPHIC SCALE
0 30 60 120

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PROJECT TITLE:
ADM FACILITY EXPANSION

PROJECT ADDRESS:
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ALACHUA, FL 32615

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	12/15/20
REVIEWED BY:	DHY
DRAWN BY:	TFC
DESIGNED BY:	DHY

PROJECT NUMBER:
20952-00

SEAL:
DANIEL H. YOUNG
DANIEL H. YOUNG LICENSE No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL. P.E. NO: 70780

SHEET TITLE:
EXISTING CONDITIONS MAP

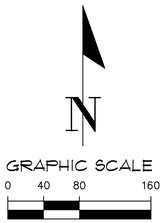
SHEET ID:
EX-01

PROJECT STATUS:
SITE SUBMITTAL

BIM 360://5010885001_PDL Facility/5010885001_PDL Facility Shell_A_R20.rvt
9/28/2020 11:04:12 AM

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



DESCRIPTION: (AS FURNISHED PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 20120247, DATED: AUGUST 19, 2020)

(A PORTION OF TAX PARCEL 03927-000-000)

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2336, PAGE 2030, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°09'48"WEST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF LAND AS DESCRIBED IN EXHIBIT "A" OF SAID OFFICIAL RECORDS BOOK 2336, PAGE 2030; THENCE CONTINUE SOUTH 89°08'48" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23; THENCE SOUTH 88°56'13" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF NW 1/4) OF SAID SECTION 23, A DISTANCE OF 640.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°56'13" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.13; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°03'47" WEST, A DISTANCE OF 437.29 FEET TO A POINT ON THE SOUTHERLY LINE OF A 60 FOOT WIDE INGRESS/EGRESS AND PUBLIC UTILITIES EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3416, PAGE 742, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 73.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°52'50" EAST, 54.57 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTH LINE; (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°53'46", AND ARC DISTANCE OF 55.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 52.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°26'05" EAST, 43.14 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°00'16", AN ARC DISTANCE OF 44.48 FEET TO THE POINT OF TANGENCY; (3) THENCE NORTH 88°56'13" EAST, A DISTANCE OF 367.29 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 01°03'47" EAST, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2336, PAGE 2030, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°09'48" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF LAND AS DESCRIBED IN EXHIBIT "A" OF SAID OFFICIAL RECORDS BOOK 2336, PAGE 2030; THENCE SOUTH 89°08'48" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23; THENCE SOUTH 88°56'13" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF NW 1/4) OF SAID SECTION 23, A DISTANCE OF 1095.69 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3836, PAGE 988, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°56'13" WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4), A DISTANCE OF 430.94 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4); THENCE NORTH 01°26'08" WEST, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4), A DISTANCE OF 1154.45 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4020, PAGE 570, OF SAID PUBLIC RECORDS; THENCE NORTH 88°35'17" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 397.42 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2340, PAGE 1962 OF SAID PUBLIC RECORDS; THENCE SOUTH 80°26'24" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 690.69 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2330, PAGE 1452 OF SAID PUBLIC RECORDS; THENCE SOUTH 80°36'43" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ITS EASTERLY PROJECTION, A DISTANCE OF 487.09 FEET TO A POINT ON THE NORTHERLY LINE OF A 60 FOOT WIDE INGRESS, EGRESS, AND PUBLIC UTILITIES EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3416, PAGE 742 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 333.89 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°08'20" WEST, 100.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 17°21'16", AN ARC DISTANCE OF 101.13 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51°48'20" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 110.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°23'25" WEST, 155.51 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 24°56'47", AN ARC DISTANCE OF 156.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°55'22" WEST, 278.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 62°02'55", AN ARC DISTANCE OF 292.40 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°56'17" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 163.63 FEET TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EASTERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3836, PAGE 988; THENCE SOUTH 01°04'43" EAST, ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE SOUTHERLY LINE OF SAID 60 FOOT WIDE INGRESS, EGRESS, AND PUBLIC UTILITIES EASEMENT; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY LINE AND NORTHERLY LINE; (1) THENCE SOUTH 88°54'01" WEST, A DISTANCE OF 367.18 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 52.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°27'17" WEST, 43.17 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°03'23", AN ARC DISTANCE OF 44.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 73.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°54'10" WEST, 54.61 FEET; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°55'38", AN ARC DISTANCE OF 55.97 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3836, PAGE 988; THENCE SOUTH 01°04'08" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 437.28 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF THE NE 1/4) OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°09'48" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 824.90 FEET TO THE SOUTHWEST CORNER OF LAND AS DESCRIBED IN EXHIBIT "A" OF SAID OFFICIAL RECORDS BOOK 2336, PAGE 2030; THENCE SOUTH 89°08'48" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23; THENCE SOUTH 88°56'13" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4) OF SAID SECTION 23, A DISTANCE OF 640.49 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3836, PAGE 988 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°04'43" WEST, ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 480.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 14, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 1°04'43" WEST ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF LOT 14, A DISTANCE OF 60.00 FEET TO THE NORTHERLY LINE OF A 60 FOOT WIDE INGRESS, EGRESS AND PUBLIC UTILITIES EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3416, PAGE 742 OF SAID PUBLIC RECORDS; THENCE NORTH 88°55'06" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 86.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 45.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 33°28'12" WEST, 18.77 FEET; THENCE DEPARTING SAID NORTHERLY LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°04'36", AN ARC DISTANCE OF 18.91 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°32'24" WEST, 110.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 226°03'25", AN ARC DISTANCE OF 236.73 FEET TO THE NORTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3836, PAGE 988; THENCE NORTH 88°56'13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 3.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY AND DESCRIBED IN DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4398, PAGE 1838, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

SCHEDULE B-II EXCEPTIONS: PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 20120247, EFFECTIVE DATE: AUGUST 19, 2020

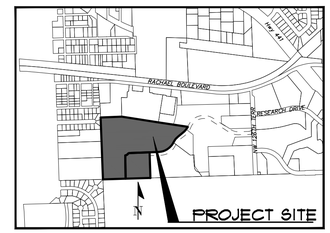
- ITEM NO. 8: THE SUBJECT PARCEL IS SUBJECT TO THE OIL, GAS, MINERAL OR OTHER RESERVATIONS AS SET OUT IN DEED BY J. N. COPELAND, F.A. COPELAND AND J. Z. COPELAND WITHOUT RIGHT OF ENTRY, RECORDED IN DEED BOOK 259, PAGE 64, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (BLANKET IN NATURE-UNABLE TO DEPICT GRAPHICALLY)
- ITEM NO. 15: THIS SUBJECT PARCEL IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPELAND INDUSTRIAL PARK RECORDED IN OFFICIAL RECORDS BOOK 2296, PAGE 1957, AS AFFECTED BY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 2410, PAGE 876, AS AFFECTED BY ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 2410, PAGE 905, AS AFFECTED BY ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 4232, PAGE 1787, AS AFFECTED BY PARTIAL WAIVER OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COPELAND INDUSTRIAL PARK RECORDED IN OFFICIAL RECORDS BOOK 4234, PAGE 1585, RELEASE OF LAND RECORDED IN OFFICIAL RECORDS BOOK 4398, PAGE 1796; AND BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPELAND INDUSTRIAL PARK RECORDED IN OFFICIAL RECORDS BOOK 4700, PAGE 1153. (SHOWN GRAPHICALLY HEREON)
- ITEM NO. 16: FIRST AMENDMENT TO EASEMENT BETWEEN ADC DEVELOPMENT & INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND DUAL ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 3561, PAGE 1401, AS AMENDED BY SECOND AMENDMENT TO DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4427, PAGE 1436.

  NOTE: AMENDMENT TERMINATES ORIGINAL EASEMENT CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2340, PAGE 1962. (AS SHOWN HEREON)
- ITEM NO. 23: THE SUBJECT PARCEL IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANT RECORDED IN INSTRUMENT NO. 2799939, BOOK 4207, PAGE 1999, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (NO PLOTTABLE INFORMATION)
- ITEM NO. 24: THE SUBJECT PARCEL IS SUBJECT TO THE EASEMENT FOR UTILITIES GRANTED TO CITY OF ALACHUA, FLORIDA, A MUNICIPAL CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 4295, PAGE 1839. (SHOWN GRAPHICALLY HEREON)
- ITEM NO. 25: THE SUBJECT PARCEL IS SUBJECT TO THE EASEMENT GRANTED TO CITY OF GAINESVILLE, FLORIDA, D/B/A GAINESVILLE REGIONAL UTILITIES, A MUNICIPAL CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 4296, PAGE 1488. (SHOWN GRAPHICALLY HEREON)
- ITEM NO. 26: THE SUBJECT PARCEL IS SUBJECT TO AN APPURTENANT RIGHT TO THE DRAINAGE EASEMENT RECORDED AS INSTRUMENT NO. 2967335, BOOK 4398 PAGE 1838. (SHOWN GRAPHICALLY HEREON)
- ITEM NO. 27: TERMS AND CONDITIONS OF THAT CERTAIN LEASE BETWEEN THE INSURED, AS LESSOR, AND NANOTHERAPEUTICS, INC., AS LESSEE, DATED MAY 2, 2016 (THE "NANOTHERAPEUTICS LEASE"), AS EVIDENCED BY MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 4429, PAGE 1163. (NO PLOTTABLE INFORMATION)

LEGEND

(M) = CALCULATIONS BASED ON FIELD MEASUREMENTS
(R) = INFORMATION BASED ON RECORD DATA
(D) = INFORMATION BASED ON FURNISHED DESCRIPTION
ORB = OFFICIAL RECORDS BOOK
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
TYP = TYPICAL
S.F. = SQUARE FEET
= FOUND 4"X4" CONCRETE MONUMENT MARKED AS NOTED
= FOUND 3/4" IRON PIPE MARKED AS NOTED
= FOUND 5/8" IRON ROD MARKED AS NOTED
= FOUND NAIL AND DISK MARKED AS NOTED
= FOUND 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
= CLEANOUT
= FIRE HYDRANT
= GAS VALVE
= GUY ANCHOR
= SIGN
= GAS REGULATOR
= ELECTRIC METER
= SPIGOT
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
= TELEPHONE PEDESTAL
= WOODEN POWER POLE
= WATER VALVE
= WATER METER
= GUY POLE
= STORM INLET
= BOLLARD
= MONITORING WELL
= SECURITY CAMERA POLES
= TRANSFORMER
= ELECTRIC METER
= ELECTRIC PULL BOX/SWITCH BOX
= ELECTRIC MANHOLE
= POST INDICATOR VALVE
= BACK FLOW PREVENTOR
= KEYPAD ON CONCRETE BASE
= FIRE DEPARTMENT CONNECTION
= ROOF DRAIN
= METAL LIGHT POLE
= METAL LIGHT POLE WITH CONC. BASE
= ASPHALT SURFACE
= CONCRETE SURFACE
= PORTION OF DRAINAGE EASEMENT RELEASED BY O.R.B. 4427, PG. 1436
= DRAINAGE EASEMENT LINE
= APPROXIMATE FLOOD ZONE LINE
= SUBJECT BOUNDARY LINE
= EASEMENT LINE
= B.S.L.
= SECTION LINE
= 4' WIRE FENCE
= OVERHEAD UTILITY LINE
= PARCEL LINE

VICINITY MAP - NOT TO SCALE



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 88°56'13" WEST FOR THE SOUTH LINE OF THE SUBJECT PARCEL, SAID BEARING IS IDENTICAL WITH THE DEED OF RECORD.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE, IN CONJUNCTION WITH PAINT MARKINGS DELINEATED BY OTHERS.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR VIA OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 20120247, EFFECTIVE DATE: AUGUST 19, 2020. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THIS SURVEYOR.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. 5' PUBLIC UTILITIES EASEMENT ADJACENT TO THE 60' INGRESS/EGRESS EASEMENT SHOWN HEREON IS BASED ON THE UNRECORDED SUBDIVISION OF COPELAND INDUSTRIAL PARK, AS PREPARED BY THIS OFFICE. NO DOCUMENTATION OF THIS EASEMENT WAS FOUND IN SCHEDULE BII OF THE FURNISHED TITLE COMMITMENT.
8. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
9. SUBJECT PROPERTY HAS DIRECT ACCESS, VIA INGRESS/EGRESS EASEMENT SHOWN HEREON, TO NW 126TH TERRACE/SE 12TH STREET, A PUBLIC RIGHT OF WAY.
10. THIS SURVEY CONSISTS OF 2 SHEETS TOTAL, AND IS NOT COMPLETE WITHOUT ALL. SEE SHEET 2 OF 2 FOR DETAILED BOUNDARY INFORMATION.
11. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 188, INCLUDING 6 DESIGNATED HANDICAP SPACES.
12. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
13. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO ALACHUA COUNTY. THERE NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS [EXCEPT AS SHOWN OR NOTED HEREON].
14. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUBSTANTIAL AREAS OF REFUSE, SUMP OR SANITARY LANDFILL.
15. UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
16. THE SQUARE FOOTAGE OF EACH PARCEL DELINEATED ON THE SURVEY IS AS SET FORTH THEREON. ALL SUCH PARCELS ARE CONTIGUOUS WITHOUT ANY STRIPS, GAPS OR GORES EXISTING BETWEEN ANY OF SAID PARCELS, AND SAID PARCELS, WHEN COMBINED, FORM AND CREATE ONE COMPLETE AND UNINTERRUPTED PARCEL WITHOUT ANY STRIPS, GAPS OR GORES.
17. THE BUILDING HEIGHT, SHOWN HEREON, WAS MEASURED BETWEEN THE HIGHEST POINT OF THE BUILDING AND THE FINISHED FLOOR ELEVATION IN THE APPROXIMATE LOCATION AS DEPICTED ON THE DRAWING.

ZONING: PER ZONING REPORT BY KEY ZONING ASSESSMENTS, LLC

CURRENT ZONING: INDUSTRIAL, LIGHT & WAREHOUSE INDUSTRIAL (ILW)
FRONT SETBACK: 20 FEET
SIDE SETBACK: 15 FEET
REAR SETBACK: 15 FEET
MAX HEIGHT: 65 FEET
PARKING REQUIREMENT: 1 SPACE PER 1,000 SQUARE FEET (165 TOTAL SPACES)

FLOOD ZONE:

THIS SUBJECT PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120664 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

SURVEYOR'S CERTIFICATION

TO: OLOGY BIOSERVICES, INC., A DELAWARE CORPORATION, DUANE MORRIS, LLP AND OLD REPUBLIC NATIONAL INSURANCE TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)(b)7(a)(b)(c), 8, 9, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 08, 2020.

CHAD A COLSON, PSM.
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 7142
CHADC@CHW-INC.COM

DATE OF PLAT OR MAP:

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: VERIFY SCALE BAR IS CORRECT ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:

SEE SURVEYOR'S CERTIFICATION

SURVEY DATE: 10-08-2020
REVISION DATE: N/A
PROJECT NUMBER: 20-0318.10

TECHNICIAN: NAD
DRAWN BY: CHECKED BY: CAC
FIELD BOOK & PAGE: 477/28-42, & 479/3,11 ●/2020-21

CHAD A. COLSON
SEE SURVEYOR'S CERTIFICATION HEREON
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 2

Facts: nicks Plot Date: Oct 13,2020 4:02pm Filename: C:\Users\nicks\Appdata\Local\Temp\AcPublish_3356\Vol-0172 AS-BUILT (10-01-2020).dwg

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1(M)(D)	(N)S 1°04'45" E(W)	60.00
L2(M)(D)	N 88°56'16" E	86.53'
L3(M)(D)	S 88°56'16" W	163.63'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(M)(D)	101.13'	333.89'	17°21'16"	50.96'	100.75'	S 43°06'20" W
C2(M)(D)	156.75'	360.00'	24°56'47"	79.64'	155.51'	S 39°23'25" W
C3(M)(D)	292.40'	270.00'	62°02'55"	162.39'	278.32'	S 57°55'22" W
C4(D)(M)	44.52'	52.00'	49°03'23"	23.73'	43.17'	S(N) 64°27'17" W(E)
C4(R)	44.48'	52.00'	49°00'16"	23.70'	43.13'	S(N) 64°26'05" W(E)
C5(D)(M)	55.97'	73.00'	43°55'38"	29.44'	54.61'	S(N) 61°54'10" W(E)
C5(R)	55.93'	73.00'	43°53'46"	29.42'	54.57'	N 61°52'50" W
C6(M)(D)	18.91'	45.00'	24°04'36"	9.60'	18.77'	N 33°28'12" W
C7(M)(D)	236.73'	60.00'	226°03'25"	141.16'	110.44'	S 45°32'24" W

GRAPHIC SCALE
0 40 80 160

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF SOUTH 88°56'13" WEST FOR THE SOUTH LINE OF THE SUBJECT PARCEL.
2. THIS SURVEY CONSISTS OF 2 SHEETS TOTAL, AND IS NOT COMPLETE WITHOUT ALL. SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTIONS AND ADDITIONAL SURVEYOR'S NOTES.
3. MONITORING WELLS SHOWN HEREON ARE TO BE ABANDONED PER CONSTRUCTIONS PLANS DONE BY THIS OFFICE UNDER PROJECT NO 13-0178, DATED 8/14/2013. STATUS OF ABANDONMENT UNKNOWN.

LEGEND

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○ = FOUND 3/4" IRON PIPE MARKED AS NOTED
⊗ = FOUND 5/8" IRON ROD MARKED AS NOTED
△ = FOUND NAIL AND DISK MARKED AS NOTED
◉ = FOUND 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
⊗ = CLEANOUT
= FIRE HYDRANT
= GAS VALVE
= GUY ANCHOR
= SIGN
= GAS REGULATOR
= ELECTRIC METER
= SPIGOT
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
= TELEPHONE PEDESTAL
= WOODEN POWER POLE
= WATER VALVE
= WATER METER
= GUY POLE
= STORM INLET
= BOLLARD
= MONITORING WELL
= SECURITY CAMERA POLES
= TRANSFORMER
= ELECTRIC METER
= ELECTRIC PULL BOX/SWITCH BOX
= ELECTRIC MANHOLE
= POST INDICATOR VALVE
= BACK FLOW PREVENTOR
= KEYPAD ON CONCRETE BASE
= FIRE DEPARTMENT CONNECTION
= ROOF DRAIN
= METAL LIGHT POLE
= METAL LIGHT POLE WITH CONC. BASE
= ASPHALT SURFACE
= CONCRETE SURFACE
= PORTION OF DRAINAGE EASEMENT RELEASED BY O.R.B. 4427, PG. 1436
= DRAINAGE EASEMENT LINE
= APPROXIMATE FLOOD ZONE LINE
= SUBJECT BOUNDARY LINE
= EASEMENT LINE
= B.S.L.
= SECTION LINE
= 4' WIRE FENCE
= OVERHEAD UTILITY LINE
= PARCEL LINE

FLOOD ZONE:

THIS SUBJECT PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120001 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW
Professional Consultants

SCALE: 1" = 80'
VERIFY SCALE BAR IS TRUE ON PLOTTED DRAWINGS
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:
SEE SURVEYOR'S CERTIFICATION ON SHEET 1 OF 2

SURVEY DATE:	10-08-2020
REVISION DATE:	N/A
PROJECT NUMBER:	20-0318.10
TECHNICIAN:	NAD
CREW CHIEF:	JA/AV
DRAWN BY:	CAC
FIELD BOOK & PAGE:	427/28-32, 429/31 & 430/32-34

CHAD A. COLSON
SEE SURVEYOR'S CERTIFICATION ON SHEET 1 OF 2
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:
Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
2 OF 2

Mark-ritted Plot Date: Oct 13,2020 4:03pm Filename: C:\Users\chlcaf\appdata\local\temp\AcPublish_2336\1+0172 AS-BUILT (10-01-2020).dwg

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WAS TAKEN FROM A PREVIOUSLY SUBMITTED AND APPROVED PLAN SET UNDER THE PROJECT #13-0178 AND PREPARED BY CHW.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.

4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.

6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.

9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.

11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.

14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY THE CITY OF ALACHUA PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.

15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.

17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.

18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS DATED FY 2020-2021, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JULY 2020, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.

22. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.

24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.

25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF ALACHUA PRIOR TO INITIATION OF THE SITE CONSTRUCTION.

26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.

27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2020 EDITION, SECTION 455-28.

28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).

29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.

2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.

3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.

4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.

6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED. THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILL (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFY AND RAKE BOTTOM AND VEGETATE.

D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.

7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.

8. AS DETERMINED NECESSARY AND DIRECTED BY ALACHUA COUNTY PUBLIC WORKS DEPARTMENT OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX 120-001 AND 120-002.

9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.

13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.

14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.

15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.

16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.

18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.

19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE WATER TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.

20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.

21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

WATER AND WASTEWATER GENERAL NOTES

1. MATERIALS AND CONSTRUCTION METHODS FOR WATER AND WASTEWATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL UTILITY EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES. MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH THE CITY OF ALACHUA DEPARTMENT OF PUBLIC SERVICE DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.

3. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.

4. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

5. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.

6. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

7. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

8. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

9. WHEN POTABLE WATER MAINS CROSS OTHER PIPES, THE TWO PIPES SHALL HAVE JOINTS A MINIMUM OF SIX FEET FROM THE CROSSING. WHEN POTABLE WATER MAINS CROSS UNDERNEATH OTHER PIPES, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE GRAVITY AND VACUUM WASTEWATER MAINS, STORM SEWERS, AND STORMWATER FORCE MAINS, THE PREFERRED VERTICAL SEPARATION IS TWELVE INCHES AND THE THE MINIMUM VERTICAL SEPARATION IS SIX INCHES.

10. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.

11. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.

12. ALL PVC WATER SERVICE LINES LESS THAN 4 INCHES IN DIAMETER SHALL BE SCH 40 PVC. SERVICE LINES 4 INCHES AND GREATER SHALL BE C900. ALL PVC WATER SERVICE PIPE MATERIALS SHALL BE SUITABLE FOR POTABLE WATER USE AND NSF 61 APPROVED.

13. THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR TO INSTALL THE NEW WATER SERVICE LINE.

14. ALL SANITARY SEWER SERVICE LATERALS SHALL BE 4" PVC SDR 35, 6" PVC SDR 35 OR 8" PVC SDR 35 WITH A CLEAN-OUT LOCATED PER THE PLANS. MINIMUM SLOPE FOR 4" LATERALS SHALL BE 1.0% WITH A MINIMUM CLEANOUT SPACING OF 75 FEET ON-CENTER. MINIMUM SLOPE FOR 6" LATERALS SHALL BE 0.6% WITH A MINIMUM CLEANOUT SPACING OF 100 FEET ON-CENTER. MINIMUM SLOPE FOR 8" LATERALS SHALL BE 0.4% WITH A MINIMUM STRUCTURE SPACING OF 400 FEET ON-CENTER.

15. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL UTILITIES SHOWN HEREON BY METES AND BOUND DESCRIPTION AND IN ACCORDANCE WITH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.

16. ALL UNDERGROUND FIRE LINE PIPING SHALL BE PVC (C900), AND ALL ABOVE GRADE FIRE LINE PIPING SHALL BE DIP.

17. AS A MINIMUM, PROVIDE TRACER WIRE FROM THE WET TAP TO THE PADS FOR THE FIRE LINE BACKFLOW PREVENTER AND POTABLE WATER METER.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE CITY OF ALACHUA.

2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

3. CONTRACTOR SHALL SUBMIT TO THE CITY OF ALACHUA FOR REVIEW AND APPROVAL A TRAFFIC CONTROL PLAN THAT SHALL DETAIL PROCEDURES AND PROTECTIVE MEASURES PROPOSED TO PROVIDE PROTECTION AND CONTROL OF TRAFFIC AFFECTED. THE TRAFFIC PLAN SHALL INCLUDE PROPOSED LOCATIONS AND TIME DURATIONS OF THE FOLLOWING ITEMS AS APPLICABLE:
   A. PEDESTRIAN AND PUBLIC VEHICULAR TRAFFIC ROUTING
   B. LANE AND SIDEWALK CLOSURES, RESTRICTIONS, AND REDUCTIONS ANTICIPATED DUE TO CONSTRUCTION OPERATIONS. DESCRIBE PROPOSED DATES, HOURS, AND DURATION OF CLOSURE(S) AND SHOW PEDESTRIAN/VEHICULAR ROUTING AND MANAGEMENT. INDICATE TRAFFIC CONTROL DEVICES TO CONTROL MOVEMENT AROUND THE CLOSURE TO INCLUDE BARRICADE DETAILS.
   C. ACCESS TO BUILDING IMMEDIATELY ADJACENT TO WORKSITE.
   D. DRIVEWAYS BLOCKED BY CONSTRUCTION OPERATIONS.

4. CONTRACTOR SHALL NOTIFY IN WRITING BOTH THE CITY OF ALACHUA PUBLIC SERVICES AND THE CITY OF ALACHUA POLICE DEPARTMENT NO LESS THAN 7 DAYS PRIOR TO SUCH CLOSURES OR WHENEVER ROADS ARE IMPASSABLE.

5. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF ALACHUA PUBLIC SERVICES OF ANY VEHICULAR OR PEDESTRIAN SAFETY OR EFFICIENCY PROBLEMS INUCURRED AS A REUSLT OF THE WORK.

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PROJECT TITLE:

ADM FACILITY EXPANSION

PROJECT ADDRESS:

NANO CT.
ALACHUA, FL 32615

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	12/15/20
REVIEWED BY:	DHY
DRAWN BY:	TFC
DESIGNED BY:	DHY

PROJECT NUMBER:

20952-00

SEAL:

DANIEL H. YOUNG
DANIEL H. YOUNG LICENSED No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER

ABBREVIATIONS

	SYMBOLS
'	*FEET (WHEN USED WITH LENGTHS)*
°	*DEGREES*
'	*MINUTES (WHEN USED WITH ANGLES)*
"	*SECONDS*
%	*PERCENT*
@	*AT*
	A
AASHTO	*ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS*
AC	*ACRES*
ADA	*AMERICAN WITH DISABILITIES ACT*
ANSI	*AMERICAN NATIONAL STANDARDS INSTITUTE*
ARCH	*ARCHITECT*
ARV	*AIR RELEASE VALVE*
ASTM	*AMERICAN SOCIETY FOR TESTING AND MATERIALS*
AWWA	*AMERICAN WATER WORKS ASSOCIATION*
	B
BC	*BACK OF CURB*
BFP	*BACKFLOW PREVENTER*
BLDG	*BUILDING*
BM	*BENCHMARK*
BMP	*BEST MANAGEMENT PRACTICE*
BOC	*BACK OF CURB*
BVCS	*BEGIN VERTICAL CURVE STATION*
BVCE	*BEGIN VERTICAL CURVE ELEVATION*
BW	*BOTTOM OF WALL*
BSL	*BUILDING SETBACK LINE*
	C
CATV	*CABLE TELEVISION*
CI	*CURB INLET*
CIP	*CAST IRON PIPE*
CMP	*CORRUGATED METAL PIPE*
CO	*CLEANOUT*
CONC	*CONCRETE*
COORD	*COORDINATE*
CR	*COUNTY ROAD*
C/O	*CLEANOUT*
	D
DBH	*DIAMETER AT BREAST HEIGHT*
DDC	*DOUBLE DETECTOR CHECK*
DE	*DRAINAGE EASEMENT*
DEG	*DEGREE*
DIA	*DIAMETER*
DIP	*DUCTILE IRON PIPE*
DWG	*DRAWING*
	E
e	*RATE OF ELEVATION*
E	*EAST*
EA	*EACH*
EL	*ELEVATION*
ELEV	*ELEVATION*
EOP	*EDGE OF PAVEMENT*
EOR	*ENGINEER OF RECORD*
ERCP	*ELLIPTICAL REINFORCED CONCRETE PIPE*
ESMT	*EASEMENT*
EVCS	*END VERTICAL CURVE STATION*
EVCE	*END VERTICAL CURVE ELEVATION*
EX	*EXISTING*
	F
FAC	*FLORIDA ADMINISTRATIVE CODE*
FBR	*FLORIDA BEARING RATIO*
FC	*FRICTION COURSE*
FDEP	*FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
FDOT	*FLORIDA DEPARTMENT OF TRANSPORTATION*
FFE	*FINISHED FLOOR ELEVATION*
FH	*FIRE HYDRANT*
FHWA	*FLORIDA HIGHWAY ADMINISTRATION*
FIG	*FIGURE*
FM	*FORCE MAIN*
FOC	*FACE OF CURB*
FS	*FLORIDA STATUTES*
FT	*FEET*
	G
GALV	*GALVANIZED*
GM	*GAS MAIN*
GV	*GATE VALVE*
	H
HDPE	*HIGH DENSITY POLYETHYLENE*
HP	*HIGH POINT*
	I
ID	*IDENTIFICATION*
INV	*INVERT*
INV EL	*INVERT ELEVATION*
IP	*IRON PIPE*
	K
K	*VERTICAL CURVE RATE OF CHANGE*
	L
L	*LENGTH*
LA	*LANDSCAPE ARCHITECT*
LBR	*LIMEROCK BEARING RATIO*
LDR	*LAND DEVELOPMENT REGULATION*
LF	*LINEAR FEET*
LP	*LOW POINT*
LT	*LEFT*
	M
MAX	*MAXIMUM*
ME	*MATCH EXISTING*
MH	*MANHOLE*
MIN	*MINIMUM*
MISC	*MISCELLANEOUS*
MUTCD	*MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES*
	N
N	*NORTH*
N-E	*NORTHING - EASTING*
N/A	*NOT APPLICABLE*
NAVD	*NORTH AMERICAN VERTICAL DATUM OF 1988*
NGVD	*NATIONAL GEODETIC VERTICAL DATUM OF 1929*
NO	*NUMBER*
NPDES	*NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM*
NTS	*NOT TO SCALE*
	O
OC	*ON CENTER*
OHW	*OVERHEAD WIRE*
ORB	*OFFICIAL RECORDS BOOK*
OSHA	*OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION*
	P
PAVT	*PAVEMENT*
PC	*POINT OF CURVATURE*
PCC	*POINT OF COMPOUND CURVE*
PERF	*PERFORATED*
PROP	*PROPOSED*
PT	*POINT OF TANGENCY*
PVC	*POLYVINYL CHLORIDE*
PVI	*POINT OF VERTICAL INTERSECTION*
	R
R	*RADIUS*
RCP	*REINFORCED CONCRETE PIPE*
RPM	*RAISED REFLECTIVE PAVEMENT MARKER*
RPZ	*REDUCED PRESSURE ZONE*
RT	*RIGHT*
RWM	*RECLAIMED WATER MAIN*
R/W	*RIGHT-OF-WAY*
	S
S	*SOUTH*
SAN	*SANITARY*
SHWE	*SEASONAL HIGH WATER ELEVATION*
SL	*SLOPE*
SP	*SUPERPAVE*
SR	*STATE ROAD*
SS	*SANITARY SEWER*
ST	*STORM*
STA	*STATION*
STD	*STANDARD*
	T
TCE	*TEMPORARY CONSTRUCTION EASEMENT*
TEMP	*TEMPORARY*
TOB	*TOP OF BANK*
TV	*TELEVISION*
TW	*TOP OF WALL*
TYP	*TYPICAL*
	U
USF	*UNITED STATES FOUNDRY*
USGS	*UNITED STATES GEOLOGICAL SURVEY*
UTIL	*UTILITY*
	V
V	*VERTICAL*
VC	*VERTICAL CURVE*
VCP	*VITRIFIED CLAY PIPE*
	W
W	*WEST*
W	*WATER*
W/	*WITH*
WM	*WATER MAIN*
WW	*WASTEWATER*
WWF	*WELDED WIRE FABRIC*

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 11860. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 17302.

PARKING BY DISABLED PERMIT ONLY

FTP-20-06 (12" X 18") PER FDOT INDEX NO. 17355

STOP

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

- *EX. PROPERTY LINE*
- *LANDSCAPE BUFFER LINE*
- *BUILDING SETBACK LINE*
- *WETLAND LIMITS LINE*
- *WETLAND SETBACK LINE*
- *CENTER LINE*
- *EASEMENT LINE*
- *RIGHT-OF-WAY LINE*
- SF — SF — *SILT FENCE LINE*
- TB — TB — *TREE BARRICADE LINE*
- *EX. STRUCTURE OR BUILDING*
- *PROPOSED BUILDING*
- *PROPOSED ASPHALTIC PAVEMENT*
- *PROPOSED CONCRETE PAVEMENT*
- *PROPOSED DETECTABLE WARNING SURFACE*
- *DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346*
- *WATERSHED DIVIDE*
- 99 *EX. ELEVATION CONTOUR*
- 99 *PROPOSED CONTOUR*
- 93.2x *EX. SPOT ELEVATION*
- 93.23 *PROPOSED SPOT ELEVATION*
- *DIRECTION OF SURFACE DRAINAGE FLOW*
- *PROPOSED SWALE LINE*
- X — X *EX. FENCE*
- *PROPOSED FENCE*
- 12" PINE *EX. TREE (SIZE & TYPE)*
- 1234 *EX. TREE (TREE ID)*
- 12" PINE *EX. TREE TO BE REMOVED (SIZE & TYPE)*
- 1234 *EX. TREE TO BE REMOVED (TREE ID)*
- *PROJECT BENCHMARK*

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

- ST — ST *EX. GRAVITY STORMWATER MAIN*
- P–ST *PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*
- ST *EX. STORMWATER MANHOLE*
- N-E LOCATION TOP/RIM ELEV. LOCATION — *PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010*
- N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED CIRCULAR AREA DRAIN*
- N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED SQUARE AREA DRAIN*
- N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION TOP ELEV. LOCATION — *PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024(SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
- N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
- N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
- N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*
- N-E LOCATION TOP/GRATE ELEV. LOCATION — *PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)*
- PIPE INV. LOCATION, N-E LOCATION — *PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)*
- N-E LOCATION INV. ELEV. LOCATION — *PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)*
- N-E LOCATION PIPE INV. ELEV. LOCATION — *PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)*
- N-E LOCATION PIPE INV. ELEV. LOCATION — *PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)*
- S-10 *PROPOSED STORMWATER STRUCTURE ID TAG*

POTABLE AND RECLAIMED WATER

- W — W *EX. POTABLE WATER MAIN*
- P–W *PROPOSED POTABLE WATER MAIN*
- RCW — RCW *EX. RECLAIMED WATER MAIN*
- P–RCW *PROPOSED RECLAIMED WATER MAIN*
- *11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)*
- *22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)*
- *45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)*
- *90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)*
- *TEE (POTABLE AND RCW)*
- *CROSS (POTABLE AND RCW)*
- *BLOWOFF ASSEMBLY (POTABLE AND RCW)*
- *REDUCER (POTABLE AND RCW)*
- *EX. GATE VALVE AND BOX (POTABLE AND RCW)*
- *PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)*
- *EX. AIR RELEASE VALVE (POTABLE AND RCW)*
- *PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)*
- *EX. FIRE HYDRANT ASSEMBLY*
- *PROPOSED FIRE HYDRANT ASSEMBLY*
- *PROPOSED SAMPLE POINT*
- *EX. WATER METER (POTABLE AND RCW)*
- *PROPOSED POTABLE WATER METER*
- *PROPOSED POTABLE WATER BACK FLOW PREVENTER*
- *PROPOSED RECLAIMED WATER METER*
- W *EX. WATER WELL*
- *EX. HOSE BIB (POTABLE AND RECLAIMED)*
- *PROPOSED HOSE BIB (POTABLE AND RECLAIMED)*
- FT *PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)*

WASTEWATER

- WW — WW *EX. GRAVITY WASTEWATER MAIN*
- P–WW *PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*
- FM — FM *EX. WASTEWATER FORCE MAIN*
- P–FM *PROPOSED WASTEWATER FORCE MAIN*
- S *EX. WASTEWATER MANHOLE*
- N-E LOCATION RIM ELEV. LOCATION — *PROPOSED WASTEWATER MANHOLE*
- *EX. WASTEWATER CLEANOUT*
- *PROPOSED WASTEWATER CLEANOUT*
- *PROPOSED WASTEWATER GREASE TRAP*
- MH# *PROPOSED WASTEWATER MANHOLE ID*
- *11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)*
- *EX. PLUG VALVE AND BOX (WW FORCE MAIN)*
- *PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)*
- *EX. AIR RELEASE VALVE (WW FORCE MAIN)*
- *PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)*

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

- P–ATT *PROPOSED AT&T LINE*
- BC — BC *EX. BURIED CABLE LINE*
- P–BC *PROPOSED BURIED CABLE LINE*
- BTEL *EX. BURIED TELEPHONE LINE*
- P–TEL *PROPOSED TELEPHONE LINE*
- CATV *EX. CABLE TELEVISION LINE*
- P–TV *PROPOSED CABLE/TELEVISION LINE*
- FO — FO *EX. FIBER OPTIC LINE*
- UGTEL *EX. UNDERGROUND TELEPHONE LINE*
- T *EX. TELEPHONE PEDESTAL*
- TV *EX. TELEVISION/CABLE PEDESTAL*
- CHW — CHW *EX. CHILLED WATER MAIN*
- P–CHW *PROPOSED CHILLED WATER MAIN*
- FIRE *EX. FIRE MAIN*
- P–FIRE *PROPOSED FIRE MAIN*
- IRR — IRR *EX. IRRIGATION LINE*
- P–IRR *PROPOSED IRRIGATION LINE*
- STEAM *EX. STEAM LINE*
- P–STEAM *PROPOSED STEAM LINE*
- P–CLAY *PROPOSED CLAY ELECTRIC LINE*
- E — E *EX. ELECTRIC LINE*
- P–E *PROPOSED ELECTRIC LINE*
- EN — EN *EX. ENERGY LINE*
- P–LIGHT *PROPOSED PRIVATE LIGHTING LINE*
- OHW — OHW *EX. OVERHEAD WIRE LINE*
- UGE — UGE *EX. UNDERGROUND ELECTRIC LINE*
- *EX. LIGHT*
- *EX. UTILITY POLE*
- *EX. UTILITY POLE*
- *EX. WOOD POWER POLE*
- *EX. GUY ANCHOR*
- T *EXISTING TRANSFORMER*
- TXR *PROPOSED TRANSFORMER*
- GAS — GAS *EX. GAS LINE*
- P–GAS *PROPOSED GAS LINE*
- *EX. GAS MARKER*
- *EX. GAS MARKER*

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

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PROJECT TITLE:
ADM FACILITY EXPANSION

PROJECT ADDRESS:
NANO CT.
ALACHUA, FL 32615

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	12/15/20
REVIEWED BY:	DHY
DRAWN BY:	TFC
DESIGNED BY:	DHY

PROJECT NUMBER:
20952-00

SEAL:
DANIEL H. YOUNG
DANIEL H. YOUNG LICENSE No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL. P.E. NO: 70780

SHEET TITLE:
LEGEND

SHEET ID:
C0.11

PROJECT STATUS:
SITE SUBMITTAL

9/28/2020 11:04:12 AM BIM 360://5010885001_PDL Facility/5010885001_PDL Facility Shell_A_R20.rvt

I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE USING STANDARD PRACTICE AND BEST MANAGEMENT PRACTICES (BMPs) AND IS ORGANIZED TO CORRESPOND TO 62-621.300(4)(a) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT. CONTRACTOR(S) MUST FILL IN THE ACTIVITIES SEQUENCE (SECTION II. B. BELOW) AND SIGN THIS SHEET (REFER TO SIGNATURE TABLE THIS SHEET) AND RETAIN THIS SHEET AND ALL FOLLOWING SWPPP SHEETS ON SITE. ALTERNATIVELY, CONTRACTOR(S) MAY PREPARE AND SIGN THEIR OWN SWPP PLAN MEETING THE REQUIREMENTS. IF THE SITE OR CONTRACTOR ACTIVITIES REQUIRE ANY BMPs THAT ARE NOT DESCRIBED ON THIS SHEET, THE CONTRACTOR MUST PREPARE AN ALTERNATIVE OR ADDITIONAL SWPPP DOCUMENT CONTAINING THE NECESSARY BMPs.

II. SITE DESCRIPTION

COUNTY:	*ALACHUA COUNTY, FLORIDA*
SECTION, TOWNSHIP, RANGE:	*SECTION 14/23, TOWNSHIP 8 SOUTH, RANGE 18 EAST*
COUNTY PARCEL NO.:	*03927-012-000 & 03927-011-000*
STREET ADDRESS:	*13200 NW NANO COURT, ALACHUA, FL 32615*
PROJECT AREA:	*28.05 ACRES*
SITE LOCATION MAP:	*SEE COVER SHEET OF CONSTRUCTION DRAWINGS*

A. NATURE OF CONSTRUCTION ACTIVITY

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±58,433 SF BUILDING ADDITION TO THE EXISTING ADVANCE DEVELOPMENT AND MANUFACTURING FACILITY, PARKING AREA, STORMWATER CONVEYANCE SYSTEM, AND THE ASSOCIATED UTILITY INFRASTRUCTURE. THE PROJECT SITE IS LOCATED AT 13200 NW NANO COURT, ALACHUA, FL 32615.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES - CONTRACTOR MUST FILL IN DAYS

DAYS	
FROM_____TO_____	*PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS.*
FROM_____TO_____	*THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.*
FROM_____TO_____	*ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.*
FROM_____TO_____	*THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.*
FROM_____TO_____	*IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.*
FROM_____TO_____	*THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.*
FROM_____TO_____	*THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.*
FROM_____TO_____	*THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).*
FROM_____TO_____	*THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.*
FROM_____TO_____	*UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.*
FROM_____TO_____	*ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.*

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT SITE AREA:	*±28.05 ACRES*
TOTAL SITE AREA TO BE DISTURBED:	*±4.80 ACRES*
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	*±11.08 ACRES*
TOTAL OPEN AREA:	*±16.97 ACRES*

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF ARREDONDO FINE SAND.

AN EXISTING STORMWATER MANAGEMENT FACILITY WAS DESIGNED TO PROVIDE RATE AND VOLUME CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS.

E. SITE MAP

PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS.

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE PROJECT SITE IS SERVED BY AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY THAT FULLY RETAINS THE 100-YEAR CRITICAL STORM EVENTS. IN THE EVENT OF OVERTOPPING, THE RECEIVING WATER BODY WOULD BE THE CITY OF ALACHUA MS4.

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) AND SECTION IV BELOW PROVIDE DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON-SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING AS DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFF-SITE RUNOFF AND AS SPECIFICALLY DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN SECTION II.B. ABOVE, UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. ALL TURF ESTABLISHMENT SHALL BE PERFORMED MEETING THE REQUIREMENTS OF SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED AND WILL BE COMPRISED OF AN EXISTING DRY RETENTION FACILITY AND A STORM PIPE CONVEYANCE SYSTEM. TO PREVENT EROSION DURING CONSTRUCTION, TYPE III SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING AND PROPOSED STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013 OR PER DETAILS PROVIDED ON SHEET C0.21 UNTIL CONSTRUCTION IS COMPLETE. THE STORM PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," THE SMF(S) WILL BE CONSTRUCTED PRIOR TO CLEARING AND GRUBBING OUTSIDE OF THE SMF(S) AREAS AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 28.03 ACRES AND WILL CONSIST OF APPROXIMATELY 4.80 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

NOT APPLICABLE, SEE SECTION C, ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE PROPOSED SMF(S) SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATIONS, AS REQUIRED.

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER WATER, RIP RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCATIONS, AS NEEDED.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

THE CONTRACTOR SHALL PROVIDE LITTER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. DUST CONTROL

TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATION(S).

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

THERE ARE EXISTING SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED ON THE PROJECT SITE. EXTENSION AND UPGRADES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE FDOT STANDARD SPECIFICATIONS SECTION 570, TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER-USE, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. A PLASTIC MAT, TAR PAPER, OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED UNDER AREAS WHERE TOXIC LIQUIDS ARE TO BE OPENED AND STORED.

F. HAZARDOUS MATERIALS

ALL HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE LOCATION, UNDER COVER, AND IN APPROPRIATE TIGHTLY, SEALED CONTAINERS WHEN NOT IN USE. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABEL.

SUFFICIENT EQUIPMENT AND/OR MATERIALS SHALL BE KEPT ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

CONTRACTOR TO CONTAIN AND CLEAN UP ANY SPILLS IMMEDIATELY AFTER THEY OCCUR. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA, STATE, OR LOCAL AGENCY REGULATIONS SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ALL EXCESS, USED, OR SPILLED PRODUCTS, INCLUDING CONTAMINATED SOIL, SHALL BE DISPOSED OF BY THE CONTRACTOR IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND ALL APPLICABLE REGULATIONS.

VII. APPROVED STATE AND LOCAL PLANS

THE CONSTRUCTION DRAWINGS FOR THE PROJECT WERE APPROVED AND PERMITTED BY THE FOLLOWING AGENCIES:

- *CITY OF ALACHUA*
- *SUWANNEE RIVER WATER MANAGEMENT DISTRICT*
- *FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*

VIII. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATE, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

XI. MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE TIMES MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE SMF(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE "OLOGY BIOSCIENCE, INC.".

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THE CONTRACTOR MAY USE THEIR OWN FORM (MEETING FDEP SWPPP REQUIREMENTS) OR A SAMPLE FORM FROM FDEP. A SAMPLE CONSTRUCTION FORM IS AVAILABLE AT: "HTTPS://FLORIDADEP.GOV/WATER/STORMWATER/DOCUMENTS/CONSTRUCTION-SWPPP". MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING CATEGORIES.

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED ON THE RESULTS OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME(S) AND QUALIFICATION OF THE INSPECTOR(S), THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT INCIDENTS OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS PLAN. IF NO INCIDENTS OF NON-COMPLIANTS ARE OBSERVED, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.

XIII. NON-STORMWATER DISCHARGES

IN ADDITION TO STORMWATER RUNOFF, THIS PLAN APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS AND CONSTRUCTION PRACTICES. THIS PLAN DOES NOT PERTAIN TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

XIV. CONTRACTORS CERTIFICATION

THE CONTRACTORS OR SUB-CONTRACTORS SHALL PHOTOCOPY AND COMPLETE THE FORM ON THIS PAGE. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XV REGARDING PROJECT RECORDS.

XV. RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS, AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

XVI. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

1. *WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (DEP FORM 62-621.300(6)), SIGNED IN ACCORDANCE WITH PART VII.C OF DEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.*
2. *ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME, OR THAT ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.*
3. *FOR CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES, THE EXISTING OPERATOR SHALL FILE AN N.O.T. IN ACCORDANCE WITH THIS PART WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.*

THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS# 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

PROJECTS THAT DISCHARGED STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE N.O.T. TO THE OPERATOR OF THE MS4.

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

Site Name: ADM FACILITY EXPANSION
Site Location: 13200 NW Nano Court, Alachua, FL 32615
Alachua County, Florida

THE CONTRACTOR(S) OR SUB-CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB-CONTRACTORS ASSOCIATED WITH THE PROJECT

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

DATE	RESPONSIBLE INDIVIDUAL'S NAME	RESPONSIBLE INDIVIDUAL'S SIGNATURE	TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER

ology BIOSERVICES
Capable. Collaborative. Creative.

WHITING-TURNER

Affiliated Engineers
LICENSE #: CA-5140
Tioga Town Center
12921 SW 1st Rd. Suite 205
Newberry, FL 32669
Phone: (352) 376-5500

RS&H
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 * 5620 * LCC000210 * GB238

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PROJECT TITLE:

ADM FACILITY EXPANSION

PROJECT ADDRESS:

NANO CT.
ALACHUA, FL 32615

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	12/15/20
REVIEWED BY:	DHY
DRAWN BY:	TFC
DESIGNED BY:	DHY
PROJECT NUMBER:	20952-00

SEAL:

DANIEL H. YOUNG
LICENSED
No 70780
Jan 11 2021
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL. P.E. NO. 70780

SHEET TITLE:

STORMWATER POLLUTION PREVENTION NOTES

SHEET ID:

C0.20

PROJECT STATUS:

SITE SUBMITTAL

BIM 360://5010885001_PDL Facility/5010885001_PDL Facility Shell_A_R20.rvt
9/28/2020 11:04:12 AM

PROPOSED BUILDING

EXISTING BUILDING

MONITORING WELLS (SEE SURVEYOR'S NOTE #2)

15' B.S.L.

CHAIN-LINK FENCE

CO

IP

SD

P-FIRE

P-WW

P-ST

P-E

GAS

SF

TB

SS

ST

W

S1

W1

TYPE III SILT FENCE WRAPPING DETAIL

NTS

FOR ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED

PLACE THE END POST OF ONE FENCE INSIDE THE END POST OF THE OTHER FENCE

ROTATE BOTH POSTS AT LEAST 180° IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL

RUNOFF RUNOFF

DRIVE BOTH POSTS ABOUT 12" INTO THE GROUND AND BURY THE FLAP IN A TRENCH

TYPE IV SILT FENCING DETAIL

NTS

POST OPTIONS: SOFTWOOD 4" DIA SOFTWOOD 4" X 4" HARDWOOD 3" DIA STEEL 1.33 LBS/FT MIN

POULTRY MESH (20 GA MIN) OR TYPE A FENCE FABRIC (FDOT INDEX NO 801 & SECTION 550 FDOT SPEC)

10' MAX

FILTER FABRIC (IN ACCORDANCE WITH SEC 985 FDOT SPECS)

5" OR MORE

16" MIN.

8"

ELEVATION

OPTIONAL POST POSITIONS

20'

PRINCIPLE POST POSITION (CANTED 20° TOWARD FLOW)

VERTICAL

POULTRY MESH OR TYPE A FENCE FABRIC

FILTER FABRIC

SILT FLOW

4"

SECTION

DANDY CURB SACK™ DETAIL

NTS

STORM GRATE

CURB OPENING

LIFT STRAPS

CURB FILTER

REINFORCED CORNERS

OPTIONAL OUTFLOW PORTS

MANAGEABLE 2 FOOT CONTAINMENT AREA

DUMPING STRAPS

SILT-SAVER® DETAIL

NTS

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

3. SLIDE THE FILTER OVER THE FRAME.

4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.

BASE OF FRAME SHAPED & SIZED TO FIT INLET TOP

DANDY SACK™ DETAIL

NTS

STORM SEWER GRATE

LIFT STRAPS

REINFORCED CORNERS

OPTIONAL OVERFLOW PORTS

MANAGEABLE 2 FOOT CONTAINMENT AREA

DUMPING STRAPS

STORM INLET

INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK.™ IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.

LENGTH AS NECESSARY FOR VEHICLES

2"

WASH PIT DETAIL

HARD SURFACE

50'

6" MIN

20' MIN

STONE SIZE: ASTM D448 SIZE #1 (1-1/2" TO 3-1/2" DIA)

STANDARD CONSTRUCTION EXIT

SEDIMENT BASIN SIZE APPROX 50'X50'X2' DEEP

6"-8" BLEEDDOWN PIPE

BERM

WASH PIT

SHALLOW SWALE TO CARRY WASH WATER TO TEMPORARY SEDIMENT BASIN.

CONSTRUCTION EXIT WITH WASH PIT

TEMPORARY CONSTRUCTION EXIT DETAIL

NTS

STORMWATER POLLUTION PREVENTION LEGEND

TS	= TEMPORARY SEEDING
PS	= PERMANENT SEEDING
ML	= MULCHING
SD	= SOD STABILIZATION
SF	= SILT BARRIER
TB	= TREE BARRIER
IP	= INLET PROTECTION
OP	= OUTLET PROTECTION
CO	= CONSTRUCTION ENTRANCE/EXIT

N

GRAPHIC SCALE

0 30 60 120

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11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PROJECT TITLE:

ADM FACILITY EXPANSION

PROJECT ADDRESS:

NANO CT.
ALACHUA, FL 32615

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	12/15/20
REVIEWED BY:	DHY
DRAWN BY:	TFC
DESIGNED BY:	DHY

PROJECT NUMBER:

20952-00

SEAL:

DANIEL H. YOUNG

DANIEL H. YOUNG LICENSE No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL. P.E. NO. 70780

SHEET TITLE:

STORMWATER POLLUTION PREVENTION PLAN

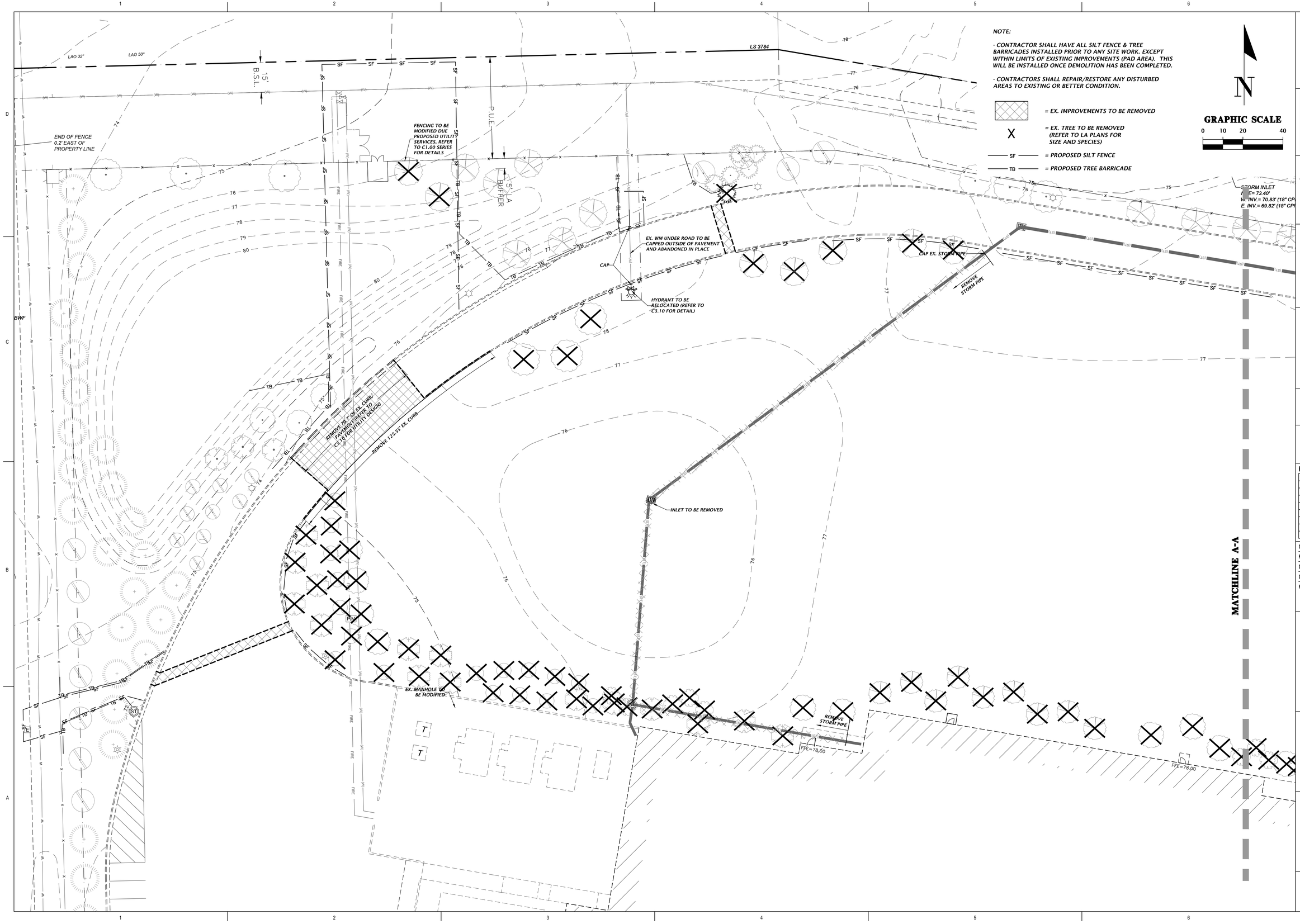
SHEET ID:

C0.21

PROJECT STATUS:

SITE SUBMITTAL

9/28/2020 11:04:12 AM BIM 360://5010885001_PDL Facility/5010885001_PDL Facility Shell_A_R20.rvt



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ALACHUA, FL 32615

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PROJECT NUMBER:
20952-00

SEAL:

DANIEL H. YOUNG
DANIEL H. YOUNG LICENSE No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL. P.E. NO: 70780

SHEET TITLE:

DEMOLITION SITE PLAN

SHEET ID:

C0.30

PROJECT STATUS:

SITE SUBMITTAL

9/28/2020 11:04:12 AM BIM 360://5010885001_PDL Facility/5010885001_PDL Facility Shell_A_R20.rvt

MATCHLINE A-A

SAWCUT

SAWCUT

SAWCUT AND REMOVE 46' CURB

SAWCUT AND REMOVE 7' CURB

96' EX. LATERAL TO BE REMOVED (REFER TO C3.11 FOR NEW ROUTE)

ABANDON IN PLACE

REMOVE SS LATERAL FROM MANHOLE AND BRICK AND MORTAR EX. INVERT

STORM INLET
NRE= 72.42'
S.E. INV.= 66.50'
N.W. INV.= 66.53'

STORM INLET

FFE=78.00

FDC

P-FIRE

NOTE:

- *CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK. EXCEPT WITHIN LIMITS OF EXISTING IMPROVEMENTS (PAD AREA). THIS WILL BE INSTALLED ONCE DEMOLITION HAS BEEN COMPLETED.*

- *CONTRACTORS SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.*

= EX. IMPROVEMENTS TO BE REMOVED

X = EX. TREE TO BE REMOVED

SF = PROPOSED SILT FENCE

TB = PROPOSED TREE BARRICADE

N

GRAPHIC SCALE

0 10 20 40

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PROJECT TITLE:

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PROJECT ADDRESS:

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PROJECT NUMBER:

20952-00

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DANIEL H. YOUNG LICENSE No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL. P.E. NO: 70780

SHEET TITLE:

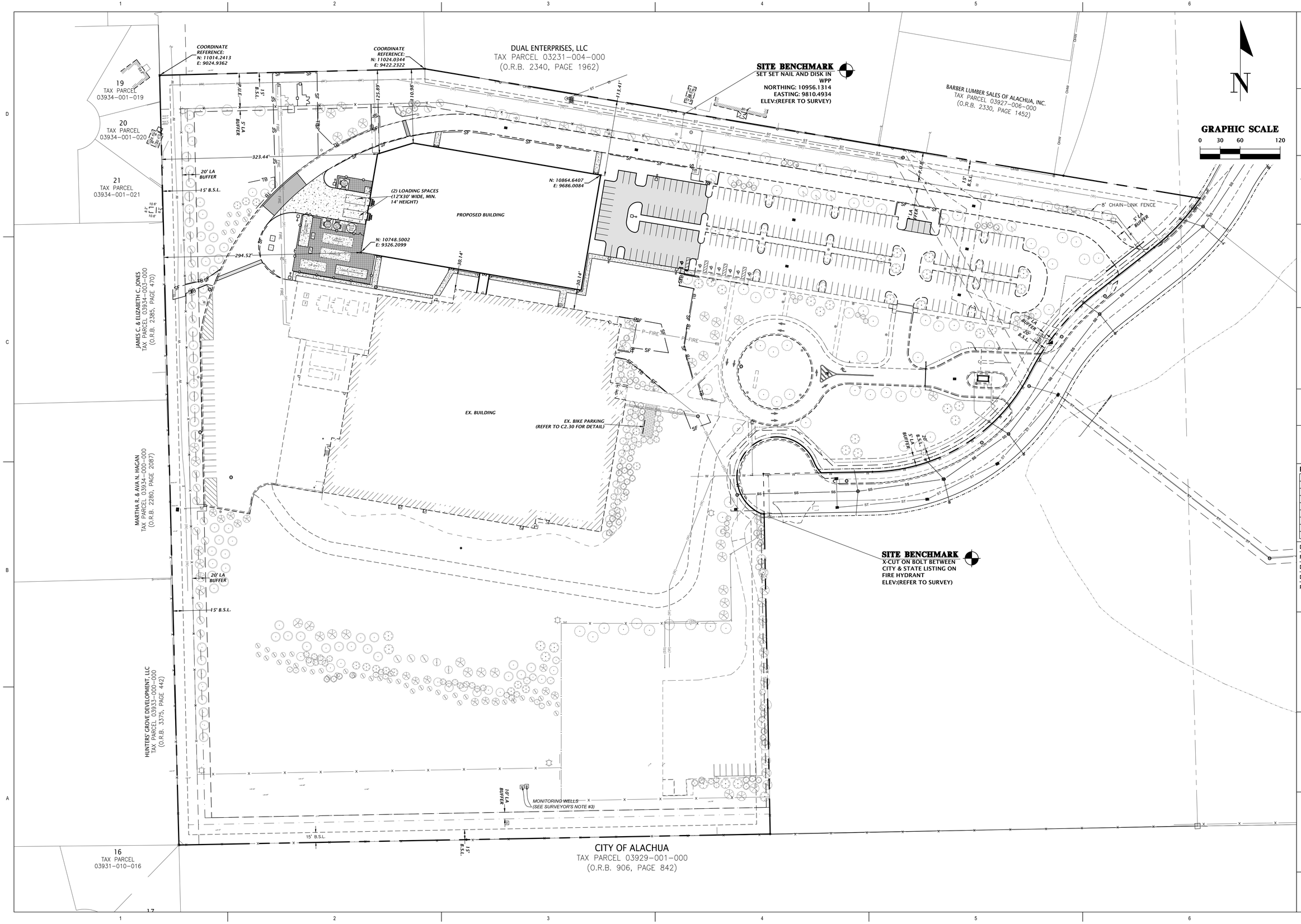
DEMOLITION SITE PLAN

SHEET ID:

C0.31

PROJECT STATUS:

SITE SUBMITTAL



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PROJECT TITLE:
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PROJECT ADDRESS:
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ALACHUA, FL 32615

REVISIONS

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DRAWN BY:	TFC
DESIGNED BY:	DHY

PROJECT NUMBER:
20952-00

SEAL:
DANIEL H. YOUNG
DANIEL H. YOUNG LICENSE No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL. P.E. NO: 70780

SHEET TITLE:
MASTER SITE PLAN

SHEET ID:
C1.00

PROJECT STATUS:
SITE SUBMITTAL

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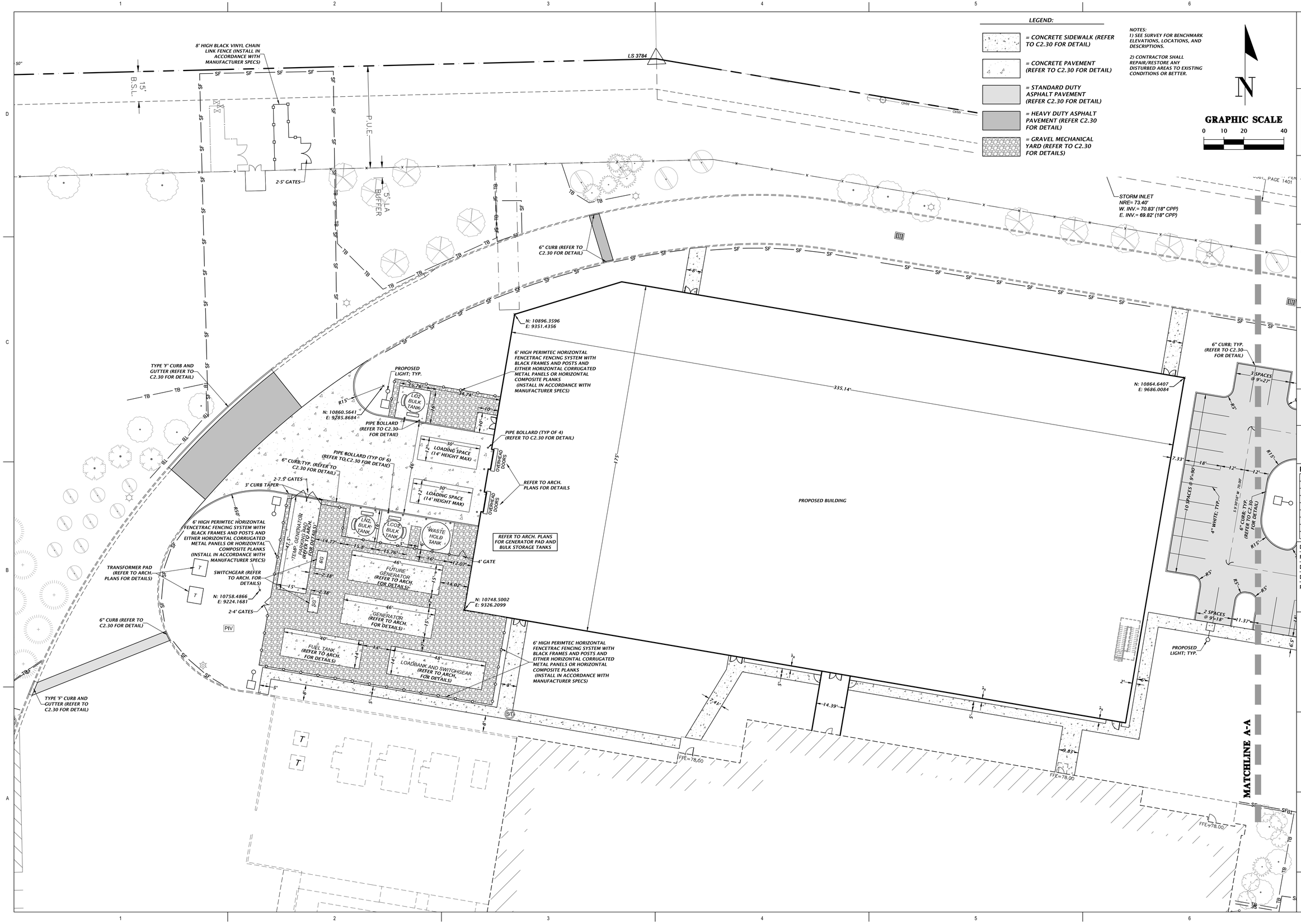

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PROJECT TITLE:

ADM FACILITY EXPANSION

PROJECT ADDRESS:

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ALACHUA, FL 32615

REVISIONS

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PROJECT NUMBER:

20952-00

SEAL:

DANIEL H. YOUNG

DANIEL H. YOUNG LICENSE No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL. P.E. NO. 70780

SHEET TITLE:

DETAILED SITE PLAN

SHEET ID:

C1.10

PROJECT STATUS:

SITE SUBMITTAL

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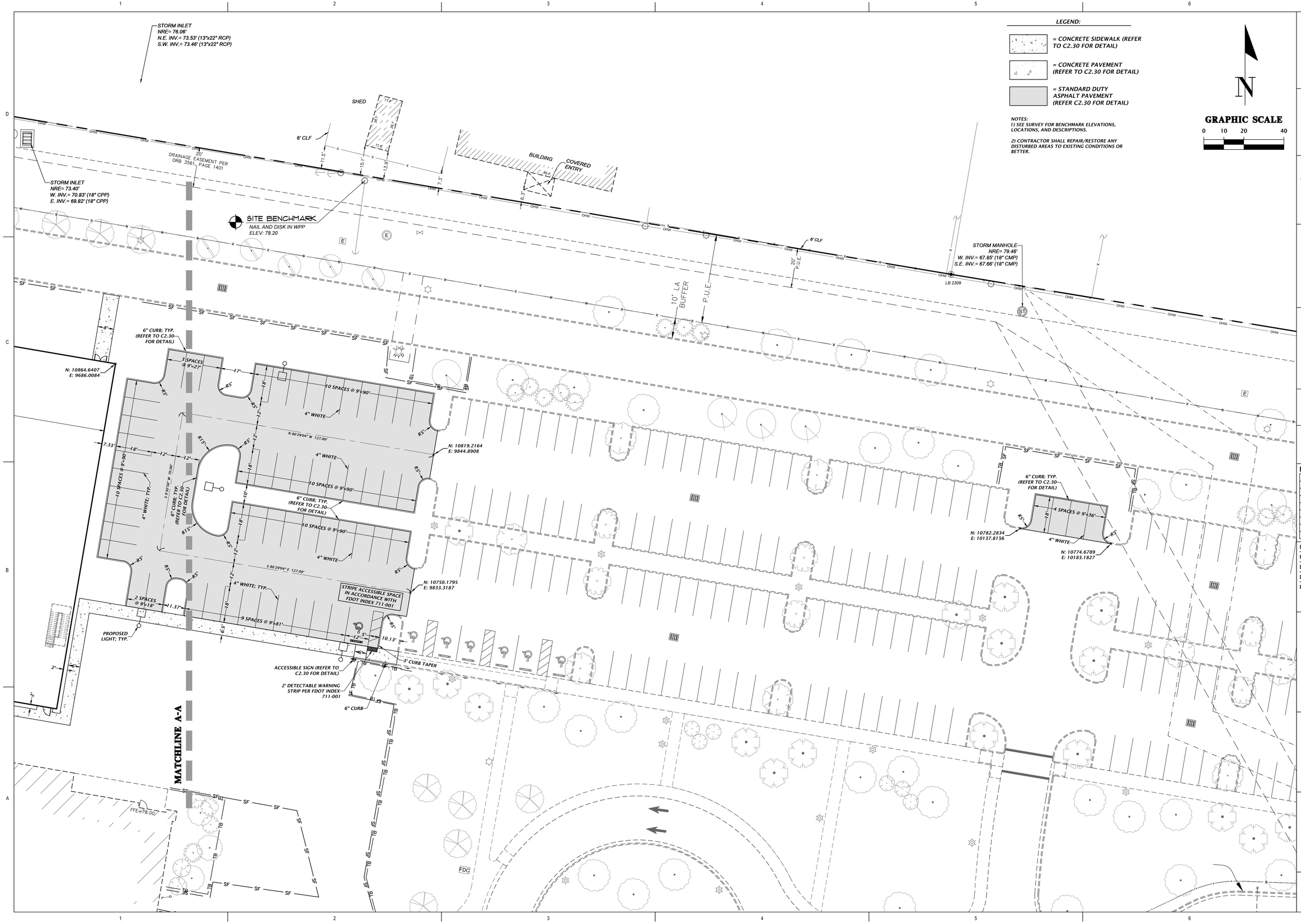

LEGEND:

= *CONCRETE SIDEWALK (REFER TO C2.30 FOR DETAIL)*

= *CONCRETE PAVEMENT (REFER TO C2.30 FOR DETAIL)*

= *STANDARD DUTY ASPHALT PAVEMENT (REFER C2.30 FOR DETAIL)*

NOTES:
1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

N

GRAPHIC SCALE
0 10 20 40

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PROJECT ADDRESS:
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DANIEL H. YOUNG
DANIEL H. YOUNG LICENSE No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL. P.E. NO. 70780

SHEET TITLE:
DETAILED SITE PLAN

SHEET ID:
C1.11

PROJECT STATUS:
SITE SUBMITTAL

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STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	DOGHOUSE MANHOLE PER FDOT INDEX 425-001 & 425-010	78.00	EX. NW 66.16 EX. SE 66.16 SW 66.16	N: 10870.3829 E: 9811.1622
S-2	TYPE 'F' INLET PER FDOT INDEX 425-053	76.00	NE 66.84 S 66.84 NW 69.86	N: 10832.8757 E: 9763.4020
S-3	TYPE 'F' INLET PER FDOT INDEX 425-053	76.00	N 67.01 S 67.01	N: 10763.8388 E: 9751.8299
S-4	STORM MANHOLE PER FDOT INDEX 425-001 & 425-010	77.10	N 67.28 W 67.28	N: 10656.0448 E: 9733.7690
S-5	18" AREA DRAIN	77.10	S 73.00	N: 10691.3978 E: 9566.1434
S-6	TYPE 'C' INLET PER FDOT INDEX 425-052	77.00	E 67.96 W 67.96 S 67.96	N: 10701.8797 E: 9464.8260
S-7	STORM C/O	77.50	N 73.00 E 73.00	N: 10677.2417 E: 9460.3201
S-8	18" AREA DRAIN	76.25	NW 73.00 SE 73.00	N: 10711.2507 E: 9403.0262
S-9	18" AREA DRAIN	77.40	W 70.69 SE 70.69	N: 10871.2725 E: 9706.7027
S-10	18" AREA DRAIN	77.40	W 71.60 E 71.60	N: 10883.5347 E: 9634.6837
S-11	18" AREA DRAIN	77.40	W 72.79 E 72.79	N: 10899.5885 E: 9540.6643
S-12	18" AREA DRAIN	77.40	W 73.98 E 73.98	N: 10915.6634 E: 9446.5873
S-13	18" AREA DRAIN	77.15	E 74.50	N: 10917.9318 E: 9404.6186
S-14	STORM C/O	77.50	SE 73.38	N: 10735.9783 E: 9372.9316

(REFER TO C2.30 FOR AREA DRAIN DETAIL)

GRAPHIC SCALE
0 10 20 40

LS 3784

15' B.S.L.

P.U.E.

5' LA BUFFER

S-13; 18" AREA DRAIN TOP=77.15 E INV=74.50

42"-12" HDPE @ 1.25%

S-12; 18" AREA DRAIN TOP=77.40 W & E INV=73.98

95'-15" HDPE @ 1.25%

S-11; 18" AREA DRAIN TOP=77.40 W & E INV=72.79

10" STORM DRAIN (REFER TO ARCH. PLANS FOR DETAILS)

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AS SHOWN

95'-15" HDPE @ 1.25%

S-10; 18" AREA DRAIN TOP=77.40 W & E INV=71.60

73'-15" HDPE @ 1.25%

8" STORM DRAIN (REFER TO ARCH. PLANS FOR DETAILS)

EX. INLET TOP=75.75 SE INV=66.71 W INV=66.71

EX. INLET TOP=76.25 SE INV=66.31 W INV=66.31

S-9; 18" AREA DRAIN TOP=77.40 SE & W INV=70.69

66'-15" HDPE @ 1.25%

107'-15" HDPE @ 0

LOZ BULK TANK

LN2 BULK TANK

LCOR BULK TANK

WASTE HOLD TANK

FUTURE GENERATOR

GENERATOR

FUEL TANK

LOADBANK AND SWITCHGEAR

TEMP GENERATOR PARKING PAD

24'-0" OVERHEAD DOORS

PROPOSED BUILDING FFE=78.00

S-14; STORM C/O TOP=77.50 INV=73.38

38'-4" PVC @ 1.0%

S-8; 18" AREA DRAIN; TOP=76.25 NW & SE INV=73.00

102'-12" HDPE @ 1.0% MIN.

112'-15" HDPE @ 0.25%

CONNECT TO EX. STRUCTURE INV=68.25

TOP TO BE ADJUSTED TO PROPOSED S/W GRADE (PROVIDE ADA COMPLIANT TOP)

EX. STORM TO REMAIN

S-6; TYPE 'C' INLET PER FDOT INDEX 425-052 TOP=77.00 E,W&S INV=67.96

24'-10" HDPE @ 20%

S-7; STORM C/O TOP=77.50 S & E INV=73.00

CONNECT PROPOSED DOWNSPOUTS TO STORM

S-5; 18" AREA DRAIN TOP=76.25 S INV=73.00

270'-15" HDPE (WATER TIGHT) @ 0.25%

FULL PIPE LENGTH UNDER PROPOSED BUILDING (NO JOINTS)

MATCHLINE A-A

S-4; STORM M... PER FDOT IND... 425-001 & 42... TOP=77.10 N & W INV=67...

FFE=78.00

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PROJECT TITLE:
ADM FACILITY EXPANSION

PROJECT ADDRESS:
NANO CT,
ALACHUA, FL 32615

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	12/15/20
REVIEWED BY:	DHY
DRAWN BY:	TFC
DESIGNED BY:	DHY

PROJECT NUMBER:
20952-00

SEAL:
DANIEL H. YOUNG
LICENSE No 70780 STATE OF FLORIDA PROFESSIONAL ENGINEER
Jan 11 2021
FL. P.E. NO. 70780

SHEET TITLE:
DETAILED GRADING AND DRAINAGE PLAN

SHEET ID:
C2.10

PROJECT STATUS:
SITE SUBMITTAL

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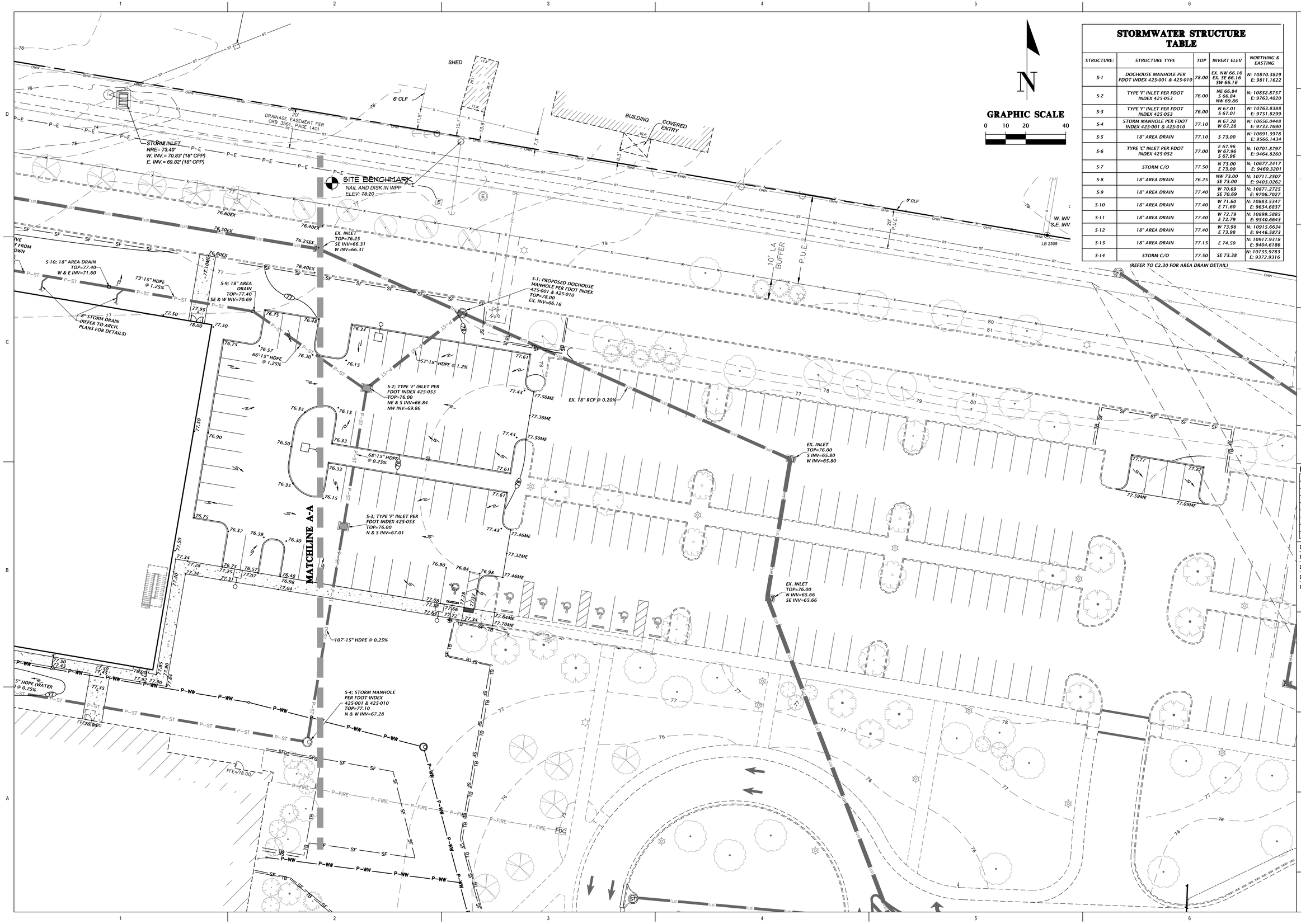

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S-3	TYPE 'F' INLET PER FDOT INDEX 425-053	76.00	N 67.01 S 67.01	N: 10763.8388 E: 9751.8299
S-4	STORM MANHOLE PER FDOT INDEX 425-001 & 425-010	77.10	N 67.28 W 67.28	N: 10656.0448 E: 9733.7690
S-5	18" AREA DRAIN	77.10	S 73.00	N: 10691.3978 E: 9566.1434
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S-7	STORM C/O	77.50	N 73.00 E 73.00	N: 10677.2417 E: 9460.3201
S-8	18" AREA DRAIN	76.25	NW 73.00 SE 73.00	N: 10711.2307 E: 9403.0262
S-9	18" AREA DRAIN	77.40	W 70.69 SE 70.69	N: 10871.2725 E: 9706.7027
S-10	18" AREA DRAIN	77.40	W 71.60 E 71.60	N: 10883.5347 E: 9634.6837
S-11	18" AREA DRAIN	77.40	W 72.79 E 72.79	N: 10899.5885 E: 9540.6643
S-12	18" AREA DRAIN	77.40	W 73.98 E 73.98	N: 10915.6634 E: 9446.5873
S-13	18" AREA DRAIN	77.15	E 74.50	N: 10917.9318 E: 9404.6186
S-14	STORM C/O	77.50	SE 73.38	N: 10735.9783 E: 9372.9316

(REFER TO C2.30 FOR AREA DRAIN DETAIL)

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PROJECT ADDRESS:

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REVISIONS

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DANIEL H. YOUNG LICENSE No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL. P.E. NO: 70780

SHEET TITLE:

DETAILED GRADING AND DRAINAGE PLAN

SHEET ID:

C2.11

PROJECT STATUS:

SITE SUBMITTAL

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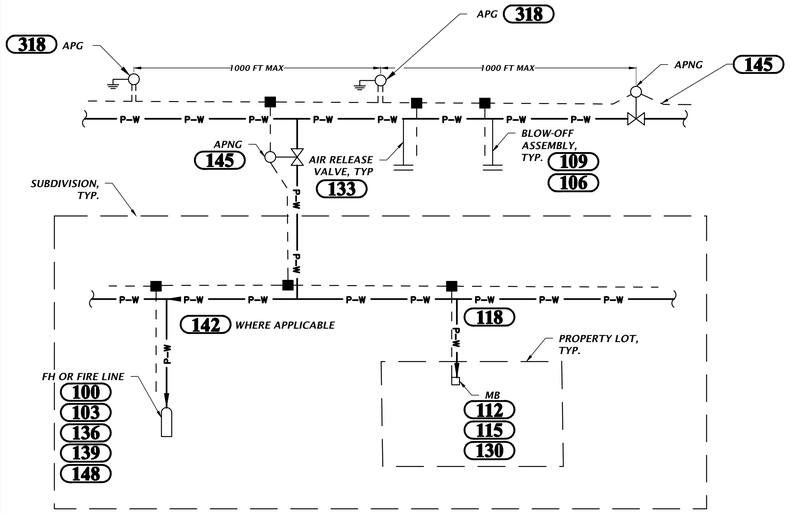
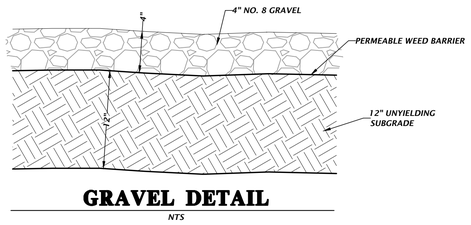


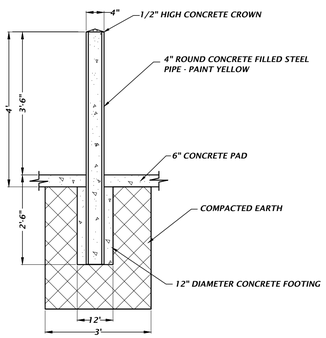
GENERAL NOTES: SEE 321A

128 WHERE APPLICABLE
148 WHERE APPLICABLE

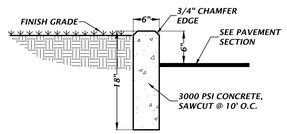
321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS



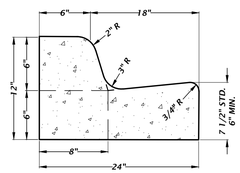
GRAVEL DETAIL
NTS



PIPE BOLLARD DETAIL
NTS

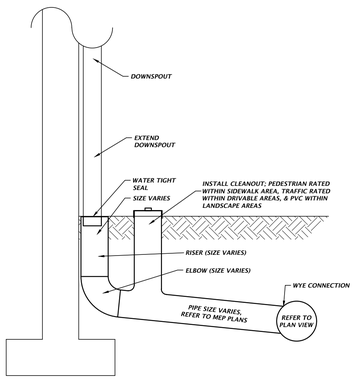


TYPICAL 6" CURB DETAIL
NTS

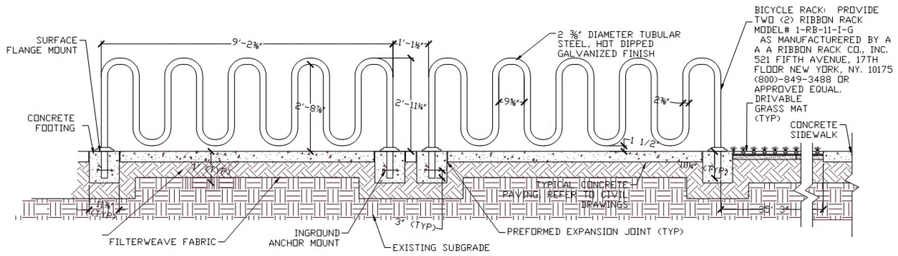


NOTE:
WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".

TYPE 'F' CONCRETE CURB AND GUTTER DETAIL
NTS

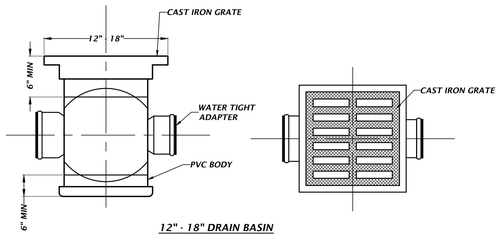


DOWNSPOUT CONNECTION DETAIL
NTS



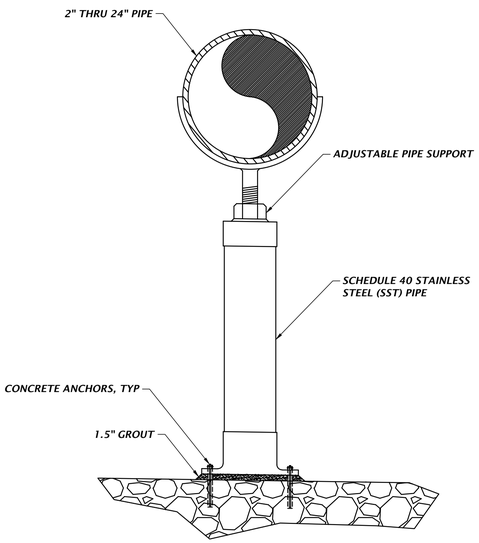
1 L-352 TYPICAL BIKE RACK SECTION
SCALE: 1/2" = 1'-0"

EXISTING BIKE RACK DETAIL
NTS



12" - 18" DRAIN BASIN

AREA DRAIN BASIN DETAIL
NTS

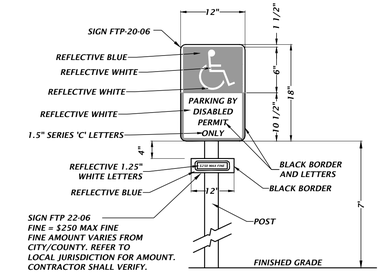


GENERAL NOTE(S):
1. ALL PIPE SUPPORT PARTS SHALL BE 304L SST.
2. MANUFACTURER AND PRODUCT:
   - STANDON PIPE SUPPORTS, FOREST GROVE, OREGON OR EQUAL
   - MODEL S92

315 PIPE SUPPORT
NTS

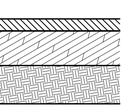
PAINT SYSTEM NO. 5
SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED
OPTIMAL APPLICATION CONDITIONS
AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.
HUMIDITY BELOW 60 PERCENT
IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER
APPLY (SPRAY) FIRST COAT
APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.
PRODUCT
KRYLON SPAY PAINT
FUSION ALL-IN-ONE
PAINT PLUS PRIMER
COLORS
POTABLE WATER - GLOSS PATRIOTIC BLUE
WASTEWATER - GLOSSY SPRING GRASS
RECLAIMED - GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5
NTS



SIGN NOTES:
1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

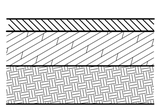
ACCESSIBLE PARKING SIGN DETAIL
NTS



1.5" TYPE SP-12.5 ASPHALTIC CONCRETE
6" LIMEROCK BASE COMPACTION (98%) AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

NOTE: IF EXPANSIVE SOILS ARE ENCOUNTERED MIN. 24" SEPARATION FROM THE BASE COURSE, REFER TO GEOTECHNICAL REPORT FOR MEDIATION.

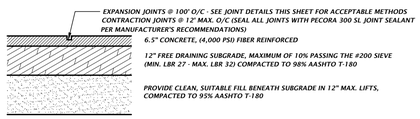
STANDARD DUTY ASPHALT PAVEMENT DETAIL
NTS



2" TYPE SP-12.5 ASPHALTIC CONCRETE
8" LIMEROCK BASE COMPACTION (98%) AASHTO T-180
12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

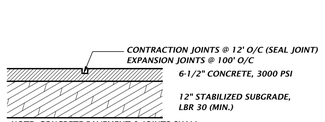
NOTE: IF EXPANSIVE SOILS ARE ENCOUNTERED MIN. 24" SEPARATION FROM THE BASE COURSE, REFER TO GEOTECHNICAL REPORT FOR MEDIATION.

HEAVY DUTY ASPHALT PAVEMENT DETAIL
NTS



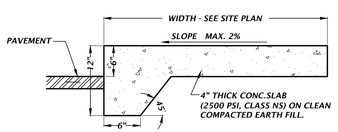
NOTE: CONCRETE PAVEMENT & JOINTS SHALL BE CONSTRUCTED TO ACI STANDARDS. CONTRACTOR SHALL PROVIDE A JOINT PLAN FOR EOR REVIEW PRIOR TO BEGINNING PAVEMENT INSTALLATION.

LOADING AREA CONCRETE PAVEMENT DETAIL
NTS

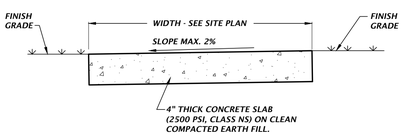


NOTE: CONCRETE PAVEMENT & JOINTS SHALL BE CONSTRUCTED TO P.C.A. STANDARDS.

CONCRETE PAVEMENT DETAIL
NTS



ADJACENT TO PAVEMENT
NTS



NOT ADJACENT TO PAVEMENT
NTS

NOTES:
1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.

CONCRETE SIDEWALK DETAILS

ology BIOSERVICES Capable. Collaborative. Creative.

WHITING-TURNER

Affiliated Engineers
LICENSE #: CA-5140
Tioga Town Center
12921 SW 1st Rd. Suite 205
Newberry, FL 32669
Phone: (352) 376-5500

RS&H
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904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 * 5620 * LCC000210 * GB238

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PROJECT TITLE:
ADM FACILITY EXPANSION

PROJECT ADDRESS:
NANO CT.
ALACHUA, FL 32615

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 12/15/20
REVIEWED BY: DHY
DRAWN BY: TFC
DESIGNED BY: DHY
PROJECT NUMBER: 20952-00

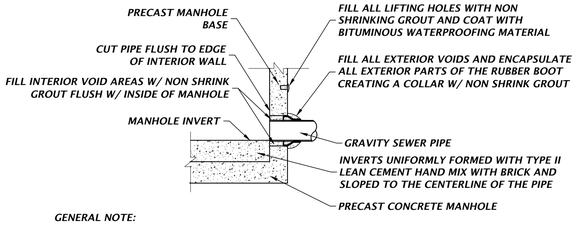
SEAL:
DANIEL H. YOUNG
DANIEL H. YOUNG LICENSEE No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL. P.E. NO: 70780

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET ID:
C2.30

PROJECT STATUS:
SITE SUBMITTAL

9/28/2020 11:04:12 AM BIM 360://5010885001_PDL Facility/5010885001_PDL Facility Shell_A_R20.rvt



GENERAL NOTE:

RUBBER BOOT, DOUBLE BANDED, 316 S/S CLAMPS, MEETING THE ASTM C923 STANDARD. Kor-N-Seal® I EX SERIES CONNECTOR WITH DOUBLE STAINLESS STEEL BANDS OR EQUAL

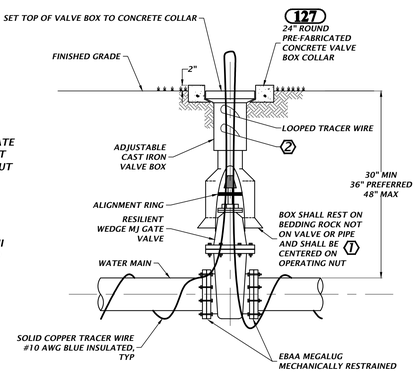
209 MANHOLE PIPE CONNECTION
NTS

GENERAL NOTE(S):

1. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
2. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
3. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
4. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

KEYED NOTE(S):

1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
3. HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.
4. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
5. FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
6. 12" MINIMUM



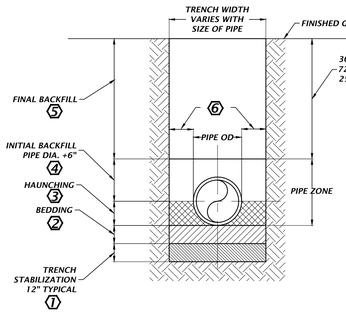
GENERAL NOTE(S):

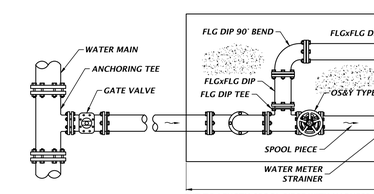
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

1. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
2. VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

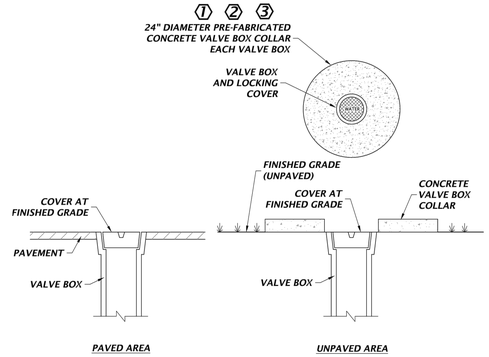
145 GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER
NTS





GENERAL NOTE(S):

1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

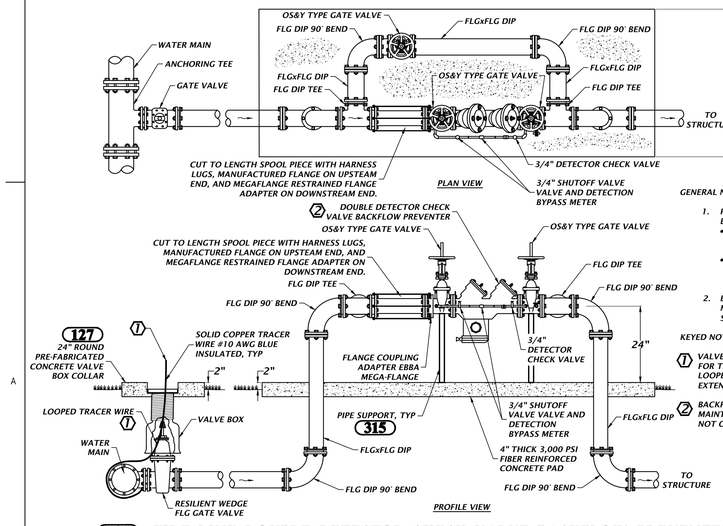


KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 VALVE BOX COVER
NTS

303 BEDDING AND TRENCHING DETAIL
NTS



GENERAL NOTE(S):

1. PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:
   - CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION
   - EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.
2. BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.

KEYED NOTE:

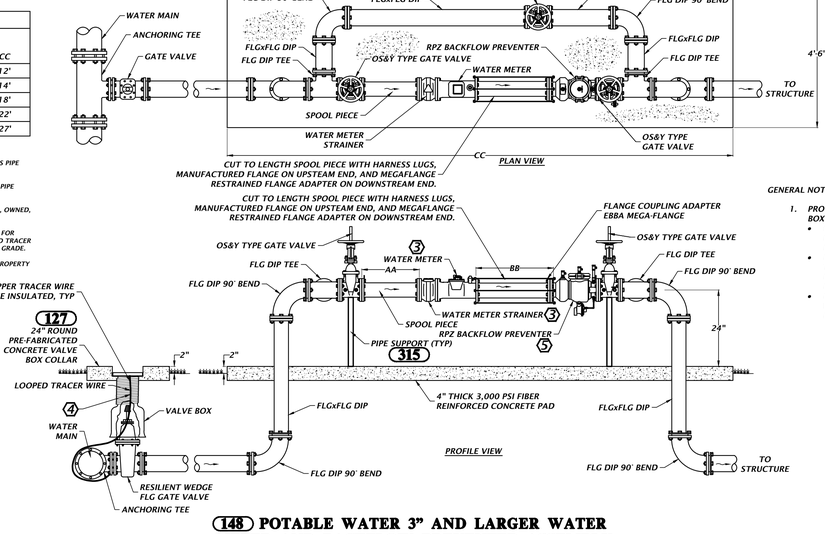
1. VALVE BOX SERVES AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE VALVE BOX.
2. BACKFLOW PREVENTER TO BE MAINTAINED BY PROPERTY OWNER, NOT COA.

139 FIRE LINE DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER (NO DOWNSTREAM DIESEL FIRE PUMP)
NTS

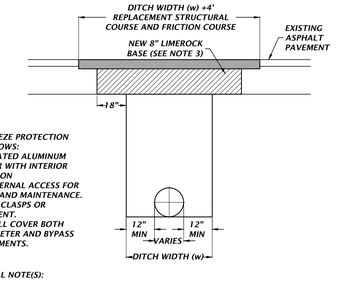
DIMENSION			
METER SIZE	1 AA	2 BB	CC
3"	18"	9"	12'
4"	24"	12"	14'
6"	36"	18"	18'
8"	48"	24"	22'
10"	60"	30"	27'

KEYED NOTE(S):

1. DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).
2. DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).
3. WATER METER AND STRAINER FURNISHED, OWNED, AND MAINTAINED BY COA.
4. VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.
5. BACKFLOW PREVENTER MAINTAINED BY PROPERTY OWNER, NOT COA.



148 POTABLE WATER 3" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY
NTS



GENERAL NOTE(S):

1. PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:
   - CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION
   - EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.
   - BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.

GENERAL NOTE(S):

1. SEE BEDDING AND TRENCHING DETAIL 303 FOR SPECIFICATIONS ON BACKFILL OVER A PIPE.
2. NEW 8" LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAX DENSITY AS SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION 200-7.2. THE WIDTH OF THE LIMEROCK BASE SHALL BE THE WIDTH OF THE PIPE TRENCH PLUS 18" ON BOTH SIDES SEE DETAIL.
3. UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES.
5. THE TYPE AND THICKNESS OF NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE, BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.
6. THE BACKFILLING AND PAVEMENT REPLACEMENT MUST BE DONE IN ACCORDANCE WITH FDOT INDEX.

300 BACKFILL OVER PIPE/PAVEMENT REPAIR DETAIL
NTS

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Affiliated Engineers
LICENSE #: CA-5140
Tioga Town Center
12921 SW 1st Rd. Suite 205
Newberry, FL 32669
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RS&H
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 * 5620 * LCC000210 * GB238
CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PROJECT TITLE:
ADM FACILITY EXPANSION

PROJECT ADDRESS:
NANO CT.
ALACHUA, FL 32615

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	12/15/20
REVIEWED BY:	DHY
DRAWN BY:	TFC
DESIGNED BY:	DHY

PROJECT NUMBER:
20952-00

SEAL:
DANIEL H. YOUNG
LICENSE No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL. P.E. NO. 70780

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET ID:
C2.31

PROJECT STATUS:
SITE SUBMITTAL

9/28/2020 11:04:12 AM BIM 360://5010885001_PDL Facility/5010885001_PDL Facility Shell_A_R20.rvt

8"X6"X6" WET TAP AND VALVE (BY SPECIALTY CONTRACTOR PRE-APPROVED BY THE COA)(COORD. WITH CITY MIN. 72 HOURS IN ADVANCE)

1-8"X8"X4" TEE
1-8"GATE VALVE AND BOX (POINT OF FIRE SERVICE; END CITY OF ALACHUA MAINTENANCE)
1-4" GATE VALVE AND BOX

4" 90° BEND

4" METER/BOX/BACKFLOW PREVENTER (PER CITY DETAIL 14B)(END CITY OF ALACHUA MAINTENANCE)(REFER TO C2.31 FOR DETAIL)

LS 3784

LAO 32"

LAO 50"

EX. 8" PVC WATER MAIN

15' B.S.L.

EX. GAS SERVICE

END OF FENCE 0.2' EAST OF PROPERTY LINE

ABOVE GROUND 8" DOUBLE CHECK BACKFLOW PREVENTER WITH VALVES; VALVES MUST BE MONITORED BY FIRE ALARM PANEL. REFER TO FIRE PROTECTION PLAN FOR DETAILS.

2-5' GATES

P.U.E.

5' LA BUFFER

PROPOSED P.U.E.

RELOCATED FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE AND BOX

FIRE DEPARTMENT CONNECTION - FDC (DESIGNED AND PERMITTED BY OTHERS) (REFER TO FIRE PROTECTION PLANS FOR DETAILS)

4" PVC WATER SERVICE (MIN. 36" COVER)

8" FIRE SERVICE (MIN. 36" COVER; DESIGNED AND PERMITTED BY MEP)

4"-45° BEND
8"-45° BEND

4"-45° BEND
8"-45° BEND

PROVIDE MIN. 2' VERTICAL SEPARATION (TYP)

2-4" PVC ELEC. CONDUITS

PROPOSED TRANSFORMER

PIV TO BE DESIGNED AND PERMITTED BY MEP

PROPOSED LIGHT (TYP)

4' BWF

6" FIRE LINE (MIN. 36" COVER) (DESIGNED AND PERMITTED BY OTHERS) (REFER TO FIRE PROTECTION PLANS FOR DETAILS)

LO2 BULK TANK

LN2 BULK TANK

LCO2 BULK TANK

WASTE HOLD TANK

OVERHEAD DOORS

TEMP. GENERATOR PARKING PAD

FUTURE GENERATOR

GENERATOR

LOADBANK AND SWITCHGEAR

FUEL TANK

PROVIDE MIN. 2' VERTICAL SEPARATION (TYP)

REFER TO MEP PLANS FOR CONTINUATION

245' 6" STAINLESS PROCESS WASTE / REFER TO MEP PLANS FOR DETAIL

PROPOSED BUILDING FFE=78.00

6" PVC C/O
TOP EL. 77.50
INV EL. 70.92

85'-6" PVC @ 1.0%

6" PVC C/O
TOP EL. 77.50
INV EL. 70.07

85'-6" PVC @ 1.26%

20'-12" HDPE CASING

6" PVC C/O
TOP EL. 77.30
INV EL. 69.00

FFE=78.00

FFE=78.00

2-4" PVC ELEC. CONDUITS

STORM INLET
RIM EL. 73.40'
W. INV. = 70.83' (18"
E. INV. = 69.82' (18"

MATCHLINE A-A

MATCHLINE A-A

PRIMARY SERVICE - CITY OF ALACHUA (COA) ELECTRICAL WORK SCOPE:

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK TO EXTEND THE EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A COMBINED EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR:
ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE COA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE COA. ALL LABOR WORK PERFORMED BY COA WILL BE BACK CHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINARIES, TRANSFORMERS PADS AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT THE START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

GRAPHIC SCALE
0 10 20 40

N

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Capable. Collaborative. Creative.

WHITING-TURNER

Affiliated Engineers
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12921 SW 1st Rd. Suite 205
Newberry, FL 32669
Phone: (352) 376-5500

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904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB2600956 * 5620 * LCC000210 * GB238

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PROJECT TITLE:

ADM FACILITY EXPANSION

PROJECT ADDRESS:

NANO CT.
ALACHUA, FL 32615

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	12/15/20
REVIEWED BY:	DHY
DRAWN BY:	TFC
DESIGNED BY:	DHY

PROJECT NUMBER:
20952-00

SEAL:
DANIEL H. YOUNG
LICENSE No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL. P.E. NO. 70780

SHEET TITLE:

DETAILED UTILITY SITE PLAN

SHEET ID:

C3.10

PROJECT STATUS:

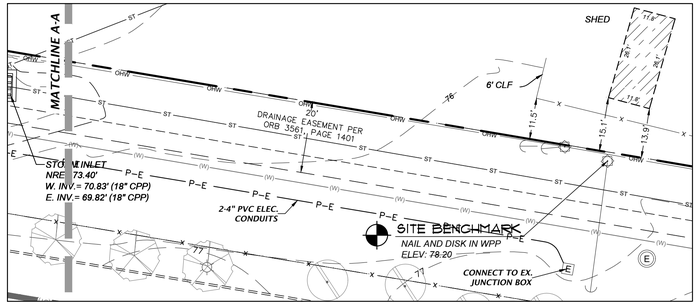
SITE SUBMITTAL

9/28/2020 11:04:12 AM BIM 360://5010885001_PDL Facility/5010885001_PDL Facility Shell_A_R20.rvt

REFER TO INSET A-A

MATCHLINE A-A

MATCHLINE A-A



INSET A-A

GRAPHIC SCALE
0 10 20 40

N

VC C/O
EL. 77.30
EL. 69.00

100'-6" PVC @ 1.0%

6" PVC C/O
TOP EL. 77.50
INV EL. 68.00

89'-6" PVC @ 1.60%

4' DIA. PRIVATE SS MANHOLE (PER CITY DETAIL 210)
TOP 77.25'
INV. EL. 66.57 (W)
INV. EL. 66.27 (S)

FFE=78.00

EX. 6" PVC C/O
TOP EL. 77.50
INV EL. 67.00

155'-8" PRIVATE PVC SS @ 0.50%

SAWCUT EXISTING LATERAL FOR RECONNECTION

97'-6" PVC SS LATERAL @ 1.0% MIN.

WYE INV=65.92

OPEN CUT AND REPAIR FROM JOINT TO JOINT (REFER TO C2.31 FOR DETAIL)

FFE=78.00

CORE DRILL MANHOLE FOR INSTALLATION OF WASTEWATER PIPE. INSTALL PIPE WITH KOR-N-SEAL BOOT OR EQUAL. GROUT ANNULAR SPACE WITH NON-SHRINK GROUT. INV=65.50

EX. 4'-DIA. PRIVATE SS MANHOLE
TOP 76.25'
EX. INV. EL. 65.97 (W)(X2)
EX. INV. EL. 65.20 (SE)
PROP. INV. EL. 65.50 (N)

22 CY. BIKE RACKS

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Affiliated Engineers
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Jacksonville, Florida 32256-0597
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REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	12/15/20
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20952-00

SEAL:
DANIEL H. YOUNG
DANIEL H. YOUNG LICENSE No 70780 Jan 11 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL. P.E. NO. 70780

SHEET TITLE:
DETAILED UTILITY SITE PLAN

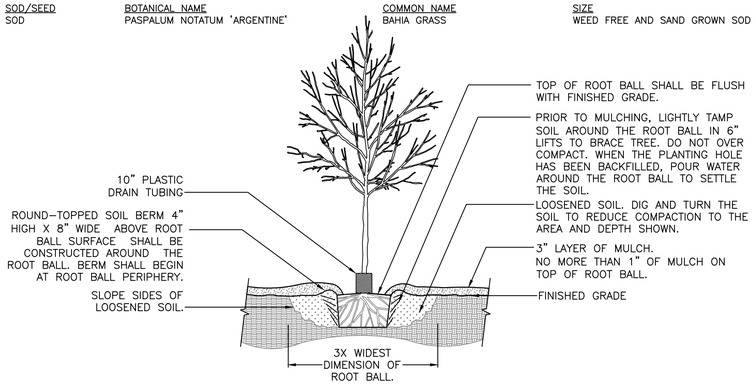
SHEET ID:
C3.11

PROJECT STATUS:
SITE SUBMITTAL

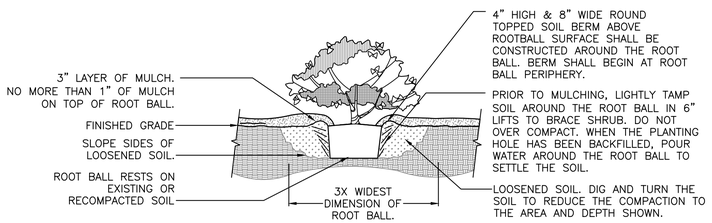
9/28/2020 11:04:12 AM BIM 360://5010885001_PDL Facility/5010885001_PDL Facility Shell_A_R20.rvt

PLANT SCHEDULE

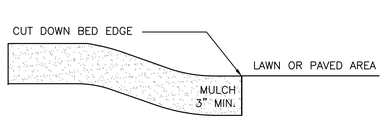
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CC	8	CERCIS CANADENSIS	EASTERN REDBUD	15 GAL, 8' HT, 30" SPR, 1.5" CAL
LIN	11	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL., 8' HT., 30" SPR., 1.5" CAL.
MGD	14	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
PM	51	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL, 4' HT, 3' SPR, 1.5" CAL
QO	8	QUERCUS MICHAUXII	BASKET OAK	30 GAL, 12' HT, 42" SPR, 2" CAL
QV	3	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30 GAL, 12' HT, 54" SPR, 2" CAL
TD	23	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL, 12' HT, 42" SPR, 2" CAL
UA	12	ULMUS ALATA	WINGED ELM	30 GAL, 10' HT, 4' SPR, 2" CAL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
AE	211	ASPIDISTRA ELATIOR	CAST IRON PLANT	3 GAL, FULL
CFA	237	CYRTOMIUM FALCATUM	HOLLY FERN	1 GAL, FULL
CS	63	CAMELLIA SASANQUA	SASANQUA CAMELLIA	1 GAL., FULL
IN	320	ILEX VOMITORIA 'NANA'	DWARF YAUPON	3 GAL, 7" HT, 14" SPR
RI	67	RHAPHIOLEPIS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	3 GAL., 24" HT. X 12" SPR.
VOS	216	VIBURNUM OBOVATUM 'MRS. SHILLER'S DELIGHT'	MRS. SHILLERS DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD



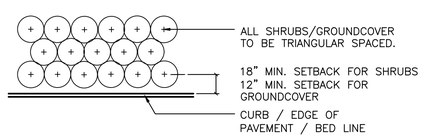
1 TREE PLANTING DETAIL
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



3 MULCH DETAIL
SCALE: N.T.S.



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

4 SHRUB PLANTING DETAIL
SCALE: N.T.S.

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 375 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 15 CANOPY TREES REQUIRED 8 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	15 CANOPY TREES PROVIDED 8 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 19,055 S.F. 1 CANOPY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 11 CANOPY TREES REQUIRED 110 SHRUBS REQUIRED	11 CANOPY TREES PROVIDED 110 SHRUBS PROVIDED

TREE MITIGATION CALCULATIONS

CATEGORY	MITIGATION CALCULATIONS
INCH-FOR-INCH REPLACEMENT	HERITAGE TREES N/A TOTAL INCHES REQUIRED..... 0" TOTAL INCHES PROVIDED..... 0" TOTAL MITIGATION DEFICIT/SURPLUS.....0"
1:1 REPLACEMENT	TOTAL TREES TO BE MITIGATED AT 1:1 REPLACEMENT..... 27 TREES TOTAL TREES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT.....27 TREES TOTAL REPLACEMENT TREES PROVIDED.....27 TREES TOTAL PRESERVATION CREDITS .....0 TOTAL MITIGATION SURPLUS..... 0 TREES

811
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

LANDSCAPED AREA REQUIREMENT
PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, POLICY 2.4.A

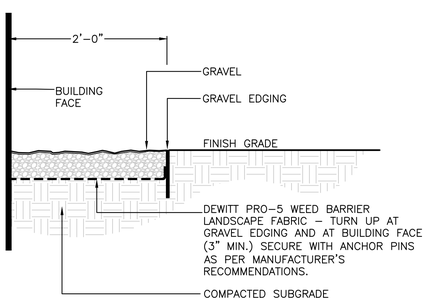
TOTAL SITE AREA.....	7.2 ACRES
TOTAL PROPOSED OPEN AREA.....	2.7 ACRES
OPEN AREA % OF TOTAL SITE AREA..... (MIN. 10%)	37.5%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA).....	0.74 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA..... (MIN. 10%)	10.3%

SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (EAST SIDE)	1 TREES PER ACRE X 7.20 ACRES = 8 CANOPY TREES REQUIRED	8 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 7.20 ACRES = 14 TREES REQUIRED	14 CANOPY TREES PROVIDED
NORTH SIDE CANOPY TREES	2 TREES PER ACRE X 7.20 ACRES = 14 TREES REQUIRED	14 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 7.20 ACRES = 14 TREES REQUIRED	14 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 7.20 ACRES = 43 TREES REQUIRED 50% IN FRONT = 21 TREES REQUIRED 25% ON EAST SIDE = 11 TREES REQUIRED 25% ON WEST SIDE = 11 TREES REQUIRED 43 UNDERSTORY TREES REQUIRED	FRONT SIDE 21 UNDERSTORY TREES PROVIDED EAST SIDE 11 UNDERSTORY TREES PROVIDED WEST SIDE 11 UNDERSTORY TREES PROVIDED 43 UNDERSTORY TREES PROVIDED
BUILDING FACADE	4 CANOPY TREES PER 150 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE 335 LF NORTH FACADE = 9 TREES REQUIRED 145 LF WEST FACADE = 4 TREES REQUIRED 170 LF EAST FACADE = 5 TREES REQUIRED	NORTH FACADE 9 CANOPY TREES PROVIDED WEST FACADE 4 CANOPY TREES PROVIDED EAST FACADE 5 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES
BETWEEN STRUCTURES	ROW OF SHRUBS REQUIRED ON BOTH FACADES OF FACING STRUCTURES	ROW OF SHRUBS PROVIDED

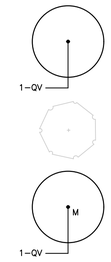
PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
NORTH PERIMETER	370 L.F. BUFFER TYPE 'A'	OPTION 3 1 CANOPY TREE/60 L.F. & CONTINUOUS FENCE	6 EXISTING CANOPY TREES & CONTINUOUS FENCE PROVIDED
WEST PERIMETER	380 L.F. BUFFER TYPE 'D'	OPTION 3 1 CANOPY TREE/25 L.F. & CONTINUOUS FENCE	15 EXISTING CANOPY TREES & CONTINUOUS HEDGE PROVIDED



5 24" GRAVEL STRIP DETAIL
SCALE: N.T.S.

LEGEND



NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

MITIGATION TREES

GENERAL NOTES
ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PLANTING BEDS AND SOD AREAS PRIOR TO LANDSCAPE INSTALLATION. IF ENCOUNTERED DURING CONSTRUCTION OR INSTALLATION, THESE SHALL BE EXCAVATED AND REMOVED FROM THE SITE. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 6.0 – 7.5.

ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" THICKNESS OF MULCH. PINE STRAW MULCH SHALL BE USED IN ALL AREAS.

NEW TREES OUTSIDE OF MULCHED LANDSCAPED BEDS WILL BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBING.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES SHALL NOT BE TOPPED OR PRUNED. TREES WILL BE STAKED AS NEEDED. GUYLINES WILL BE OF NON-SYNTHETIC BIODEGRADABLE MATERIAL.

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

GRASSING
ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH SOD THAT IS FREE OF NOXIOUS WEEDS INCLUDING TROPICAL SODA APPLE OR SHALL BE SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S "GRADES AND STANDARDS FOR NURSERY PLANTS', CURRENT EDITION AT THE TIME PLANS ARE ISSUED. CALL THE CITY URBAN FORESTRY INSPECTOR AT 352-334-5023 AND LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN.

10% OPEN SPACE REQUIREMENT
AS PER CITY OF ALACHUA LDR SECTION 6.7.3 (A), THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. REFER TO CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

IRRIGATION
LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI).

A TEMPORARY OR PERMANENT AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL NEW REQUIRED LANDSCAPING INSTALLED [ALACHUA COUNTY LDC SEC. 407.46(A)]. TEMPORARY IRRIGATION SYSTEMS MUST BE REMOVED ONCE THE PLANTS ARE ESTABLISHED OR WITHIN TWO YEARS, WHICHEVER OCCURS FIRST. PRIOR TO THE INSTALLATION OF A NEW PERMANENT IRRIGATION SYSTEM OR SUBSTANTIAL MODIFICATION TO AN EXISTING SYSTEM, AN IRRIGATION PLAN MUST BE SUBMITTED TO AND APPROVED BY THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT THROUGH THE ONLINE ALACHUA COUNTY IRRIGATION PROFESSIONAL PORTAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE IRRIGATION PLAN THROUGH THE IRRIGATION PROFESSIONAL PORTAL. THE IRRIGATION SYSTEM SHALL COMPLY WITH THE LANDSCAPE IRRIGATION DESIGN AND MAINTENANCE STANDARDS FOUND IN ARTICLE II OF PART II, TITLE 7, CHAPTER 79 OF THE ALACHUA COUNTY CODE, WHICH, AMONG ADDITIONAL DESIGN STANDARDS, LIMITS HIGH VOLUME IRRIGATION TO 60% OF THE LANDSCAPED AREA. FOR MORE INFORMATION, CONTACT THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT AT 352-264-6800.

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO-IRRIGATION SUPPLIES [407.46(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [407.46(A)4].

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SCALE: N/A
VERIFY SCALE BAR IS CORRECT FOR PLOTTED PAPER SIZE
0 1" IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2020/12/14_SUBMITTAL TO COA
2020/01/13_SUBMITTAL TO COA

CLIENT: NANOTHERAPEUTICS
PROJECT: ADM FACILITY EXPANSION
SHEET TITLE: LANDSCAPE SCHEDULE, DETAILS, NOTES

TECHNICIAN: L. ROSARIO
DESIGNER: L. ROSARIO
QUALITY CONTROL: C. TOLAR
PROJECT NUMBER: 20-0175

SHEET NO.: LS-1

Tech: lsenor Plot Date: Jan 11,2021 10:56am Filename: N:\2020\20-0175\Department\03_Design\02_DWG\01_Permitting\20-0175 Design Base.dwg

PROPOSED BUILDING

EXISTING BUILDING

LIMIT OF WORK, TYP.

MATCHLINE LS-2

MATCHLINE LS-3

GRAPHIC SCALE
0 15 30 60

N

1-QV
5-TD
1-QV
5-TD
3-TD
5-MGD
17-PM
9-VOS
37-VOS
7-PM
3-MGD
5 LS-1 24" GRAVEL STRIP DETAIL
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59-CFA
76-AE
11-CS
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70-AE
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4-CC
4-CC
52-CFA
SOD
M
T
SS
LOD BULK TANK
WASTE HOLD TANK
TEMP. GENERATOR PARKING PAD
FUTURE GENERATOR
GENERATOR
FUEL TANK
LOADBANK AND SWITCHGEAR
FIRE PUMP ROOM
PROTECTIVE BOLLARDS
TYP. 4 PLACES
TFE=78.00
TFF=78.00
TFF=78.00
HACK 22"
HACK 17"
HACK 15"
HACK 32"
LAG 32"
LAG 50"
33.2'
22.1'
18.7'
10.6'
8.2'

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SCALE: 1"=30'

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2020/12/14_SUBMITTAL TO COA
2020/01/11_SUBMITTAL TO COA

CLIENT: NANOTHERAPEUTICS

PROJECT: ADM FACILITY EXPANSION

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: L. ROSARIO
DESIGNER: L. ROSARIO
QA/QC: L. ROSARIO
QUALITY CONTROL: C. TOLAR
PROJECT NUMBER: 20-0175

SHEET NO.: LS-2

Tech: kwhor Plot Date: Jan 11,2021 10:37am Filename: H:\2020\20-0175\Department\03_Design\02_Design\01_Permitting\20-0175 Design Base.dwg

GRAPHIC SCALE

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SCALE: 1"=30'

VERIFY SCALE
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0 1" 2"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2020/12/14_SUBMITTAL TO COA
2020/01/11_SUBMITTAL TO COA

CLIENT: NANOTHERAPEUTICS

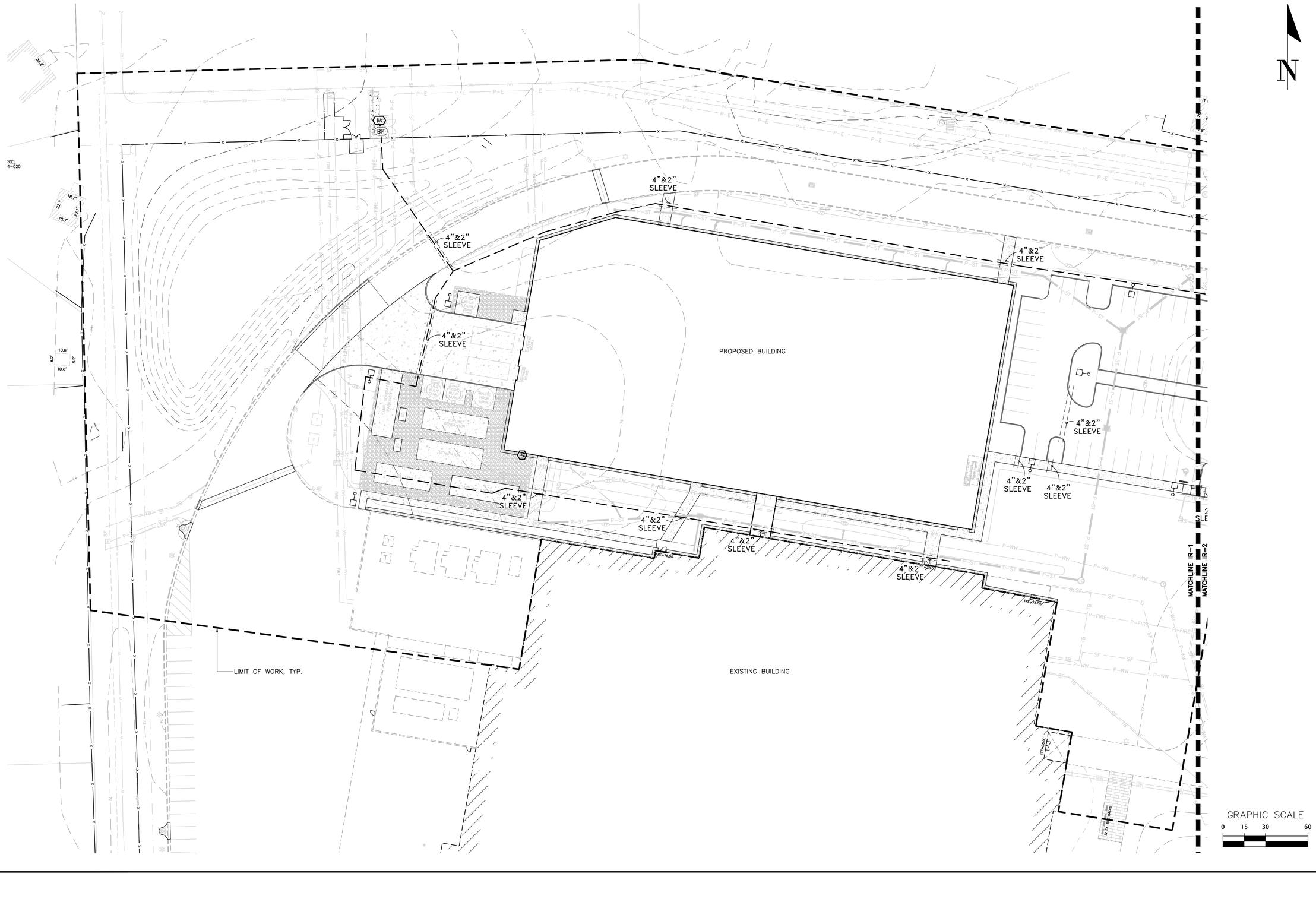
PROJECT: ADM FACILITY EXPANSION

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: L. ROSARIO
DESIGNER: L. ROSARIO
QUALITY CONTROL: C. TOLAR
PROJECT NUMBER: 20-0175

SHEET NO.: LS-3

Tech: Hector Plot Date: Jan 11,2021 - 10:37am Filename: N:\2020\20-0175\Departments\03_Design\02_Civil\Dwgs\01_Permitting\20-0175 Design Base.dwg



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SCALE: 1"=30'

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2020/12/14_SUBMITTAL TO COA
2020/01/11_SUBMITTAL TO COA

CLIENT: NANOTHERAPEUTICS
PROJECT: ADM FACILITY EXPANSION
SHEET TITLE: IRRIGATION PLAN

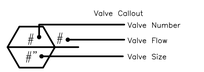
TECHNICIAN: L. ROSARIO
DESIGNER: L. ROSARIO
QUALITY CONTROL: C. TOLAR
PROJECT NUMBER: 20-0175

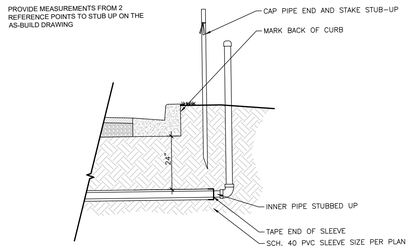
SHEET NO.: IR-1

Tech: kenor Plot Date: Jan 11,2021 10:57am Filename: H:\2020\20-0175\Department\03_Design\03_SWMA\01_Permitting\20-0175 Design Base-IR.dwg

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
(S)	Hunter Solar-Sync Weather Sensor
(M)	Water Meter ¾" (by others)
(BF)	Wilkins 975XL 1" Backflow Preventer
———	Irrigation Mainline: PVC 1-1/2" Class 200
= = = = = = = = =	Pipe Sleeve: PVC Schedule 40





1 SLEEVING ROUGH-IN DETAIL
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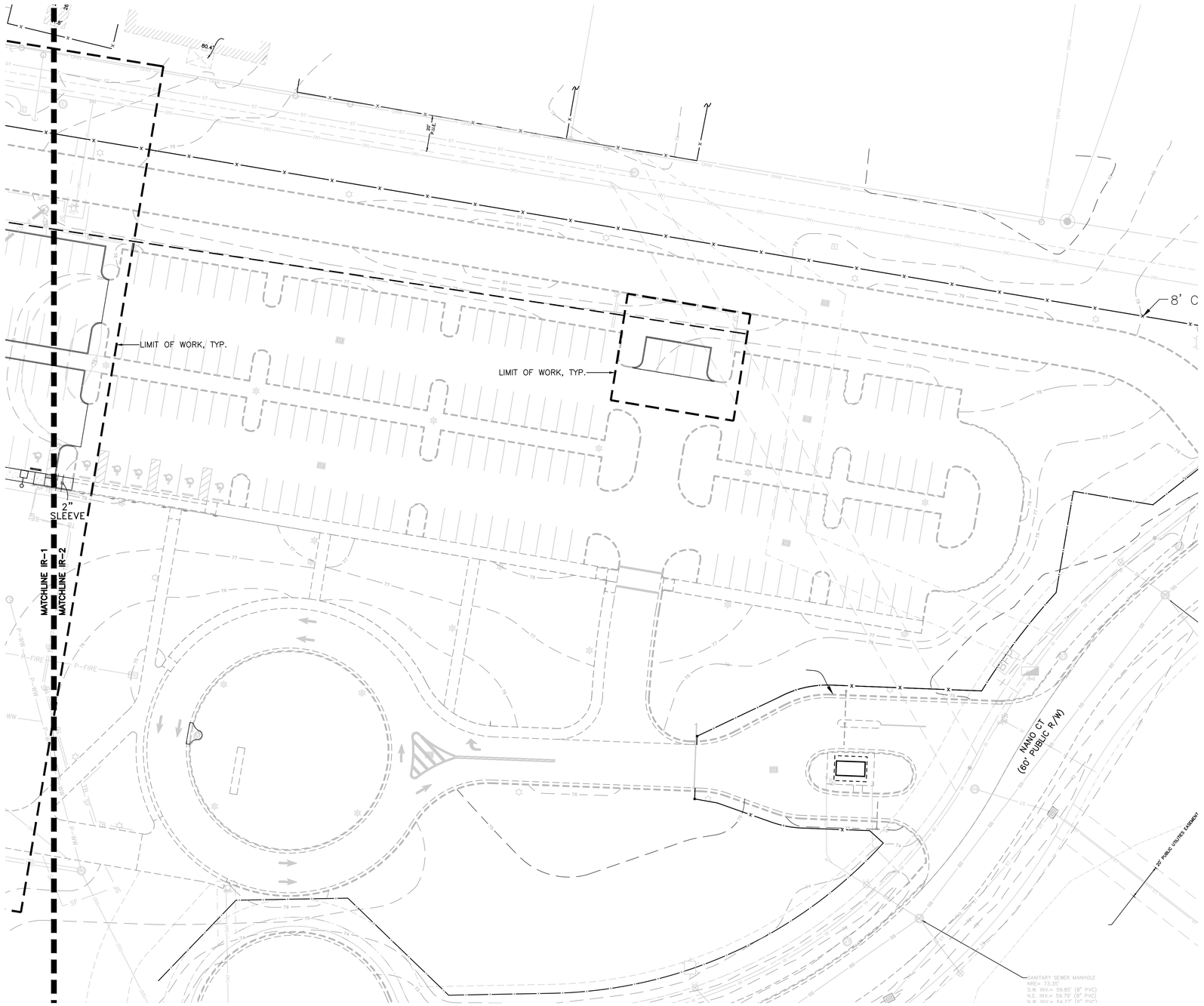

GRAPHIC SCALE
0 15 30 60

811
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SCALE: 1"=30'
VERIFY SCALE BAR IS CORRECT FOR PLOTTED PAPER SIZE
0 1" IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2020/12/14_SUBMITTAL TO COA
2020/01/11_SUBMITTAL TO COA

CLIENT: NANOTHERAPEUTICS
PROJECT: ADM FACILITY EXPANSION
SHEET TITLE: IRRIGATION SCHEDULE, DETAILS, PLAN

TECHNICIAN: L. ROSARIO
DESIGNER: L. ROSARIO
QA/QC CONTROL: C. TOLAR
PROJECT NUMBER: 20-0175

SHEET NO.: IR-2

Tech: lwenor Plot Date: Jan 11,2021 10:37pm Filename: H:\2020\20-0175\Departments\03_Design\03_Dwgs\01_Permitting\20-0175 Design Base-IR.dwg

LUMINAIRE SCHEDULE

ID-TYPE	DESCRIPTION	MODEL	LUMEN PACKAGE		DRIVER PACKAGE		MOUNTING	REQUIRED OPTIONS	REMARKS
			POWER (LUX)	COLOR (K)	WATTAGE (W)	VOLTAGE (V)			
L1	EXTERIOR RATED LED WALL SCONCE; GARDCO. 48 LED MODULE	161 SERIES	600	4000	91	277V	WALL/SURFACE 15' ABOVE GRADE	TYPE III DISTRIBUTION	FIXTURES ALONG PATH OF EXIT DISCHARGE TO BE CIRCUITED TO LIFE SAFETY BRANCH
L2	EXTERIOR RATED LED WALL SCONCE; GARDCO. 48 LED MODULE	161 SERIES	600	4000	91	277V	WALL/SURFACE 15' ABOVE GRADE	TYPE IV DISTRIBUTION	FIXTURES ALONG PATH OF EXIT DISCHARGE TO BE CIRCUITED TO LIFE SAFETY BRANCH
L3	EXTERIOR RATED LED WALL SCONCE; GARDCO. 48 LED MODULE	161 SERIES	900	4000	138	277V	WALL/SURFACE 15' ABOVE GRADE	TYPE IV DISTRIBUTION	FIXTURES ALONG PATH OF EXIT DISCHARGE TO BE CIRCUITED TO LIFE SAFETY BRANCH
L4	SITE AND AREA LED POLE MOUNTED LIGHT FIXTURE; GARDCO PUREFORM. 48 LED MODULE	P26 SERIES	600	4000	75	277V	ARM MOUNT	TYPE V DISTRIBUTION	REFER TO DETAIL 3 FOR POLE AND MOUNTING DETAILS
L5	SITE AND AREA LED POLE MOUNTED LIGHT FIXTURE; GARDCO PUREFORM. 48 LED MODULE	P26 SERIES	600	4000	75	277V	ARM MOUNT	TYPE IV DISTRIBUTION	REFER TO DETAIL 3 FOR POLE AND MOUNTING DETAILS
H2 (EXISTING)	SITE AND AREA LED POLE MOUNTED LIGHT FIXTURE; GARDCO PUREFORM. 48 LED MODULE	P21 SERIES	635	4000	80	277V	ARM MOUNT	TYPE III DISTRIBUTION	REFER TO DETAIL 3 FOR POLE AND MOUNTING DETAILS. 2 FIXTURES PER POLE.
H3 (EXISTING)	SITE AND AREA LED POLE MOUNTED LIGHT FIXTURE; GARDCO PUREFORM. 80 LED MODULE	P21 SERIES	1000	4000	130	277V	ARM MOUNT	TYPE IV DISTRIBUTION	REFER TO DETAIL 3 FOR POLE AND MOUNTING DETAILS

GENERAL NOTES

1. SITE LIGHTING IS DESIGNED IN COMPLIANCE WITH THE APPLICABLE DEVELOPMENT STANDARDS FOR THE CITY OF ALACHUA. SITE LIGHTING NOT COVERED WILL COMPLY WITH IESNA RECOMMENDATIONS.

   ILLUMINATION LEVELS TO BE NO GREATER THAN:
   10 FOOT-CANDLES AT WALKWAYS/ENTRYWAYS
   5 FOOT-CANDLES IN PARKING LOT

2. ALL EXTERIOR LIGHTING CIRCUITS WILL BE CONTROLLED BY A COMBINATION PHOTOCELL AND ASTRONOMICAL TIME CLOCK IN ACCORDANCE WITH THE FLORIDA ENERGY CONSERVATION CODE.

3. PARKING LOT LIGHTS ARE TO BE FULL CUT-OFF WITH A MAXIMUM ILLUMINATION OF 5 FOOT-CANDLES AND MAXIMUM UNIFORMITY RATIO OF 10:1.

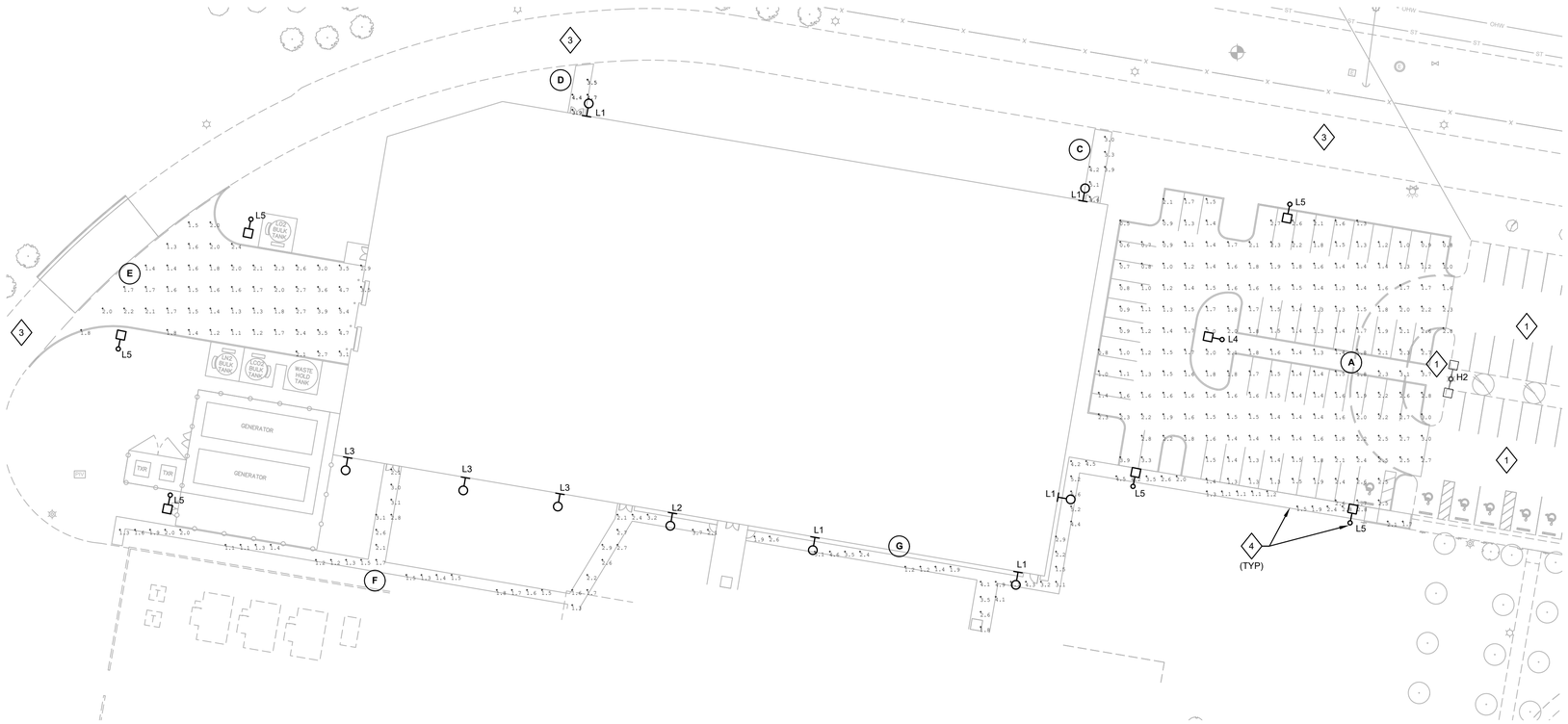
4. WALL MOUNTED LIGHTS ARE TO BE FULLY SHIELDED AND MOUNTED NO GREATER THAN 15' AFG.

SHEET KEYNOTES

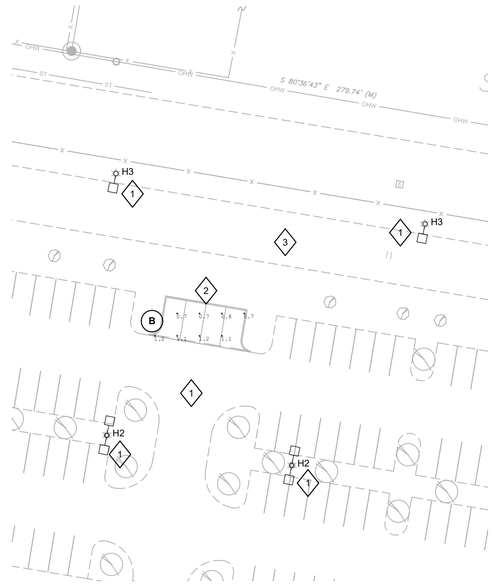
1. EXISTING ROADWAY, PARKING LOT AND ASSOCIATED LIGHTING FIXTURES ARE TO REMAIN. EXISTING LIGHTING FIXTURES IN THESE AREAS PROVIDE CODE REQUIRED MINIMUM LIGHTING LEVELS FOR THE 4 NEW PARKING SPACES.
2. 4 NEW PARKING SPACES ADDED TO EXISTING PARKING LOT.
3. EXISTING ROADWAY AND ASSOCIATED LIGHTING ARE EXISTING TO REMAIN.
4. NEW PARKING LOT AND NEW LIGHTING FIXTURES IN THIS AREA.

PHOTOMETRIC RESULTS

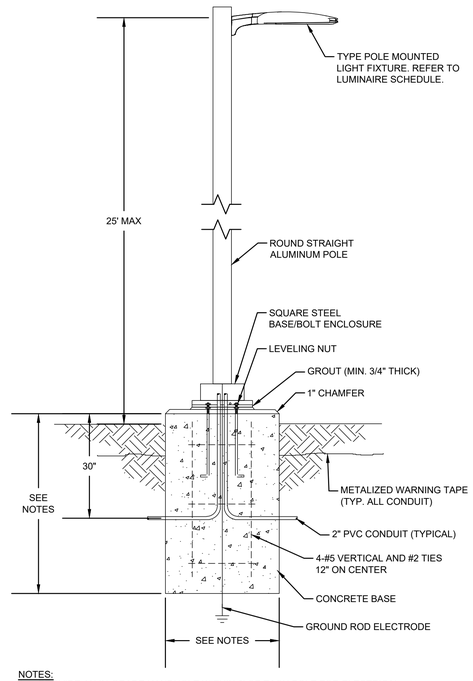
LIGHTING ZONES		ILLUMINANCE			UNIFORMITY RATIO	
DESCRIPTION	TAG	AVG (fc)	MAX (fc)	MIN (fc)	MAX/MIN	AVG/MIN
PARKING LOT	A	1.70	3.9	0.5	7.80	3.40
NEW PARKING SPACES	B	0.86	1.1	0.6	1.83	1.43
NORTH EAST ENTRY	C	3.72	5.4	1.7	3.18	2.19
NORTH WEST ENRTY	D	4.13	4.7	3.5	1.34	1.18
LOADING DOCK	E	2.21	5.4	1.1	4.91	2.01
SOUTH WEST WALKWAY	F	1.97	3.7	1.1	3.36	1.79
SOUTH EAST WALKWAY	G	2.96	5.6	1.1	5.09	2.69



1 LIGHTING PHOTOMETRIC SITE PLAN
SCALE: 1/32" = 1'-0"



2 PARTIAL PARKING LOT PHOTOMETRIC SITE PLAN
SCALE: 1/32" = 1'-0"



NOTES:
1. PROVIDE AN IN-GRADE HANDHOLE WITHIN 6' OF EACH POLE FOR ELECTRICAL CONNECTIONS.
2. DETAIL FOR REFERENCE ONLY. REFER TO POLE AND LUMINAIRE MANUFACTURER FOR EXACT INFORMATION.
3. POLE BASE TO BE DESIGNED BY STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. SHOP DRAWINGS TO BE PROVIDED DURING SUBMITTAL REVIEW. PROVIDE SIGNED AND SEALED WINDLOADING AND STRUCTURAL CALCULATIONS.

3 LUMINAIRE POLE AND BASE DETAIL
SCALE: NONE

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Affiliated Engineers
LICENSE #: CA-5140
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12921 SW 1st Rd. Suite 205
Newberry, FL 32669
Phone: (352) 376-5500

RS&H
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 * 5620 * LCC000210 * GB238

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(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PROJECT TITLE:
ADM FACILITY EXPANSION

PROJECT ADDRESS:
NANO CT,
ALACHUA, FL 32615

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	12/11/2020
REVIEWED BY:	LAI
DRAWN BY:	TLA
DESIGNED BY:	TLA

PROJECT NUMBER:
20952-00

SEAL:

SHEET TITLE:
LIGHTING PHOTOMETRIC SITE PLAN

SHEET ID:
E-101A

PROJECT STATUS:
SITE SUBMITTAL

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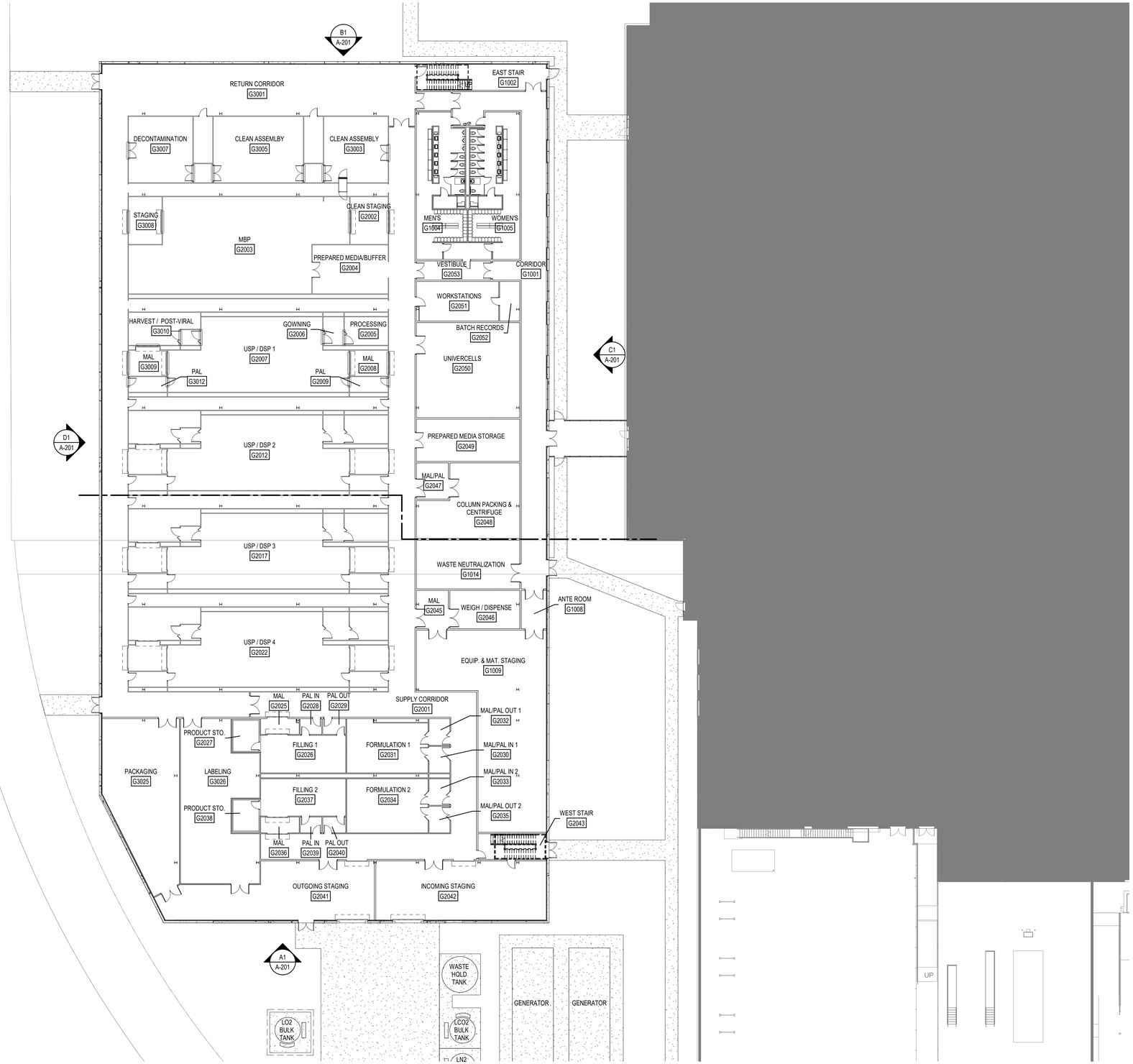

A1 OVERALL FLOOR PLAN

SCALE: 1" = 20'-0"

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10748 Deerwood Park Blvd. South
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FL Cert. Nos. AAC001886 * IB26000956
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CHW
Professional Consultants
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est. 1988 FLORIDA CA-5075

PROJECT TITLE:

ADM FACILITY EXPANSION

PROJECT ADDRESS:

NANO CT.
ALACHUA, FL 32615

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	12/14/2020
REVIEWED BY:	RSC
DRAWN BY:	TMBC
DESIGNED BY:	RSC

AEI / RSH PROJECT NUMBER:

20952-00 / 501-0877-501

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SEAL:

SHEET TITLE:

OVERALL FLOOR PLAN

SHEET ID:

A-100

PROJECT STATUS:

SITE SUBMITTAL

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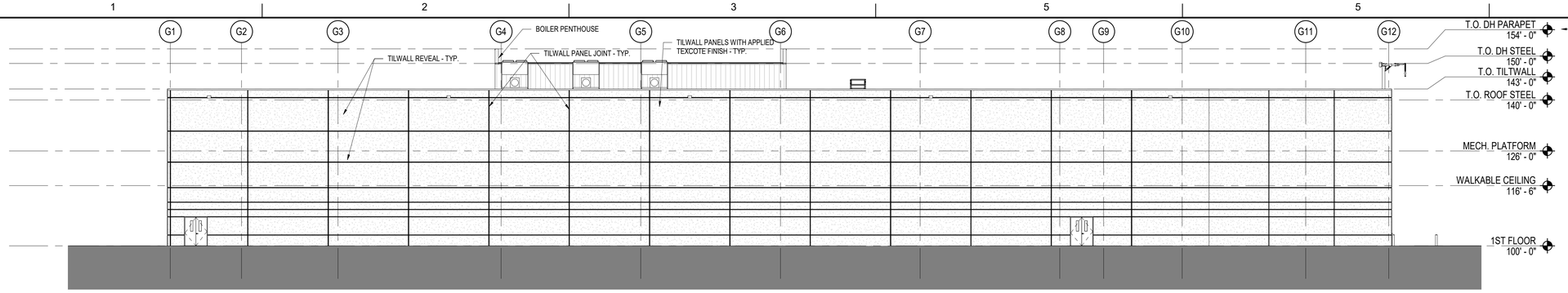
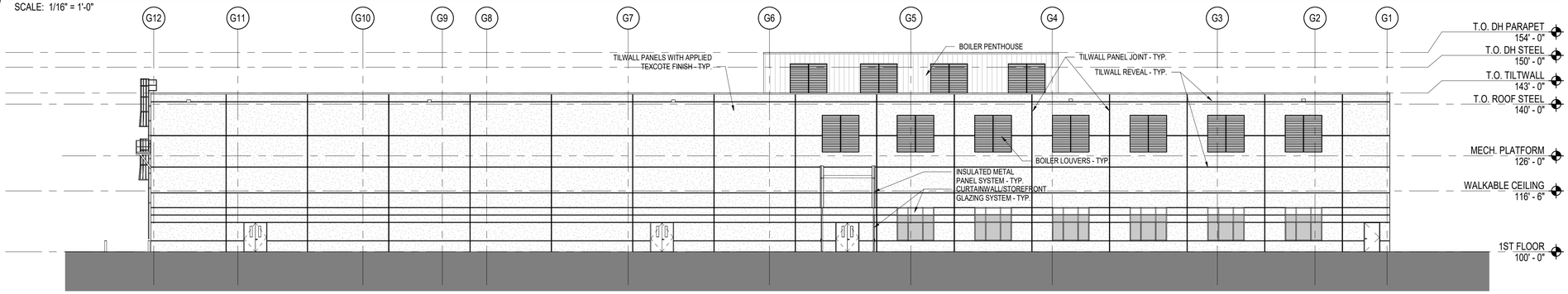


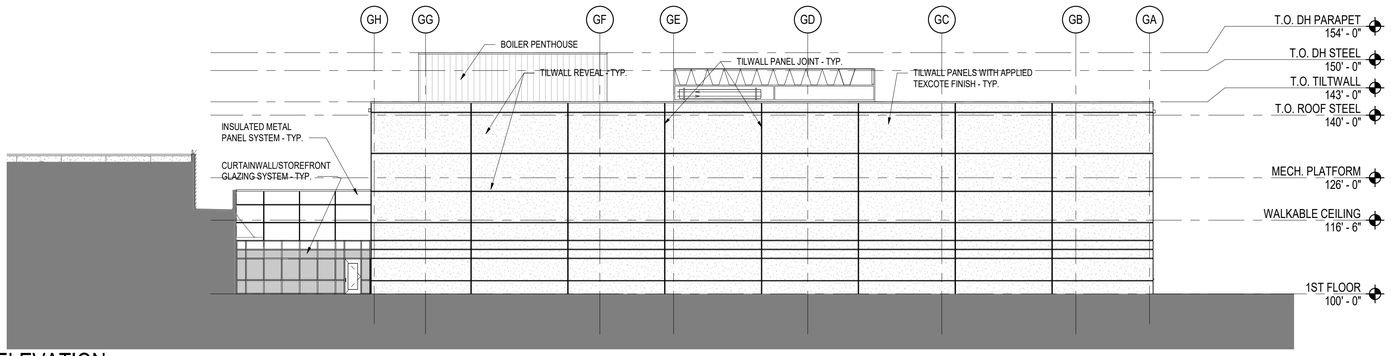
D1 OVERALL NORTH ELEVATION

SCALE: 1/16" = 1'-0"



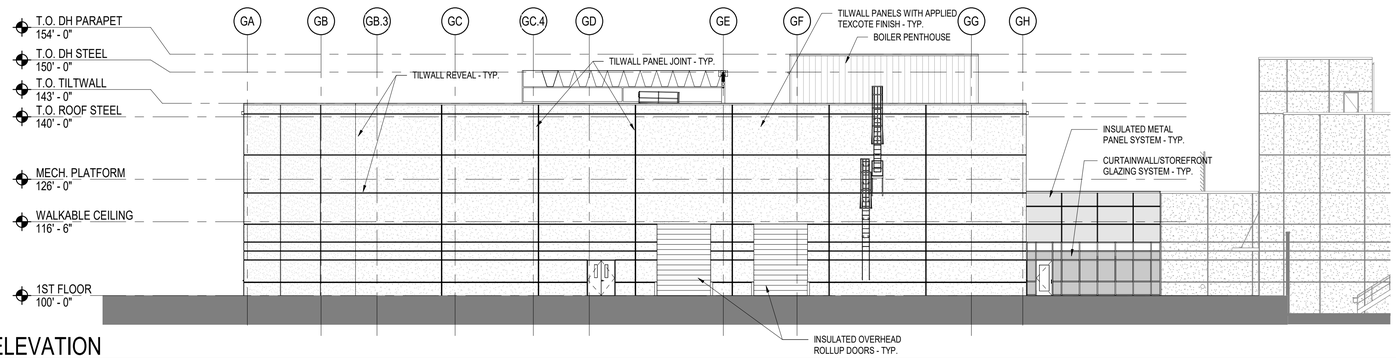
C1 OVERALL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



B1 OVERALL EAST ELEVATION

SCALE: 1/16" = 1'-0"



A1 OVERALL WEST ELEVATION

SCALE: 1/16" = 1'-0"

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est. 1988 FLORIDA CA-5075

PROJECT TITLE:

ADM FACILITY EXPANSION

PROJECT ADDRESS:

NANO CT.
ALACHUA, FL 32615

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	01/11/2021
REVIEWED BY:	RSC
DRAWN BY:	TMBC
DESIGNED BY:	RSC

AEI / RSH PROJECT NUMBER:

20952-00 / 501-0877-501

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SEAL:

SHEET TITLE:

BUILDING ELEVATIONS

SHEET ID:

A-201

PROJECT STATUS:

PRELIMINARY NOT FOR CONSTRUCTION

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1/11/2021 10:04:42 AM BIM 360://5010877501_Project Godzilla/Project Godzilla_AreaG_A_CoreAndShell.rvt

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Ology ADM Facility Expansion
2. Address of Subject Property: 13200 Nano Court
3. Parcel ID Number(s): 03927-012-000 & 03927-011-000
4. Existing Use of Property: Industrial
5. Future Land Use Map Designation : Industrial
6. Zoning Designation: Industrial
7. Acreage: ±28.05

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Daniel Young, P.E. Title: Director of Land Development
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive
   City: Alachua State: Florida ZIP: 32615
   Telephone: (352) 331-1976 FAX: _____ e-mail: daniely@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): SNH Medical Office Properties Trust
   Mailing Address: Two Newton Place 255 Washington St Ste 300
   City: Newton State: MA ZIP: 02458

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Site Plan including but not limited to:
   a. Name, location, owner, and designer of the proposed development.
   b. Zoning of the subject property.
   c. Vicinity map - indicating general location of the site and all abutting streets and properties.
   d. Complete legal description.
   e. Statement of Proposed Uses.
   f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
   g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
   h. Area and dimensions of site.
   i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
   j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
   k. Location and dimensions of all existing and proposed parking areas and loading areas.
   l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

m. Location and size of any lakes, ponds, canals, or other waters and waterways.
n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
o. Location of waste receptacles and detail of waste receptacle screening.
p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
        (a) Calculation of glazing of the front façade.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (d) Sufficient plan detail and calculations of each material utilized in each façade.
q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
        (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) If glazing alternatives are used, calculation of area of alternative materials used.
        (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (e) Color architectural plans depicting the color of all materials used in the façade.
r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
    i. Tabulation of gross acreage.
    ii. Tabulation of density.
    iii. Number of dwelling units proposed.
    iv. Location and percent of total open space and recreation areas.
    v. Floor area of dwelling units.
    vi. Number of proposed parking spaces.
    vii. Street layout.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

2. Stormwater management plan - including the following:

    a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of each building site.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Centerline elevations along adjacent streets.
    f. Water Management District surfacewater management Statement of proposed uses on the site plan

3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.

4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

For commercial project Applications:

a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

Policy 1.5.d

The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.

9. Proof of ownership (i.e., copy of deed.)

10. Proof of payment of taxes.

11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Daniel Young, P.E.

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14th day of December, 2020, by Daniel Young

_____, who is/are personally known to me, or who has/have produced _____

as identification.

SHANNON W BRADDY
MY COMMISSION # GG 233581
EXPIRES: October 28, 2022
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of FL

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13200 NW Nano Ct.

Parcel ID Number(s): 03927-012-000 & 03927-011-000

Acreage: ±23.2 ac.

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Jennifer F. Francis Title: President

Company (if applicable): SNH Medical Office Properties Trust

Mailing Address: Two Newton Place 255 Washington St Ste 300

City: Newton State: MA ZIP: 02458

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Daniel Young, P.E. Title: Director of Engineering, Land Development

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 352-331-1976 FAX: _____ e-mail: DanielY@chw-inc.com

D. REQUESTED ACTION:

Authorization to apply for and obtain permits for this project.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Jennifer F. Francis

President

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Massachusetts County of Middlesex

The foregoing application is acknowledged before me this 22 day of December, 2020, by Jennifer F. Francis

_____, who is/are personally known to me, or who has/have produced Personally Known as identification.

MGolonka

Signature of Notary Public, State of Massachusetts

Michelle Golonka
MY COMMISSION EXPIRES April 11, 2025
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Detail by Entity Name

Declaration of Trust
SNH MEDICAL OFFICE PROPERTIES TRUST

Filing Information

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FEI/EIN Number	NONE
Date Filed	12/17/2008
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Principal Address

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NEWTON, MA 02458

Changed: 01/27/2014

Mailing Address

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NEWTON, MA 02458

Changed: 01/27/2014

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Officer/Director Detail

Name & Address

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NEWTON, MA 02458

Title ASSISTANT SECRETARY

ANDERSON, JACQUELYN S
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NEWTON, MA 02458

Title Trustee

PORTNOY, ADAM D
TWO NEWTON PLACE
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NEWTON, MA 02458

Title PRESIDENT AND CHIEF OPERATING OFFICER

FRANCIS, JENNIFER F
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Title CHIEF FINANCIAL OFFICER AND TREASURER

SIEDEL, RICHARD W, JR.
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Title TRUSTEE

CLARK, JENNIFER B
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Annual Reports

Report Year	Filed Date
2015	07/16/2015

Document Images

11/06/2018 -- Amendment	View image in PDF format
10/31/2018 -- Amendment	View image in PDF format
03/04/2014 -- Amendment	View image in PDF format
12/17/2008 -- Declaration of Trust	View image in PDF format

Florida Department of State, Division of Corporations

MEMORANDUM

Ology – ADM Facility Expansion

20-0175

Professional Consultants

To: City of Alachua

From: Daniel H. Young, P.E.

Date: December 17, 2020

RE: Fire Flow Calculations for Ology ADM Facility Expansion

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code and ISO Guide for Determination of Needed Fire Flow.

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 be protected by an approved automatic fire sprinkler system.

NFPA Calculations:

Building: **Research Lab Building**
Construction Type: II(222)
Fire Flow Area: ±58,000 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 2,500 gpm

Per NFPA 1, 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1,000 gpm.

Required Fire Flow with automatic sprinkler system reduction: 2,500 gpm – 75% = 625 gpm
Required minimum Fire Flow: 1,000 gpm

Available Flow @ 20 psi per test on 9/9/20: 1,975 gpm

ISO Calculations:

Per Chapter 1 of the ISO Guide for Determination of Needed Fire Flow, the needed fire flow for commercial occupancies protected by an automatic fire sprinkler system installed in accordance with the general criteria of NFPA 13, *Standard for Installation of Sprinkler Systems*, is the demand at the base of the automatic sprinkler riser and inside/outside hose stream demand.

The attached memo from the MEP indicates that the maximum sprinkler demand is 1,500 GPM. Therefore, sufficient flow is available per the results from the flow test conducted on September 9, 2020.

Daniel H.Young, P.E.
State of Florida, Professional Engineer, License No. 70780

This item has been digitally signed and sealed by Daniel H. Young, P.E. on the date indicated here. 12/21/2020

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

Daniel H. Young
FL PE #70780

N:\2020\20-0175\Departments\04_Engineering\01_Regulatory Permitting\Utilities\Fire Flow\MEMO 201214 Ology ADM Expansion Fire Flow.docx

Memorandum

Affiliated Engineers, Inc.
Tioga Town Center
12921 SW 1st Road, Suite 205
Newberry, FL 32669
Tel 352.376.5500

To: Daniel Young

From: Andy Peter

CC: Mitchell Mason; Jim Williams

Date: 12-16-2020

Re: Sprinkler Demand: Ology ADMF Expansion Site Plan

Daniel,

Our design criteria for the ADMF Expansion is a wet pipe sprinkler system where the greatest demand is a single zone of Ordinary Hazard, Group 1. The sprinkler demand is 0.15 gpm/sqft over 1500 sqft. Total combined inside and outside hose demand is 250 gpm. We estimate 100% overage based on calculations for the existing ADM system. Total sprinkler demand estimate is:

$$\left(\frac{0.15\ gpm}{\cancel{ft^2}} \times \frac{1500\cancel{ft^2}}{} \times \frac{200}{100}\right) + 250\ gpm = 700\ gpm$$

Refer to the following sections from 6th Edition (2017) Florida Fire Prevention Code [emphasis mine]:

> 18.4.5 Fire Flow Requirements for Buildings
>
> 18.4.5.3 Buildings Other Than One- and Two-Family Dwellings
>
> 18.4.5.3.2 Required fire flow shall be reduced by 75 percent when the building is **protected throughout by an approved automatic sprinkler system**. The resulting fire flow shall **not be less than 1000 gpm** (3785 L/min).
>
> 18.4.5.3.4 Required fire flow for buildings protected by an approved automatic sprinkler system shall **not exceed 2000 gpm** (7571 L/min) for 2 hours.
>
> 18.4.5.4 Required Fire Flow and Automatic Sprinkler System Demand. For a building with an approved fire sprinkler system, **the fire flow demand and the fire sprinkler demand shall not be added together**. The water supply shall be capable of **delivering the larger of the individual demands**.

Rack storage is not anticipated at this time, but for reference the existing ADM rack storage demand was 1142.5 gpm. Based on the code references above, our anticipated design criteria, and calculations for the existing systems on site we believe 1500 gpm is a good estimate for the maximum potential sprinkler demand.

Sincerely,

Andy Peter

Hydrant Flow Test Report

Test Date 09/09/2020 **Test Time** 3:45PM

Location

Alachua Florida Copeland Park Along Nano Court

Tested by

Gator Fire Equipment Co., Inc.
Tested By: Robbie Weaver & Adam Miller
Witnessed By: City of Alachua

Notes

Reading Hydrant along Nano Court
Flowing Hydrant at end of Nano Court

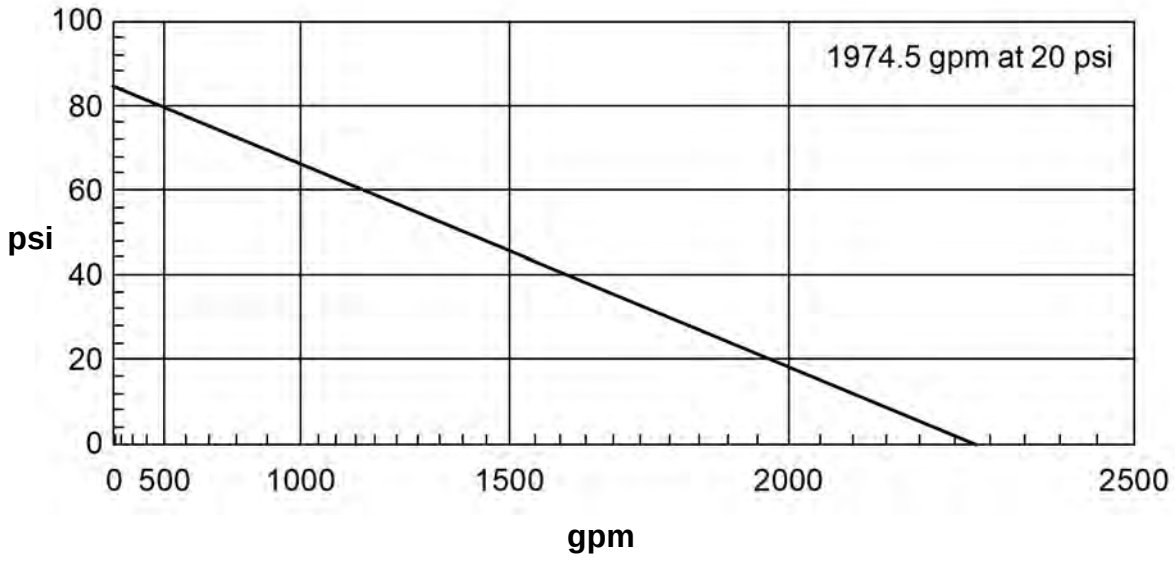
Read Hydrant

85 psi **static pressure**
55 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	15	650 gpm
#2	0	2.5	.9	15	650 gpm
				Total	1300 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

Nano Court Hydrants
Legend
Static/Residual Hydrant
Flow Hydrant
Nano Ct
Google Earth
© 2020 Google
N
400 ft

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	**12/15/2020**
Project:	20-0175 - Ology ADM Facility Expansion	**Engineer:**	**Mitchell Mason**
		Checked By:	**Daniel Young, P.E.**
Location:	13200 Nano Ct Alachua, FL		

Subject Building

Construction Class (p. 4): Masonry Noncombustible Constructio **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 58000 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 58,000 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **3467.979239**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:** 0
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Back:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:** 0
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Left:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:** 0
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Right:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 0
- **Opening Protection in exposure wall:**
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0

Communications (p. 18)

Passageway Opening Protection:	
Construction class of communication (Table 330.B) :	
Is communication open or enclosed?	
Length of communication (in feet):	
Factor for Communications (P_i) from Table 330.B on p.19):	0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

NFF= 3500 x 0.85 x [1 + (0 + 0)

NFF= 2975 gpm

NFF= 3000 gpm (rounded to nearest 500 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

Note: The NFF for commercial occupancies protected by an automatic sprinkler system installed in accordance with the general criteria of NFPA 13, *Standard for Installation of Sprinkler Systems*, is the demand at the base of the automatic sprinkler riser and inside/outside hose stream demand.

Per the MEP, the maximum potential sprinkler demand is 1,500 GPM.

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~December 14, 2020~~ January 11, 2020

RE: ADM Facility Expansion – Comprehensive Plan Consistency Analysis

This Comprehensive Plan Consistency Analysis is submitted for ADM Facility Expansion on Alachua County Tax Parcel 03927-012-000. The parcel is located at the endpoint of Nano Court. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±58,000-square-foot research and development facility, with associated utility infrastructure and additional parking.

The following identifies how this application is consistent with the City's Comprehensive Plan. Language from the Comprehensive Plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element (FLUE)

Objective 1.5: Industrial
The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

The proposed development includes a single ±58,000-square-foot product development laboratory facility. This use is consistent with the Industrial Future Land Use (FLU) category.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

Vehicular access to the site is provided via NW Nano Court. Currently, sidewalks are located along both sides of NW Nano Court. The site will include on-site pedestrian facilities throughout the parking area, connecting to building entrances. A crosswalk will be located where pedestrians need to cross vehicular traffic.

2. Buffering from adjacent existing/potential uses;

Adjacent parcels to the north and east of the project site share the Industrial FLU and Industrial, Light and Warehouse (ILW) zoning designations. Land to the south of the project site has a Public FLU designation and Government Facilities (GF) zoning designation, and land to the west of the project site has the Moderate Density Residential FLU and Residential, Single Family (RSF-3) zoning designation. Per City of Alachua Land Development Regulations Table 6.2-2, a 10' Type C buffer is required when industrial uses are adjacent to government facilities; a 5' Type A buffer is required when industrial uses are adjacent to one another; and a 20' Type D buffer is required when industrial uses are adjacent to residential uses. Per §6.2.2(D)(2)(b), a 5'

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t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

parking area buffer is also required. The proposed development will adhere to these requirements.

3. Open space provisions and balance of proportion between gross floor area and site size;

City of Alachua LDR §6.7.3(A), Table 6.7-1. states that a minimum of 10% of the gross site area shall be designated as open space. The project proposes to designate ±2.7 acres of the ±7.2-acre project site area, or 37.5%, as open space, thus exceeding the 10% minimum requirement. Open space for the parcel as a whole will be ±740,000 square feet, or 60.5% of the entire parcel.

4. Adequacy of pervious surface area in terms of drainage requirements;

The project will connect to an existing drainage system. There is adequate pervious surface area in terms of drainage requirements, as demonstrated in the memorandum regarding impervious area submitted with this application.

5. Placement of signage;

No signage is proposed as part of this application, as this is a building addition to an existing facility. All future on-site signage will be consistent with City of Alachua's LDR §6.5 signage requirements.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

A photometric plan is submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. Onsite lighting is limited to ensure safe navigation of the site, and to deter any unlawful activity after hours. Light placement will not adversely affect surrounding properties.

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;

The on-site parking area was designed for safe on-site circulation, with minimal vehicle and pedestrian conflicts. A sidewalk connection allows pedestrians to safely travel to the building with minimal vehicle conflict. Deliveries are made along the side of the building. Dumpsters are located in the interior of the site.

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;

Per Comprehensive Plan Future Land Use Element Policy 2.4.a, minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. The submitted Landscape Plan designates 10.3% of the ±7.2-acre project site area as landscaped area, meeting the 10% requirement.

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance;

There are no wetlands in the development area, nor are there any of environmental features on-site that warrant protection. There are no known on-site occurrences of historic significance either.

10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and

There are no performance-based zoning requirements being proposed for this site.

11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

This application proposes an additional ±58,000 square feet of floor area on a ±28.06-acre parcel. The existing building has ±165,000 square feet of floor area. Both buildings combined will result in a 0.18 FAR. Therefore, the proposed use does not exceed the permitted 0.50 FAR, applicable to parcels 10 acres or greater.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

The submitted Landscape Plan includes ±10.3% of total site area designated as landscaped area, not inclusive of designated open space area, which demonstrates that the 10% minimum landscaping requirement is satisfied. This ±10.3% is considerate of the ±7.2-acre project site area within the parcel as a whole that is the focus of this application.

Transportation Element (TE)

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

The proposed Research and Development building will not result in a degradation of transportation Level of Service (LOS) standards, as is demonstrated in the complementary concurrency analysis submitted as part of this application. Per LDR section 2.4.14(H)(2)(a), affected roadway segments are those that fall within one-half (½) mile of the parcel's boundaries. CR 2054 is the only affected roadways within this ½ mile radius.

According to the October 2020 Development Monitoring Report made available by City staff, there is more than enough capacity on the affected roadway segment to handle the increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a surplus of available trips.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±58,000 sf of non-residential uses. Per the City of Alachua October 2020 Development Monitoring Report, there is a residual capacity of 709,067 gallons per day. As is demonstrated in the complementary concurrency analysis, this net increase of non-residential uses will not exceed this residual capacity.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

The proposed development will allow a net increase of ±58,000 sf of non-residential uses. Per the City of Alachua October 2020 Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility. As is demonstrated in the complementary concurrency analysis, this net increase of non-residential uses will not exceed this build-out capacity.

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±58,000 sf of non-residential uses. Per the City of Alachua October 2020 Development Monitoring Report, there is a residual capacity of 883,941 gallons per day. As is demonstrated in the complementary concurrency analysis, this net increase of non-residential uses will not exceed this residual capacity.

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~December 14, 2020~~ January 11, 2021

RE: ADM Facility Expansion – Concurrency Impact Analysis

This Concurrency Impact Analysis is submitted for ADM Facility Expansion on for Alachua County Tax Parcel 03927-012-000. The parcel is located at the endpoint of Nano Court. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±58,000-square-foot research and development facility, with associated utility infrastructure and additional parking.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The Concurrency Impact Analysis for this application is based on an **increase of ±58,000 square feet of Research and Development Center space**, ITE Land Use Code 760.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua October 2020 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Trip Generation									
Land Use	ITE Code	Variable Used (GFA)	Am Peak			PM Peak			Daily
			Total	In	Out	Total	In	out	
Research and Development Center	760	58000	24	18	6	44	7	37	798

1. *Source: ITE Trip Generation 10th Edition*

Conclusion: Approval of this application may generate **798 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1 and 2 of this report.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating *less* than 1,000 external average daily trips (ADT) are those within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Table 2 calculates projected impacts on City of Alachua roadways.

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www.chw-inc.com

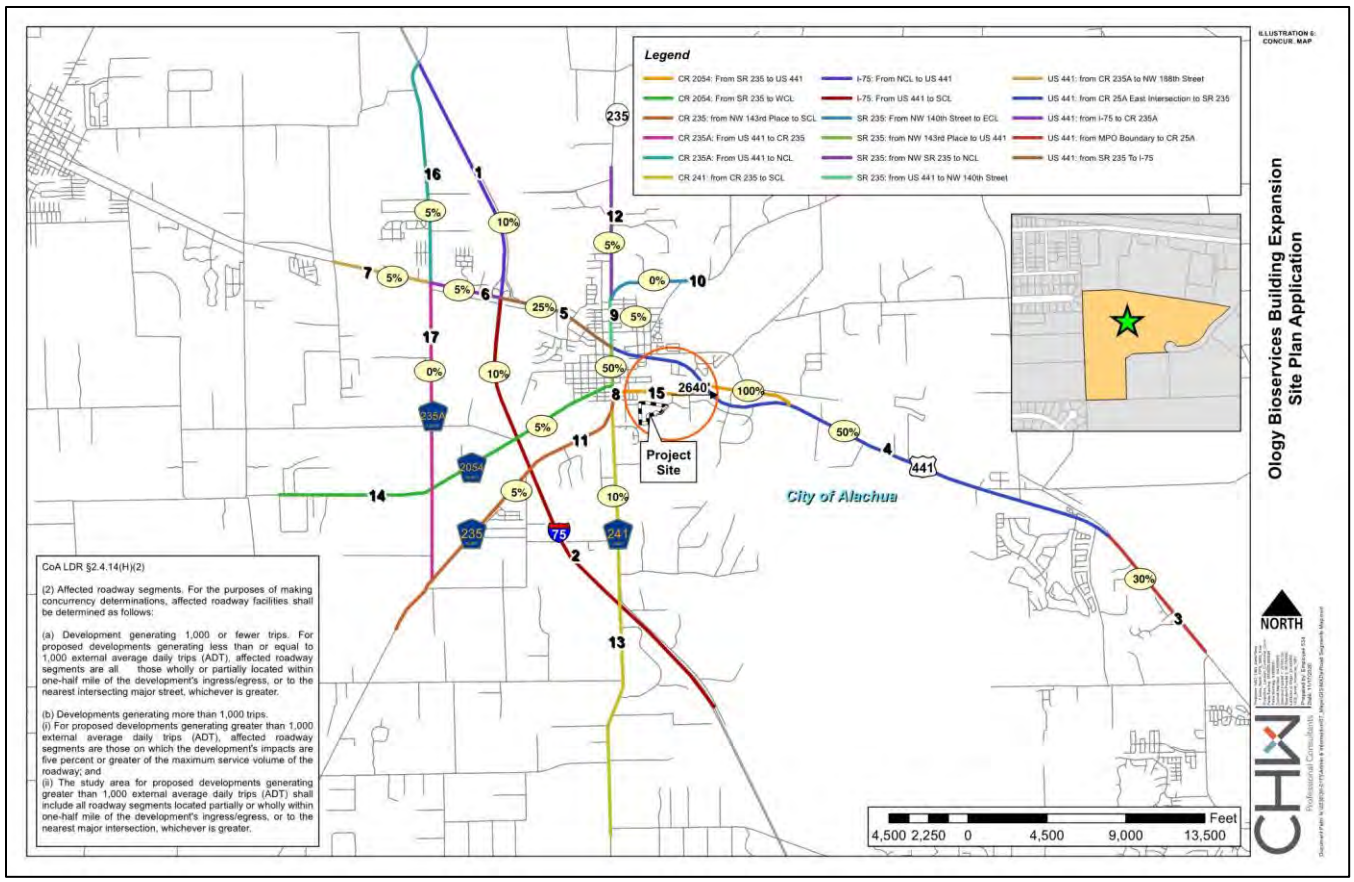

Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is at the end of Nano Court. The center point used for the one-half mile radius measurement was the intersection of CR 2054 and NW 129th Way. Because of the need to use CR 2054 to access the project site, 100% of vehicles are anticipated to utilize this roadway. Trips are anticipated to be generated predominately by employees, who will likely live in the City of Alachua and surrounding communities.

Table 2: Projected Impacts on Roadways

	AADT	PM
Traffic System Category	**Segment 15: CR 2054**	
	From SR 235 and US 441	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,007	354
Reserved Trips[1]	701	73
Available Capacity	11,412	932
Projected Trip Generation[2]	798	44
Available Capacity w/ Application approval	**10,614**	**888**

1. *Source: City of Alachua October 2020 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 100% for Segment 15.*

Conclusion: CR 2054 from SR 235 to US 441 is an affected roadway segment. There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,295,000
Reserved Capacity[1]	121,059
Residual Capacity[1]	883,941
Percentage of Permitted Design Capacity Utilized[1]	61.57%
Projected Potable Water Demand from Proposed Project[2]	21,350
Residual Capacity after Proposed Project	**862,591**

1. *Source: City of Alachua October 2020 Development Monitoring Report*
2. *Source: Memorandum from AEI Affiliated Engineers, Inc.*

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	675,000
Reserved Capacity[1]	115,933
Residual Capacity[1]	709,067
Percentage of Permitted Design Capacity Utilized[1]	52.73%
Projected Potable Water Demand from Proposed Project[2]	8,700
Residual Capacity after Proposed Project	**700,367**

1. *Source: City of Alachua October 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 58,000 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,192.00	7,517.54
Reserved Capacity[1]	8,251.19	1,505.84
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**127.02**

1. *Source: City of Alachua October 2020 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 58,000 sq. ft.) x 365)/2,000)*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

Memorandum

Affiliated Engineers, Inc.
Tioga Town Center
12921 SW 1st Road, Suite 205
Newberry, FL 32669
Tel 352.376.5500

To: Mitchell Mason

From: Andy Peter

CC: Daniel Young

Date: 01-11-2021

Re: Domestic Water Demand: Ology ADMF Expansion Site Plan

Mitchell,

Our design criteria for the ADMF Expansion includes estimates for process water, steam, and domestic water fixtures. We estimate 17,250 gpd of water for process equipment and 4,100 gpd of water for process and heating steam. We estimate 400 Water Service Fixture Units (WSFU) for various plumbing fixtures throughout the facility. The peak rate for process water and steam is estimated at 125 gpm and the peak rate for 400 WSFU is 125 gpm. For reference the existing ADM Facility has roughly the same estimated peak rates and uses 26,000 gpd. 14,000 gpd is used in cooling towers which will not be used in the ADMF expansion.

Sincerely,

Andy Peter

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: January 11, 2021

RE: ADM Facility Expansion –Land Development Regulations §6.6.3 Consistency Analysis

This document is submitted for ADM Facility Expansion on Alachua County Tax Parcel 03927-012-000. The parcel is located at the endpoint of Nano Court. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±58,000-square-foot research and development facility, with associated utility infrastructure and additional parking.

The following identifies how this application is consistent with Land Development Regulations (LDR) §6.6.3. Language from the LDR is provided in normal font, and the consistency statements are provided in **bold font**.

6.6.3 *Residential protection standards.*

A. *General conditions.* As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

1) *Hours of operation and deliveries*. Hours of operation and deliveries.

Use of the structure is anticipated to occur during normal business operating hours—approximately between 9:00 AM and 5:00 PM. Deliveries to the facility will occur during normal operating hours. These deliveries will occur behind the landscaping buffer separating the facility from nearby residential development.

2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.

No adverse impacts, such as noise or glare, will be generated by the use of the proposed facility. Due to the nature of the onsite use, little noise can be expected beyond the slight noise generated by the onsite emergency generators. The berm in the northwest corner of the project site and the landscape buffering along the entire western boundary of the project site will mitigate what noise is produced.

3) *Placement of trash receptacles*. Placement of trash receptacles.

All trash receptacles for the new structure will be placed internally.

4) *Loading and delivery area*. Location of loading and delivery areas.

Delivery areas are located in the northwest portion of the project site. All delivery and loading activity will occur during business hours and will be screened by the landscaping along the western boundary, as well as the berm in the northwest corner of the site.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
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5) *Lighting.* Lighting location, intensity, and hours of illumination.

A photometric plan was submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. The location, intensity, and hours of operation for onsite lighting are designed in order to ensure safe navigation of the site and deter unlawful activity after hours without adversely affecting surrounding properties.

6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

The facility will not have outdoor services or activities. Outdoor utility equipment, excluding the transformers, will be screened by an opaque fence. The transformers will be screened by landscaping buffer along the western boundary of the project site.

7) *Additional landscaping and buffering to mitigate adverse impacts*. Additional landscaping and buffering to mitigate adverse impacts.

No adverse impacts to neighboring residential areas are anticipated. There is landscaping and buffering along the western boundary of the project site to further ensure separation from surrounding properties.

8) *Height restrictions*. Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

The proposed structure will be approximately 54 ft. tall., in compliance with the maximum height permitted in the ILW zoning district—65 ft., per LDR Table 5.1-3. At this height, the building is not expected to impact light. The additional landscaping along the project site's western boundary, as well as the berm in the northwest corner of the property, will further assist in preserving privacy for neighboring residential areas. No views of significant features from public property or nearby rights-of-way will be inhibited by the development proposed.

9) *Preservation of natural lighting and solar access*. Preservation of natural lighting and solar access.

The proposed structure will be approximately 54 ft. in height and will not inhibit access to natural lighting or solar access for adjacent residential areas.

10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.

Any odors or fumes produced within the facility will be controlled internally and will not be detectable outside of the facility.

11) *Paving and parking areas.* Paving to control dust.

All new onsite parking areas will be paved. All existing parking is paved.

12) *Placement or configuration of site design.* Placement or configuration of site design.

The site design, in terms of placement and configuration, is done to minimize impacts of onsite uses to nearby residential areas. The proposed building and parking areas are immediately adjacent to the existing facility and parking.

B. *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

The proposed nonresidential structure is located approximately 300 ft. away from a property boundary of a residential district or single-family or two-family dwelling, exceeding the 100 ft. requirement. In addition, the proposed structure will be approximately 54 ft. tall, thus being more than its height in distance from any residential development.

Mailed Memorandum

MEMORANDUM

Virtual Neighborhood Meeting

20-0175

To:	The Neighbors of Tax Parcel 03927-012-000
From:	Mitchell Mason, EI
Date:	November 25, 2020
RE:	Virtual Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss a Site Plan application for an addition to the Ology Bioservices building on ±23.07 acres (Alachua County Tax Parcel 03927-012-000). The project includes a ±60,000-square-foot research and development facility addition, associated utility infrastructure, and additional parking. The site is located at 13200 Nano Court, Alachua, FL, 32615.

Date: December 10, 2020

Time: 6:00 p.m.

Link: bit.ly/Ology-Expansion-NHM

Contact: Mitchell Mason, EI
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
MitchellM@CHW-inc.com

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

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Mozilla Firefox, Safari, or Microsoft Edge are recommended.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

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Bonnie Flynn
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Alachua FL 32615

Hugh & Jean Calderwood
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Newspaper Advertisement

PUBLIC NOTICE

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

Time: 6:00 p.m. on December 10, 2020
Link: bit.ly/Ology-Expansion-NHM
Instructions: Type the link into the address bar of your web browser. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Mitchell Mason, EI
Address: 11801 Research Drive,
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: MitchellM@CHW-inc.com

7 UF researchers are named science fellows

Sarah Nelson Gainesville Sun
USA TODAY NETWORK

Several University of Florida researchers have been named fellows of the world's largest general scientific society.

This year, seven researchers from UF have been awarded the title of Fellows of the American Association for the Advancement of Science for their work to advance science. This year's group brings UF's total to 59, according to the university.

The seven Fellows, part of 489 chosen across the country, include:

• Geoffrey Dahl, professor of UF/Institute of Food and Agricultural Sciences animal science department. He was elected for his work in lactation biology and environmental physiology. His research demonstrating developmental programming of postnatal function caused by late-gestation heat stress, also earned him the election.

• Rosemary Loria, chair of UF/IFAS plant pathology department. Loria was chosen for her contributions to the field of molecular basis of bacterial disease of plants, particularly the genetics and biochemistry of the plant pathogenic Actinobacteria.

• Rafael Muñoz-Carpena, professor in the department of agricultural and biological engineering. Muñoz-Carpena was elected for his work in hydrological water quality modeling in agricultural systems, particularly for the mechanistic evaluation of agricultural best practices for water protection.

• Eric Triplett, chair of microbiology and cell science department in UF/IFAS. Triplett was chosen for his work in biology — particularly microbial ecology, metagenomics and host-microbe interactions. He's also noted for increasing access to STEM education for underrepresented groups.

• Nathalie Wall, professor in the Herbert Wertheim College of Engineering's Department of Materials Science and Engineering. Wall was chosen for her contribution to the radiochemistry field, particularly her experimental work on the fate of radionuclides in the environment.

• Julie Johnson, dean of UF's College of Pharmacy and professor of pharmacy and medicine. She was elected for her discoveries in cardiovascular drug pharmacogenomics and for advancing the use of genetic data in clinical practice to improve outcomes with drug therapy.

• Thomas Schmittgen, chair of the department of pharmaceutics in the UF College of Pharmacy. He was elected for his contributions to the microRNA biology field, particularly using real time PCR to quantify microRNA expression in tissues, extracellular vesicles, cell lines and tumors.

STATE BRIEFS

Pilot killed in small plane crash at South Florida airport

PEMBROKE PINES – A pilot died when his single-engine plane crashed while trying to land at a small airport in South Florida.

The crash happened shortly after the pilot took off from North Perry Airport in Pembroke Pines on Monday afternoon, officials said. He reported engine trouble and attempted to land while approaching a runway.

No one on the ground was injured, Arlene Satchell, spokeswoman for the Broward County Aviation Department, told news outlets.

The pilot was the only person on board.

The National Transportation Safety Board and the Federal Aviation Administration will investigate the crash.

Off-duty Miami officer fatally shoots man breaking into home

MIAMI – An off-duty Miami police officer fatally shot a man who was attempting to break into a home while his 13-year-old son was inside, investigators said.

The shooting happened Monday afternoon in a West Miami-Dade County neighborhood where the officer's ex-wife lives, news outlets reported.

The teen called his parents and told them someone was trying to break into the back of the house, Miami-Dade police detective Kristopher Welch told WSVN.

"His father, a City of Miami Police officer, responded on scene, confronted the subject, shots were fired," Welch said.

Neighbor Raul Artiles told the television station he heard loud booms. "Somebody shooting with a pistol, like 10 or 13 times."

The 30-year-old suspected robber was taken to a hospital where he died, investigators said. The teen and his father were not injured.

Associated Press

Fraternity

Continued from Page 1A

Delta Theta leaders.

The fraternity is one of four Greek Life organizations at UF facing possible disciplinary action for violating student COVID-19 conduct rules. Fraternities Theta Chi and Beta Theta Pi are on interim suspension. Sorority Delta Gamma is on a "limited activity" directive after the group was said to have held a big/little sister event where many in the crowd weren't wearing masks.

In Phi Delta Theta's health and safety plan required from the university before move-in, chapter leaders wrote that all members are required to wear masks in common areas. Violators could face fines, written reprimands and possible suspension.

No social events besides Rush/New Member education will be allowed to go on in the house, the plan states. House activities are only allowed in common indoor and outdoor spaces — including the basketball court, front lawn, dining room and billiard room.

At a faculty senate meeting last Thursday, UF Health officials shared data showing fraternities and sororities had the highest rates of transmission and positivity rates at 26%. ROTC members followed at 21%, then residence halls with 8%.

FLORIDA LOTTERY RESULTS: VISIT FLALOTTERY.COM OR CALL 850-921-7529.

Florida Lottery
Results are for tickets sold only in Florida

FLORIDA LOTTO
SATURDAY, NOV. 21 5-21-30-32-48-52

DOUBLE PLAY
SATURDAY, NOV. 21 1-11-15-44-45-48
To see payouts on games above, visit flalottery.com.

POWERBALL
SATURDAY, NOV. 21 ..... 11-34-57-60-69 PB: 11 (x2)
5+PB: $192 million (0). Wednesday's jackpot $202M
5 of 5: $1 million (0).
4+PB: $50,000 (0). 4 of 5: $100 (20).
3+PB: $100 (84). 3 of 5: $7 (1,408).

MEGA MILLIONS
FRIDAY, NOV. 20 ..... 26-33-45-61-69 MB: 17 (x3)
5+MB: $188M (0). Tuesday's jackpot $200 million.
5 of 5: $1 million (0). 4+MB: $10,000 (0).
4 of 5: $500 (17). 3+MB: $200 (49).
3 of 5: $10 (1,066). 2+MB: $10 (977)
1+MB: $4 (7,485). MB: $2 (18,829).

JACKPOT TRIPLE PLAY
FRIDAY, NOV. 20 2-8-9-35-39-46
6 of 6: No winners. 5 of 6: $439.50 (27).
4 of 6: $23.50 (1,209). 3 of 6: $1 (21,138).
Combo10+: $10,000 (0). Combo9: $500 (10).
Combo8: $50 (99). Combo7: $20 (579).
Combo6: $10 (3,157) Combo5: $6 (11,573).
Combo4: Free ticket (31,116).

FANTASY 5
MONDAY, NOV. 23 4-9-17-25-34
5 of 5: $43,850 (4). 4 of 5: $95 (297).
3 of 5: $9.50 (5,007). 2 of 5: Free ticket (77,248).

PICK 2, 3, 4, 5
TUESDAY, NOV. 24, MIDDAY
1–7 ..... 5–7–0 ..... 3–1–7–0 0–6–4–1–7

MONDAY, NOV. 23, EVENING
1–0 ..... 9–8–3 ..... 4–5–5–4 9–8–5–1–2

CASH4LIFE
MONDAY, NOV. 23 ..... 5-11-40-55-59 CB: 2
No winners of $1,000 a day or week for life.
4 of 5+CB: $2,500 (4). 4 of 5: $500 (6).
3 of 5+CB: $100 (64). 3 of 5: $25 (192)
2 of 5+CB: $10 (1,164). 2 of 5: $4 (9,484).
1 of 5+CB: Free ticket (7,903).

BIRTHDAYS

Actor **Kathryn Crosby** is 87. Singer **Bob Lind** is 78. Actor-game show host **Ben Stein** is 76. Actor **John Larroquette** is 73. "Dancing With the Stars" judge **Bruno Tonioli** is 65. Singer **Amy Grant** is 60. Singer **Mark Lanegan** (Queens of the Stone Age and Screaming Trees) is 56. Drummer **Scott Mercado** (Candlebox) is 56. Singer **Tim Armstrong** of Rancid is 55. Actor **Steve Harris** ("Friday Night Lights," "The Practice") is 55. Actor **Billy Burke** ("Twilight" films) is 54. Singer **Stacy Lattisaw** is 54. Guitarist **Rodney Sheppard** of Sugar Ray is 54. Rapper-producer **Erick Sermon** is 52. Actor **Jill Hennessy** ("Crossing Jordan") is 51. Actor **Christina Applegate** is 49. Actor **Eddie Steeples** ("My Name Is Earl") is 47. Actor **Kristian Nairn** ("Game of Thrones") is 45. Actor **Jill Flint** ("The Good Wife," "Royal Pains") is 43. Actor **Jerry Ferrara** ("Entourage") is 41. Actor **Valerie Azlynn** ("Sullivan and Son") is 40. Actor **Katie Cassidy** ("Arrow," new "Melrose Place") is 34. Actor **Stephanie Hsu** ("The Marvelous Mrs. Maisel") is 30. Contemporary Christian singer **Jamie Grace** is 29.

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Contact: Mitchell Mason, EI
Address: 11801 Research Drive, Alachua, FL 32615
Phone Number: (352) 331-1976
Email: MitchellM@CHW-inc.com

CHW

TODAY IN HISTORY

Today is Wednesday, Nov. 25, the 330th day of 2020. There are 36 days left in the year.
On this date in:

1963: The body of President John F. Kennedy was laid to rest at Arlington National Cemetery; his widow, Jacqueline, lighted an "eternal flame" at the gravesite.

2001: As the war in Afghanistan entered its eighth week, CIA officer Johnny "Mike" Spann was killed during a prison uprising in Mazar-e-Sharif, becoming America's first combat casualty of the conflict.

2002: President George W. Bush signed legislation creating the Department of Homeland Security, and appointed Tom Ridge to be its head.

2009: Toyota said it would replace the gas pedals on 4 million vehicles in the United States because the pedals could get stuck in the floor mats and cause sudden acceleration.

2016: Fidel Castro, who led his rebels to victorious revolution in 1959, embraced Soviet-style communism and defied the power of 10 U.S. presidents during his half-century of rule in Cuba, died at age 90.

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Workshop Presentation

Ology Bioservices Laboratory Expansion

Site Plan Application

City of Alachua
Neighborhood Meeting
December 10, 2020

CHW

1

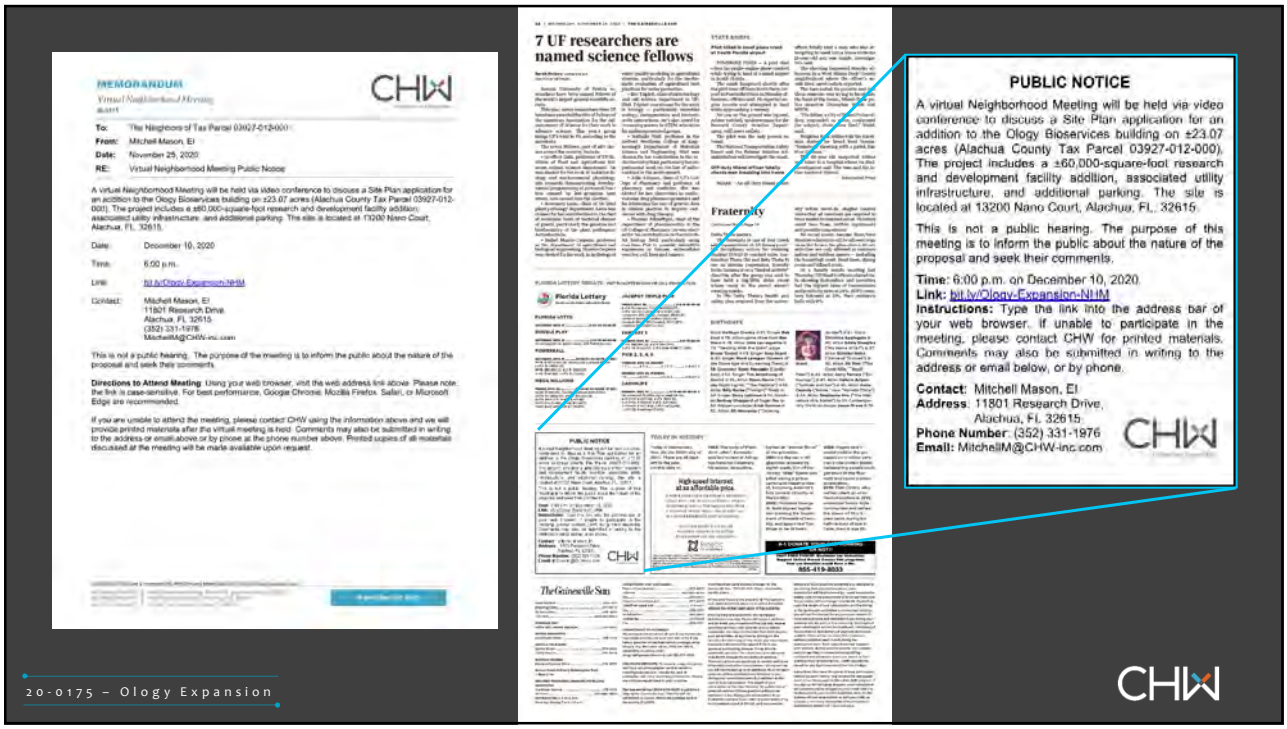
The purpose of the neighborhood meeting:

The City of Alachua requires Site Plan applicants to host a neighborhood meeting.

The purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process.

This meeting provides the applicant with an opportunity to mitigate concerns prior to the application's submission.

2



MEMORANDUM

Virtual Neighborhood Meeting

CHW

To: The Neighbors of Tax Parcel 03927-012-000

From: Mitchell Mason, EI

Date: November 25, 2020

RE: Virtual Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss a Site Plan application for an addition to the Ology Bioservices building on ±23.07 acres (Alachua County Tax Parcel 03927-012-000). The project includes a ±60,000-square-foot research and development facility addition, associated utility infrastructure, and additional parking. The site is located at 13200 Nano Court, Alachua, FL, 32615.

Date: December 10, 2020

Time: 6:00 p.m.

Link: bit.ly/Ology-Expansion-NHM

Contact: Mitchell Mason, EI
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
MitchellM@CHW-inc.com

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

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Mozilla Firefox, Safari, or Microsoft Edge are recommended.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

7 UF researchers are named science fellows

Fraternity

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss a Site Plan application for an addition to the Ology Bioservices building on ±23.07 acres (Alachua County Tax Parcel 03927-012-000). The project includes a ±60,000-square-foot research and development facility addition, associated utility infrastructure, and additional parking. The site is located at 13200 Nano Court, Alachua, FL, 32615.

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

Time: 6:00 p.m. on December 10, 2020
Link: bit.ly/Ology-Expansion-NHM
Instructions: Type the link into the address bar of your web browser. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Mitchell Mason, EI
Address: 11801 Research Drive,
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: MitchellM@CHW-inc.com

CHW

20-0175 – Ology Expansion

3

REQUEST:

Site Plan application

20-0175 – Ology Expansion

4

INTENT:

Develop the site with an additional building, associated utility infrastructure, and additional parking, consistent with City of Alachua Land Development Regulations.

5

SITE PLAN TIMELINE

Dec. 03, 2020	Dec. 10, 2020	Dec. 14, 2020	Dec'20-Feb'21 (tentative)	February 2021 (tentative)	Feb 2021 (tentative)
Pre-application Meeting	Neighborhood Meeting	Submit Site Plan Application	Staff Review	Planning and Zoning Board	City Approval

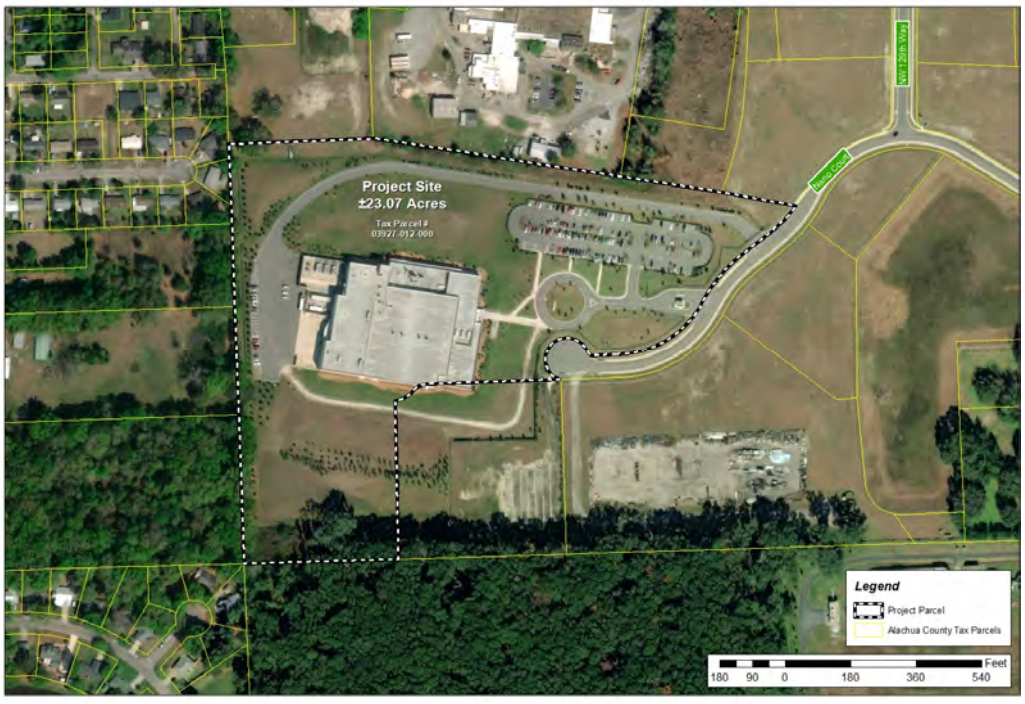
CHW

6

Site Context

7

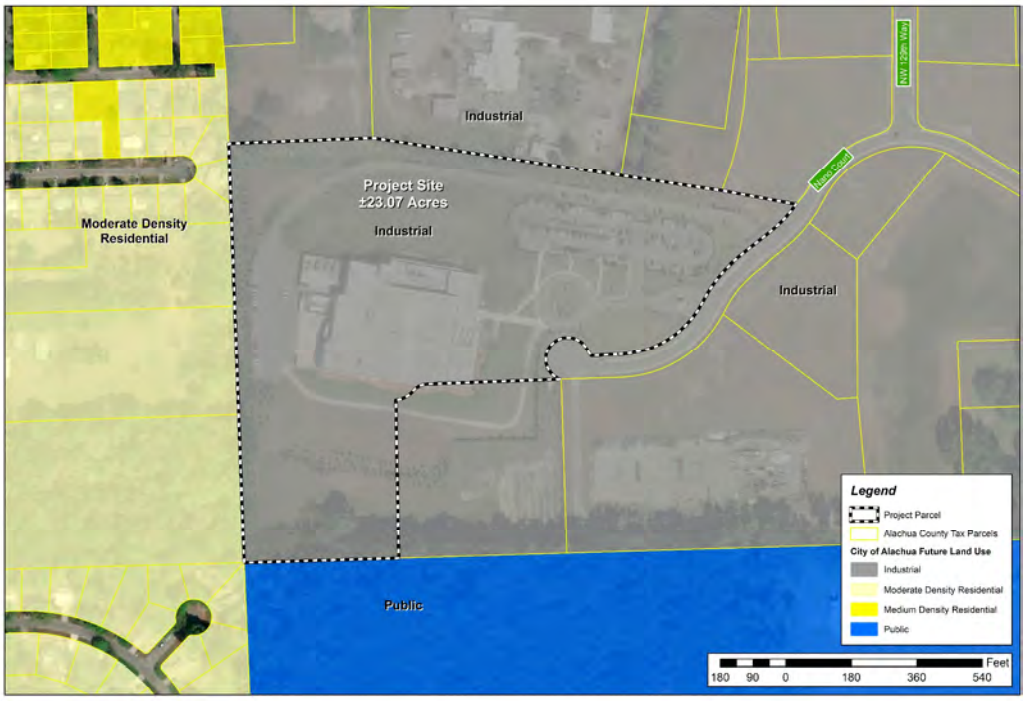
Aerial Map



8

Future Land Use Map

FLU: Industrial

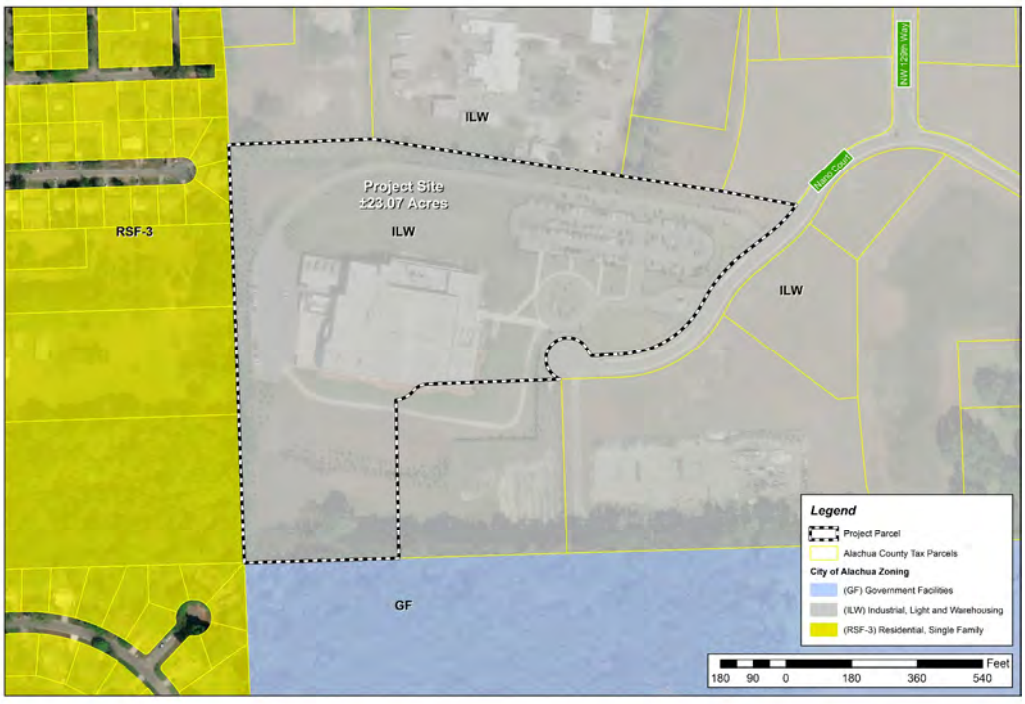


9

Zoning Map

Zoning: Industrial, Light and Warehousing (ILW)

Research facilities of various type permitted in zoning district



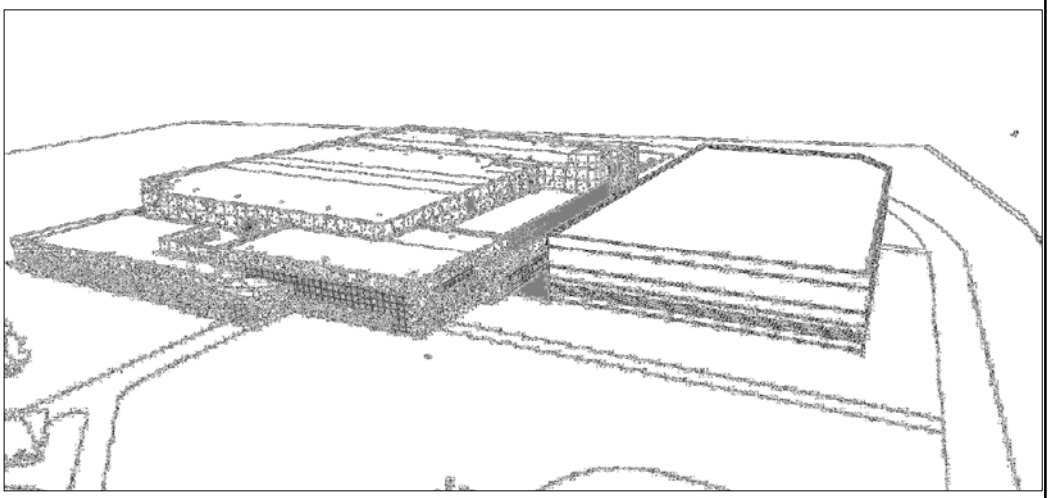
10

Site Plan

- New building
- Additional parking

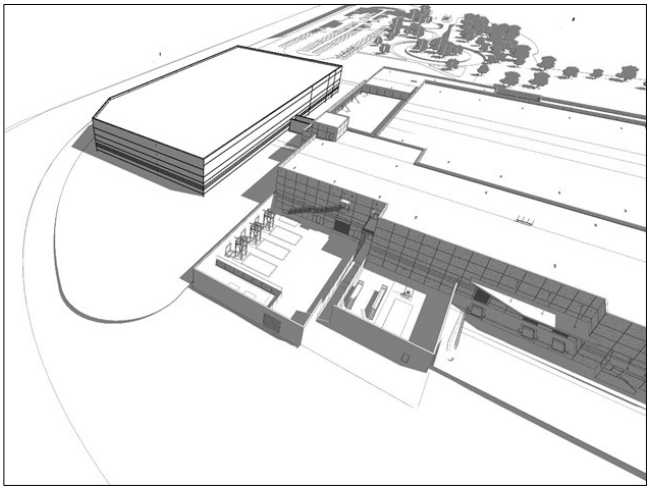
11

Project Perspective – Facing West



12

Project Perspective – Facing Northeast



13

Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: DanielY@chw-inc.com

Professional Consultants

14

Sign-in Sheet

SIGN-IN SHEET

ADM Facility Expansion

20-0175

Professional Consultants

Event: Virtual Neighborhood Meeting

Date/Time: December 10, 2020 @ 6:00 PM

Place: bit.ly/Ology-Expansion-NHM

Re: ADM Facility Expansion – Site Plan Application

	Attendee Name
1	Shenitta Cason-Daniels
2	Mr. Daniels
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

ADM Facility Expansion

20-0175

Event:	Virtual Neighborhood Meeting
Date/Time:	December 10, 2020 @ 6:00 PM
Place:	bit.ly/Ology-Expansion-NHM
Re:	ADM Facility Expansion – Site Plan Application

CHW (Agent) Attendees:	Daniel Young, PE; Mitchell Mason, EI; Seth Wood
Applicant Attendees:	0
Public Attendees:	2

CHW hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the site plan review process; the application's request and intent; maps illustrating the site's regulatory and physical characteristics; and a conceptual layout and renderings, in compliance with City design and development standards. Questions and comments from public attendees are shown below, with agent responses.

Question: What is happening in the existing facility, and what will be happening in the additional facility?
Response: Research and development of products within the pharmaceutical realm.

Question: Will the operations of this facility or the additional facility impact my drinking water?
Response: They will not. All operations will meet all local, state, and federal guidelines. All wastewater is processed and treated before being discharged to the wastewater treatment plant. No water from the facility is going into the soil. Furthermore, the existing facility has backflow preventers, as will the additional facility.

Question: Will this impact my property values?
Response: We cannot speak to impacts on property values. This project is allowed by right on this property due to its zoning.

Comment: I do not want this in my backyard. I am concerned it will affect my health.
Response: Thank you for your comment.

Comment: I can see and hear activities of the existing facility from my backyard. Can a privacy fence be built?
Response: There is a berm in the northwest corner of the site, and trees have been planted for aesthetics and noise mitigation. There should not be much noise coming from the existing facility or the additional facility being proposed. The construction of the additional facility will bring some temporary noise. There are also emergency generators on the property, as some items inside the facility must be kept cold at all times. These may also make some noise. If there are still noise and visual issues, we will ask the applicant to reach out to you to discuss how to rectify these issues.

The meeting was adjourned at approximately 6:30 p.m.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

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BOOK 4463 PAGE 842
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Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 734889
Doc Stamp-Mort: $0.00
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Intang. Tax: $0.00

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Louis A. Monti, Esquire
Sullivan & Worcester LLP
One Post Office Square
Boston, Massachusetts 02109

Tax Parcel I.D. (Folio) No: 03927-011-000

SPECIAL WARRANTY DEED

NANO ADM, LLC, a Delaware limited liability company ("Grantor"), whose post office address is 13200 Nano Court, Alachua, Florida 32615, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, sell and convey unto **SNH MEDICAL OFFICE PROPERTIES TRUST**, a Maryland real estate investment trust ("Grantee"), whose post office address is Two Newton Place, 255 Washington Street, Suite 300, Newton, Massachusetts 02458, all that certain land located in Alachua County, Florida, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all easements, restrictions, encumbrances and other matters of record, insofar as same are in force and effect (the "Permitted Encumbrances") but reference to same shall not operate to reimpose same.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Encumbrances, unto Grantee and Grantee's successors and assigns in fee simple forever.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other.

EXECUTED on the date set forth in the acknowledgment attached hereto, to be effective upon delivery.

GRANTOR:

NANO ADM, LLC
a Delaware limited liability company

By: _____
James D. Talton
Managing Director

_____
Witness Signature
Print Name: Andrea Crotteau

_____
Witness Signature
Print Name: William J. Golsby

NANO ADM, LLC
a Delaware limited liability company

By: _____
James M. Matthew
Managing Director

_____
Witness Signature
Print Name: Andrea Crotteau

_____
Witness Signature
Print Name: William J. Golsby

STATE OF Florida
COUNTY OF Alachua

*3 May 2016

Before me, the undersigned authority duly authorized to take oaths and acknowledgments, personally appeared James M. Matthew known to me to be a Managing Director of NANO ADM, LLC, a Delaware limited liability company, and he acknowledged executing the foregoing instrument under authority duly vested in him by said company as the free act and deed of said company for the purposes therein expressed.

SABINE ABRAMSON
Notary Public - State of Florida
Commission # FF 962599
My Comm. Expires Feb 18, 2020

Notary Public, State of Florida
Printed Name: Sabine Abramson
My Commission Expires: Feb 18, 2020

STATE OF Florida
COUNTY OF Alachua

*3 May 2016

Before me, the undersigned authority duly authorized to take oaths and acknowledgments, personally appeared James D. Talton known to me to be a Managing Director of NANO ADM, LLC, a Delaware limited liability company, and he acknowledged executing the foregoing instrument under authority duly vested in him by said company as the free act and deed of said company for the purposes therein expressed.

SABINE ABRAMSON
Notary Public - State of Florida
Commission # FF 962599
My Comm. Expires Feb 18, 2020

Notary Public, State of Florida
Printed Name: Sabine Abramson
My Commission Expires: Feb 18, 2020

EXHIBIT A

Legal Description

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°09'48" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF LAND AS DESCRIBED IN EXHIBIT "A" OF SAID OFFICIAL RECORDS BOOK 2336, PAGE 2030; THENCE CONTINUE SOUTH 89°08'48" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23; THENCE SOUTH 88°56'13" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4) OF SAID SECTION 23, A DISTANCE OF 640.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°56'13" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.13 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°03'47" WEST, A DISTANCE OF 437.29 FEET TO A POINT ON THE SOUTHERLY LINE OF A 60 FOOT WIDE INGRESS/EGRESS AND PUBLIC UTILITIES EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3416, PAGE 742 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 73.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°52'50" EAST, 54.57 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTH LINE; (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°53'46", AND ARC DISTANCE OF 55.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 52.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°26'05" EAST, 43.14 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49"00'16", AN ARC DISTANCE OF 44.48 FEET TO THE POINT OF TANGENCY; (3) THENCE NORTH 88°56'13" EAST, A DISTANCE OF 367.29 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 01°03'47" EAST, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING .

AND

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88°59'32" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°09'48" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF LAND AS DESCRIBED IN EXHIBIT "A" OF SAID OFFICIAL RECORDS BOOK 2336, PAGE 2030; THENCE SOUTH 89°08'48" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 23; THENCE SOUTH 88°56'13" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4) OF SAID SECTION 23, A DISTANCE OF 1095.69 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3836, PAGE 988 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°56'13" WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4), A DISTANCE OF 430.94 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE 1/4 OF NW 1/4); THENCE NORTH 01°26'08" WEST, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE QUARTER (NE 1/4 OF NW 1/4), A DISTANCE OF 1154.45 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4020, PAGE 570 OF SAID PUBLIC RECORDS; THENCE NORTH 88°35'17" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 397.42 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2340, PAGE 1962 OF SAID PUBLIC RECORDS; THENCE SOUTH 80°26'24" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 690.69 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2330, PAGE 1452 OF SAID PUBLIC RECORDS; THENCE SOUTH 80°36'43" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ITS EASTERLY PROJECTION, A DISTANCE OF 487.09 FEET TO A POINT ON THE NORTHERLY LINE OF A 60 FOOT WIDE INGRESS, EGRESS, AND PUBLIC UTILITIES EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3416, PAGE 742 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY,

HAVING A RADIUS OF 333.89 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°08'20" WEST, 100.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 17°21'16", AN ARC DISTANCE OF 101.13 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51°48'20" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 110.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°23'25" WEST, 155.51 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 24°56'47", AN ARC DISTANCE OF 156.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°55'22" WEST, 278.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 62°02'55", AN ARC DISTANCE OF 292.40 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°56'17" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 163.63 FEET TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EASTERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3836, PAGE 988; THENCE SOUTH 01°04'43" EAST, ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE SOUTHERLY LINE OF SAID 60 FOOT WIDE INGRESS, EGRESS, AND PUBLIC UTILITIES EASEMENT; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY LINE AND NORTHERLY LINE; (1) THENCE SOUTH 88°54'01" WEST, A DISTANCE OF 367.18 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 52.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°27'17" WEST, 43.17 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°03'23", AN ARC DISTANCE OF 44.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 73.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°54'10" WEST, 54.61 FEET; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°55'38", AN ARC DISTANCE OF 55.97 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3836, PAGE 988; THENCE SOUTH 01°04'08" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 437.28 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW ¼ OF NE ¼) OF SAID SECTION 23, FOR THE POINT OF REFERENCE; THENCE SOUTH 88° 59' 32" WEST, ALONG THE SOUTH LINE

OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW ¼ OF THE NE ¼) OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 09' 48" WEST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW ¼ OF NE ¼) OF SAID SECTION 23, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF LAND AS DESCRIBED IN EXHIBIT "A" OF SAID OFFICIAL RECORDS BOOK 2336, PAGE 2030; THENCE SOUTH 89° 08' 48" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW ¼ OF NE ¼) OF SAID SECTION 23; THENCE SOUTH 88° 56' 13" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE ¼ OF NW ¼) OF SAID SECTION 23, A DISTANCE OF 640.49 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3836, PAGE 988 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTH LINE, NORTH 01° 04' 43" WEST, ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 480.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 14, SAID CORNER BEING THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 1° 04' 43" WEST ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF LOT 14, A DISTANCE OF 60.00 FEET TO THE NORTHERLY LINE OF A 60 FOOT WIDE INGRESS, EGRESS AND PUBLIC UTILITIES EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3416, PAGE 742 OF SAID PUBLIC RECORDS; THENCE NORTH 88° 55' 06" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 86.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 45.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 33° 28' 12" WEST, 18.77; THENCE DEPARTING SAID NORTHERLY LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 04' 36", AN ARC DISTANCE OF 18.91 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45° 32' 24" WEST, 110.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 226° 03' 25", AN ARC DISTANCE OF 236.73 FEET TO THE NORTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3836, PAGE 988; THENCE NORTH 88° 56' 13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 3.79 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED LANDS CONTAIN 6,921 SQUARE FEET, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR DRAINAGE CREATED IN DRAINAGE EASEMENT RECORDED IN BOOK 4398, PAGE 1838, OFFICIAL RECORDS.

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

(B2001307; 3)

J. K. Irby, Circuit and County Court Clerk, Alachua County, Florida, certifies this is a true copy of the document of record in this office, which may have been redacted as required by law. Witness my hand and seal on September 28, 2016
J. K. Irby, Clerk, Circuit and County Court
By: Deputy Clerk

ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGE • COMMITMENT • TEAMWORK • CUSTOMER FOCUS

Parcel Summary

Parcel ID	03927-011-000
Prop ID	15527
Location Address	
Neighborhood/Area	PROGRESS CENTER (233223.50)
Subdivision	
Brief Legal Description*	COM SE COR OF NW1/4 OF NE1/4 S 88 DEG 59 MIN 32 SEC W 40 FT S 89 DEG 09 MIN 48 SEC W 1280.55 FT S 88 DEG 56 MIN 13 SEC W 640.56 FT POB S 88 DEG 56 MIN 13 SEC W 455.13 FT N 01 DEG 03 MIN 47 SEC W 437.29 FT NELY ALG CURVE 55.93 FT NELY ALG CURVE 44.48 FT N (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT INDUSTRIAL (04000)
Sec/Twp/Rng	23-08-18
Tax District	ALACHUA (District 1006)
Millage Rate	22.1970
Acreage	4.960
Homestead	N

View Map

Owner Information

SNH MEDICAL OFFICE PROPERTIES TRUST
TWO NEWTON PLACE
255 WASHINGTON ST STE 300
NEWTON, MA 02458

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$540,145	$540,145	$540,100	$594,200	$215,800
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$540,145**	**$540,145**	**$540,100**	**$594,200**	**$215,800**
Assessed Value	$540,145	$540,145	$540,100	$594,200	$215,800
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$540,145	$540,145	$540,100	$594,200	$215,800
Maximum Save Our Homes Portability	$0	$0	$0	$0	$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

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Frontage	Depth	Zoning
4000	VACANT INDUSTRIAL	4.96	216058	0	0	ILW

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee
9/26/2016	$45,000,000	MS	4463	0842	30 - AFFILIATED PARTIES	Vacant	NANO ADM LLC	SNH MEDICAL OFFICE PROPERTIES
5/3/2016	$0	MS	4429	1156	11 - CORRECTIVE DEED	Vacant		SNH MEDICAL OFFICE PROPERTIES
7/2/2013	$480,000	WD	4210	282	37 - NOT EXPOSED TO OPEN MKT	Vacant	SPEAR COPELAND LLC	NANO ADM LLC
10/20/2008	$310,700	WD	3836	988	Q - QUALIFIED	Vacant	ADC DEVELOPMENT & INVESTMENT G	SPEAR COPELAND LLC

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

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
11-15-4555	FIRE SPR. SYS.	Yes	No	11/18/2015	$100
12-14-3921	COMM REMODEL PERMIT	Yes	No	12/9/2014	$100
10-14-3824	MECHANICAL	Yes	No	10/1/2014	$3,206,880
A7-14-3706	MECHANICAL	Yes	No	7/21/2014	$1,000
A7-14-3707	MECHANICAL	Yes	No	7/21/2014	$1,000
3-14-3486	COMM REMODEL PERMIT	Yes	No	4/15/2014	$12,336
4-14-3521	COMM REMODEL PERMIT	Yes	No	4/15/2014	$7,500,000
3-14-3485	FIRE SPR. SYS.	Yes	No	4/8/2014	$461,510
11-13-3323	COMMERCIAL BUILDING	Yes	No	12/10/2013	$0

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. Their website is: https://growth-management.alachuacounty.us/Building/Permits

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, 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

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/21/2020, 5:16:05 AM

Version 2.3.99

ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGE • COMMITMENT • TEAMWORK • CUSTOMER FOCUS

Parcel Summary

Parcel ID	03927-012-000
Prop ID	105001
Location Address	13200 NW NANO CT ALACHUA, FL 32615
Neighborhood/Area	PROGRESS CENTER (233223.50)
Subdivision	
Brief Legal Description*	COM SE COR OF NW1/4 OF NE1/4 S 88 DEG 59 MIN 32 SEC W 40 FT S 89 DEG 09 MIN 48 SEC W 824.69 FT S 89 DEG 08 MIN 48 SEC W 455.86 FT S 88 DEG 56 MIN 13 SEC W 1095.69 FT POB S 88 DEG 56 MIN 13 SEC W 430.94 FT N 01 DEG 26 MIN 08 SEC W 1154.45 FT N 88 DEG 35 MI (Note: *The Description above is not to be used on legal documents.)
Property Use Code	LIGHT MFG (04100)
Sec/Twp/Rng	23-08-18
Tax District	ALACHUA (District 1006)
Millage Rate	22.1970
Acreage	23.240
Homestead	N

View Map

Owner Information

SNH MEDICAL OFFICE PROPERTIES TRUST
TWO NEWTON PLACE
255 WASHINGTON ST STE 300
NEWTON, MA 02458

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$32,419,466	$32,442,301	$32,818,800	$32,823,200	$6,900
Land Value	$2,530,836	$2,530,836	$2,530,800	$2,764,800	$1,004,000
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$34,950,302**	**$34,973,137**	**$35,349,600**	**$35,588,000**	**$1,010,900**
Assessed Value	$34,950,302	$34,973,137	$35,349,600	$35,588,000	$1,010,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$34,950,302	$34,973,137	$35,349,600	$35,588,000	$1,010,900
Maximum Save Our Homes Portability	$0	$0	$0	$0	$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

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Frontage	Depth	Zoning
4100	LIGHT MANUFACTURING	23.24	1012334.4	0	0	ILW

Building Information

Type	LABORATORY	**Heat**	04-ELECTRIC
Total Area	146,258	**HC&V**	11-ENG STEAM
Heated Area	125,468	**HVAC**	05-CHILLED WATER
Exterior Walls	23-REINF CONCRETE	**Bathrooms**	
Interior Walls	05-DRYWALL	**Bedrooms**	
Roofing	02-ROLLED COMP	**Total Rooms**	
Roof Type	09-RIGID FR/JOIST	**Stories**	1.0
Frame	06-FIREPROOF STL	**Actual Year Built**	2016
Floor Cover	11-CLAY TILE; 16-EPOXY STRIP	**Effective Year Built**	2016

Type	SOH MISC	**Heat**	
Total Area	314,884	**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**	2016

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	125,468	2016	6	8010	LABORATORY	$0
UUS	UNFIN UPPER STORY	20,790	2016	6	8010	LABORATORY	$0

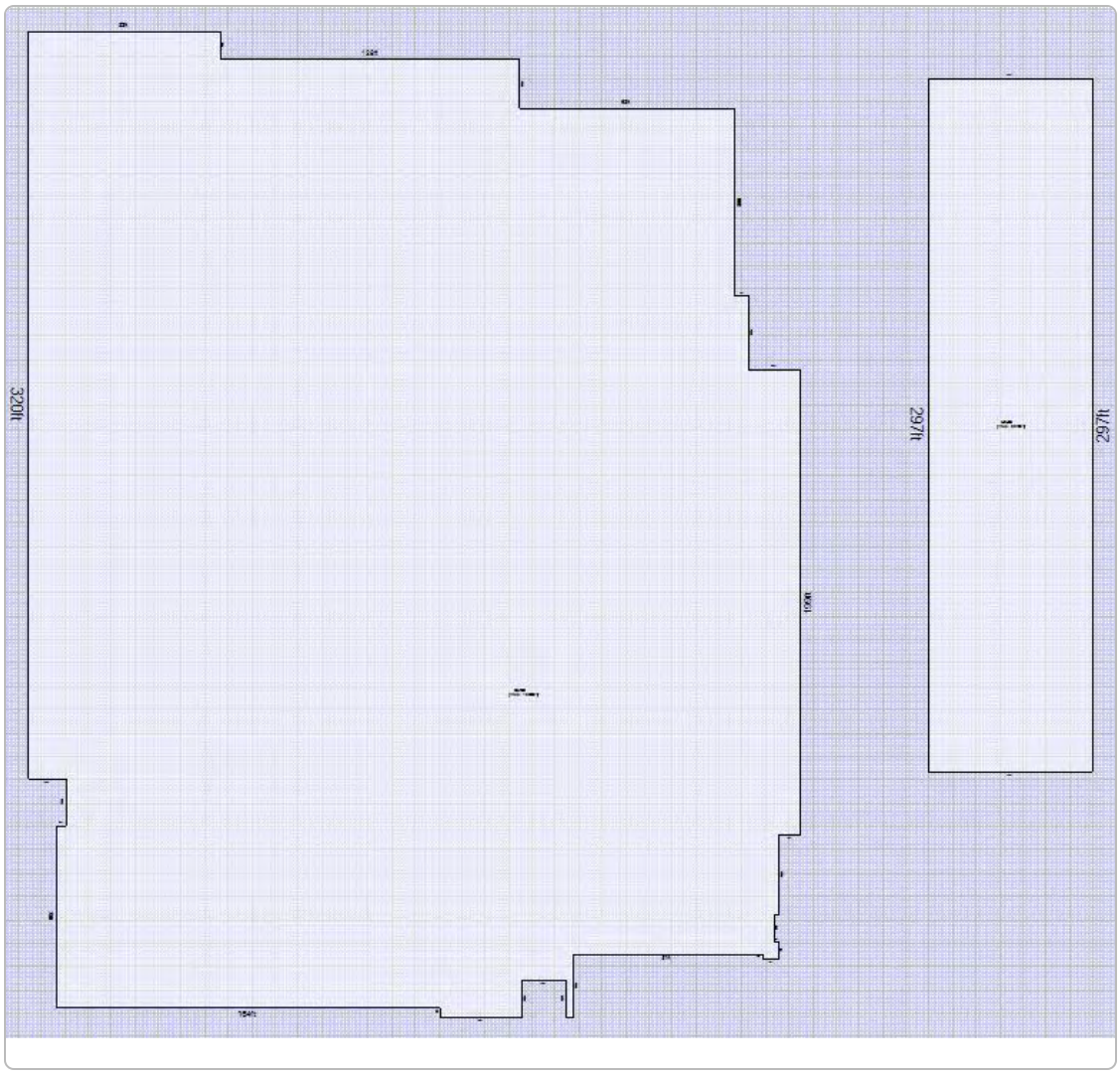
Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3800	DRIVE/WALK	15,328	2016		C1	COMM	$18,394
3840	ELEVATOR	1	2016		C6	COMM	$65,100
3900	FIRE PRO/COMM-INTERIOR	146,258	2016		C2	COMM	$301,657
4421	LIGHTS C	40	2016		C1	COMM	$22,700
4421	LIGHTS C	6	2016		C1	COMM	$0
4680	PAVING 1	153,251	2016		C1	COMM	$132,179

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee
9/26/2016	$45,000,000	MS	4463	0842	30 - AFFILIATED PARTIES	Improved		SNH MEDICAL OFFICE PROPERTIES
5/3/2016	$0	MS	4429	1156	11 - CORRECTIVE DEED	Improved		SNH MEDICAL OFFICE PROPERTIES
10/15/2013	$2,106,800	SD	4234	1566	37 - NOT EXPOSED TO OPEN MKT	Vacant	ADC DEVELOPMENT & INVESTMENT G	NANO ADM LLC

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

Sketches



Map

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

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User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/8/2020, 10:27:12 AM

Version 2.3.97

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County

2020 REAL ESTATE 105001

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03927 012 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

UNASSIGNED LOCATION RE

COM SE COR OF NW1/4 OF NE1/4 S 88 DEG 59 MIN 32 SEC W
See Additional Legal on Tax Roll

SNH MEDICAL OFFICE PROPERTIES TRUST
TWO NEWTON PLACE
255 WASHINGTON ST STE 300
NEWTON, MA 02458

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	34,950,302	0	34,950,302	275,880.21
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	34,950,302	0	34,950,302	39,455.40
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	34,950,302	0	34,950,302	52,425.45
SCHL DISCRNRY & CN (S01)	0.7480	34,950,302	0	34,950,302	26,142.83
SCHL GENERAL	3.6670	34,950,302	0	34,950,302	128,162.76
SCHOOL VOTED (S01)	1.0000	34,950,302	0	34,950,302	34,950.30
SUWANNEE RIVER WATER MGT DIST	0.3696	34,950,302	0	34,950,302	12,917.63
17 CITY OF ALACHUA	5.3900	34,950,302	0	34,950,302	188,382.13
CHILDREN'S TRUST	0.5000	34,950,302	0	34,950,302	17,475.15

TOTAL MILLAGE	22.1970	AD VALOREM TAXES	$775,791.86

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
C550	550 COUNTY FIRE SERVICES	1.000	Varies	49,548.63

NON-AD VALOREM ASSESSMENTS	$49,548.63

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$825,340.49

If Paid By	Nov 30, 2020	Dec 31, 2020	Jan 31, 2021	Feb 28, 2021	Mar 31, 2021
Please Pay	$792,326.87	$800,580.28	$808,833.68	$817,087.09	$825,340.49

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 REAL ESTATE 105001

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03927 012 000	UNASSIGNED LOCATION RE	

SNH MEDICAL OFFICE PROPERTIES TRUST
TWO NEWTON PLACE
255 WASHINGTON ST STE 300
NEWTON, MA 02458

IF PAID BY	PLEASE PAY
☐ Nov 30, 2020	$792,326.87
☐ Dec 31, 2020	$800,580.28
☐ Jan 31, 2021	$808,833.68
☐ Feb 28, 2021	$817,087.09
☐ Mar 31, 2021	$825,340.49

1 03927012000 2020 2

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County

2019 PAID REAL ESTATE 15527

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03927 011 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

UNASSIGNED LOCATION RE

COM SE COR OF NW1/4 OF NE1/4 S 88 DEG 59 MIN 32 SEC W
See Additional Legal on Tax Roll

SNH MEDICAL OFFICE PROPERTIES TRUST
TWO NEWTON PLACE
255 WASHINGTON ST STE 300
NEWTON, MA 02458

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2729	540,145	0	540,145	4,468.57
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1825	540,145	0	540,145	638.72
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	540,145	0	540,145	810.22
SCHL DISCRNRY & CN (S01)	0.7480	540,145	0	540,145	404.03
SCHL GENERAL	3.8960	540,145	0	540,145	2,104.40
SCHOOL VOTED (S01)	1.0000	540,145	0	540,145	540.15
SUWANNEE RIVER WATER MGT DIST	0.3840	540,145	0	540,145	207.42
17 CITY OF ALACHUA	5.3900	540,145	0	540,145	2,911.38
CHILDREN'S TRUST	0.5000	540,145	0	540,145	270.07
TOTAL MILLAGE	22.8734		**AD VALOREM TAXES**		$12,354.96

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
C550	550 COUNTY FIRE SERVICES	1.000	Varies	83.34
NON-AD VALOREM ASSESSMENTS				$83.34

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $12,438.30

If Paid By	Mar 31, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2019 PAID REAL ESTATE 15527

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03927 011 000	UNASSIGNED LOCATION RE	

SNH MEDICAL OFFICE PROPERTIES TRUST
TWO NEWTON PLACE
255 WASHINGTON ST STE 300
NEWTON, MA 02458

IF PAID BY	PLEASE PAY
☐ Mar 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 19-0133553 $12,438.30 Paid 03/20/2020

December 14, 2020

Suwannee River Water Management District
Resource Management
9225 CR 49
Live Oak, Florida 32060

Re: Ology ADM Facility Expansion
ERP No. 206572

Dear Staff:

Please find the following attached:

- Post Development Master Plan with existing and proposed impervious area
- Development Plans

The above items are submitted to request a permit determination for the above-mentioned project. The Ology ADM Facility Expansion project site is located at 13200 NW Nano Ct. on tax parcel 03927-012-000 in Alachua, Florida. The project proposes the construction of a ±58,000 SF and research and development building with associated parking, storm sewer, and utility infrastructure. The proposed building addition is located north of the existing Ology facility and additional parking spaces are proposed on the western side of the existing parking lot.

This project is a part of the existing Copeland Industrial Park site, which has been previously permitted under Permit No. ERP99-0337. Based on the existing permit, the project will impact one of the previously permitted watersheds on site, DA-1, which discharges into the stormwater management facility SMF-1, located south of the project site. This facility has been permitted to allow for ±31.76 acres of impervious area.

Per ERP No. 206572-7, ±16.51 acres of impervious area have been constructed or permitted within the watershed to date. This project proposes the addition of ±2.04 acres of impervious area. The existing and proposed impervious area totals ±18.55 acres within DA-1, which is less than ±31.76 acres of permitted impervious area. Therefore, the Ology ADM Facility Expansion project is compliant with the previous permit.

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 331-1976 or at daniely@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

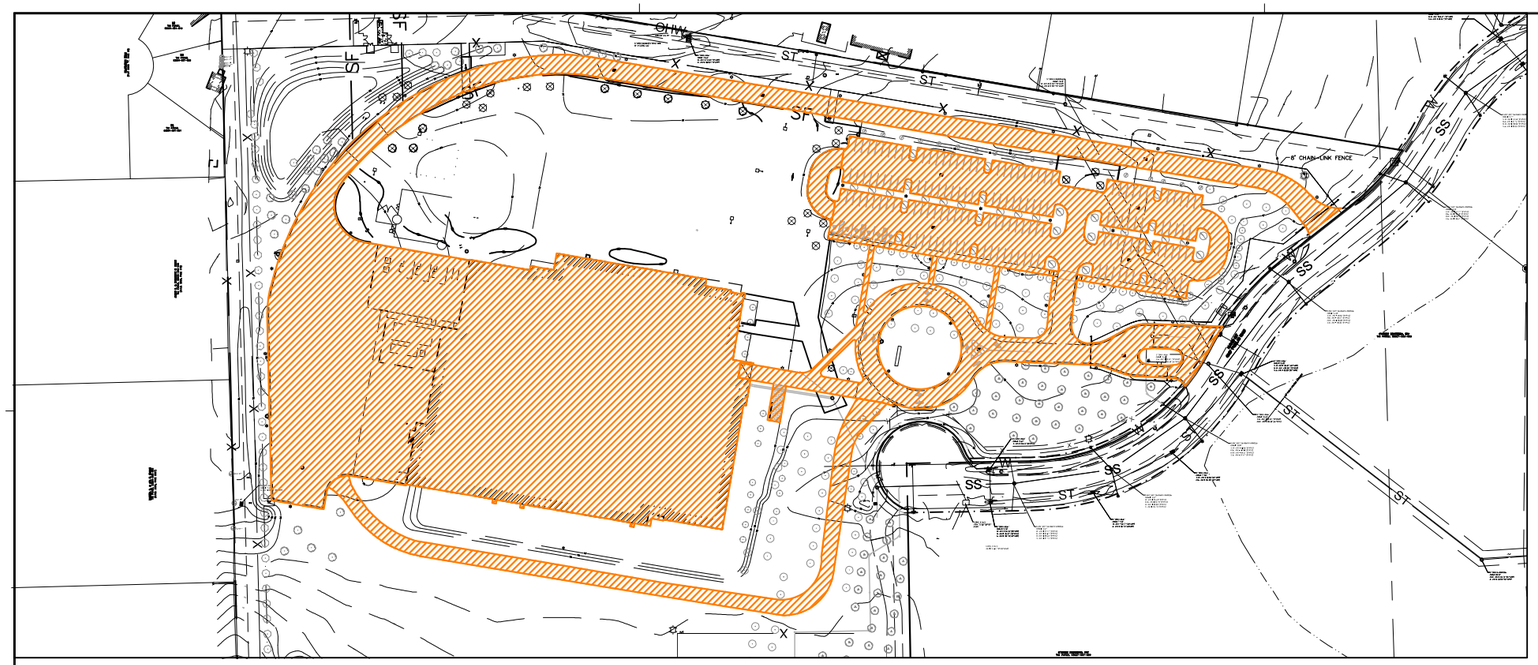
Daniel Young, P.E.
Director of Engineering, Land Development

Daniel H.Young, P.E.
State of Florida, Professional Engineer, License No. 70780

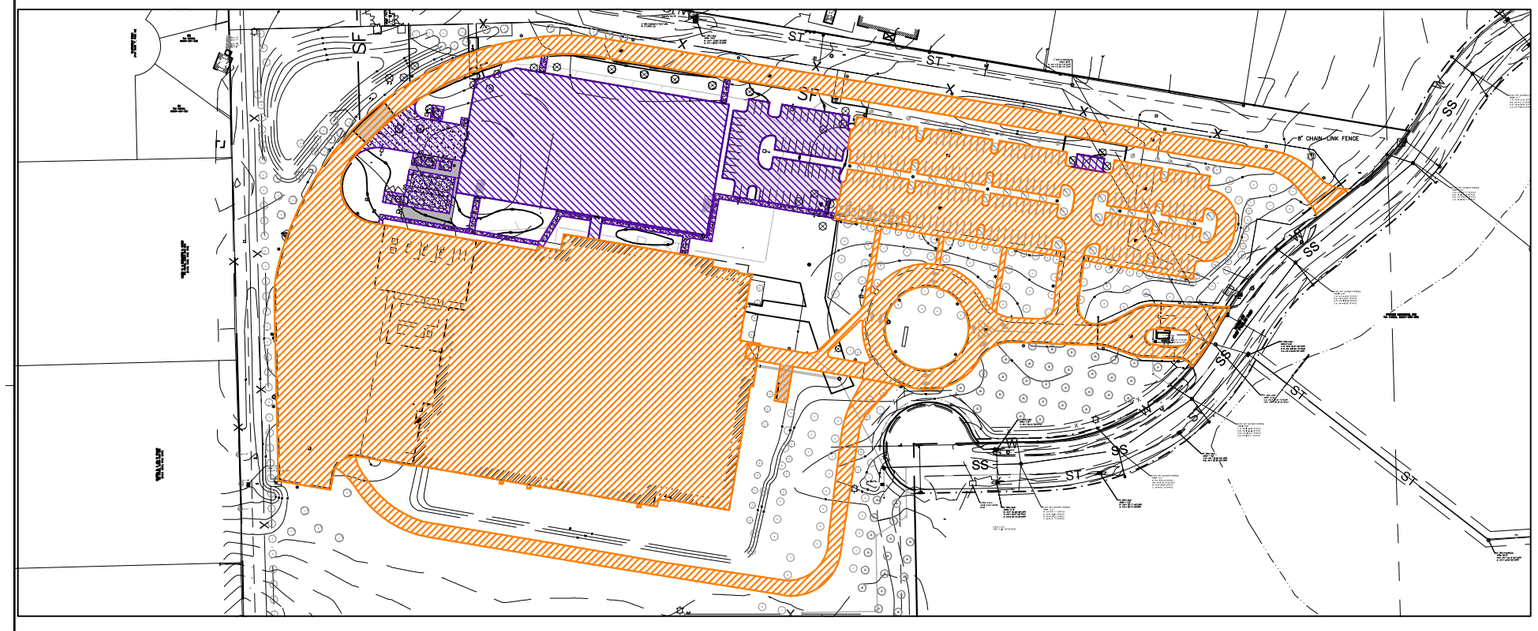
This item has been digitally signed and sealed by Daniel H. Young, P.E. on the date indicated here. 12/14/2020

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

N:\2020\20-0175\Departments\04_Engineering\03_Drainage\4_Report\Working Files\LTR 201214 Ology Addition SRWMD Letter.docx



EXISTING CONDITIONS



PROPOSED CONDITIONS

LEGEND

EXISTING IMPERVIOUS AREA:

PROPOSED ONSITE IMPERVIOUS AREA:

N

TOTAL IMPERVIOUS AREA - EXISTING CONDITION (AC.)	*±8.15 AC.*
TOTAL IMPERVIOUS AREA - PROPOSED CONDITION (AC.)	*±10.19 AC.*
NET IMPERVIOUS ADDITION (AC.)	*±2.04 AC.*

1901 Research Drive
Alachua, Florida 32615
(352) 333-1976
www.chw-inc.com
est. 1988 FLORIDA CA-30715
CHW
Professional Consultants

SCALE: 1"=200'

VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING.

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION RECORD DRAWING

SUBMITTALS:

CLIENT: OLOGY BIOSERVICES

PROJECT: OLOGY ADM FACILITY EXPANSION

SHEET TITLE: IMPERVIOUS AREA EXHIBIT

TECHNICIAN:

ENGINEER:

QUALITY CONTROL:

PROJECT NUMBER: 20-0175

SHEET NO: 1

CHW
Professional Consultants

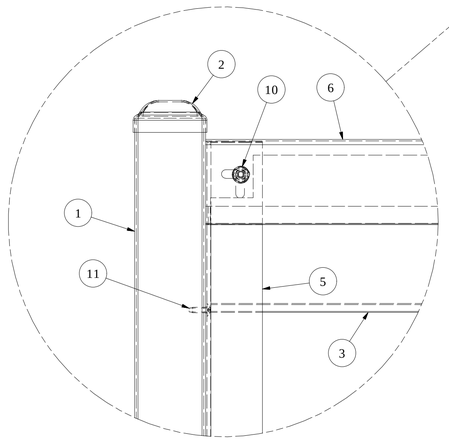
Project Number: 20-0175
Project Name: Nano ADM Expansion
Calculated by: MGM Date: 12/14/2020
Checked by: DHY Date: 12/14/2020

Proj. No:20-0175 Ology ADM Facility Expansion Pipe Sizing Calculations

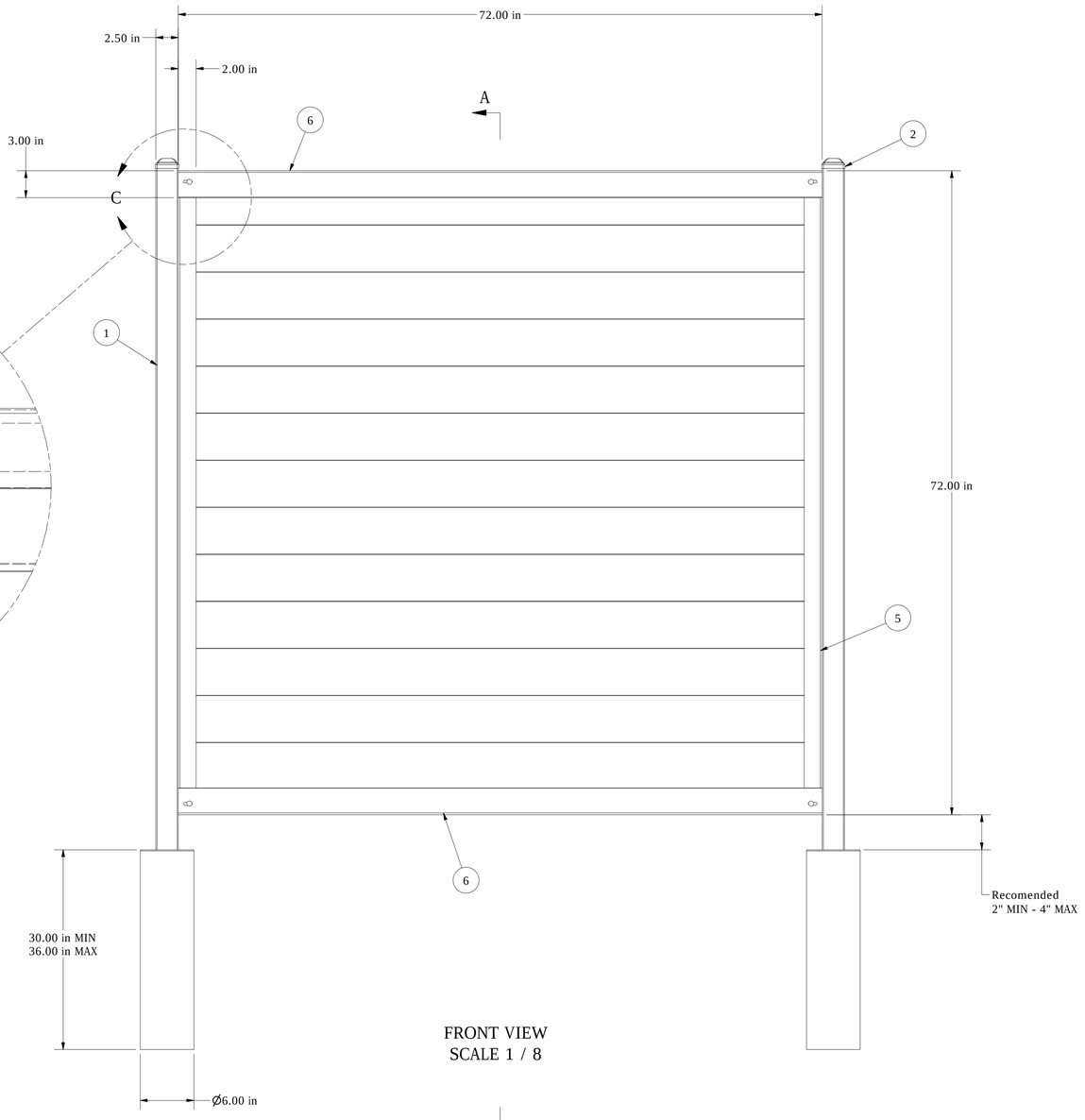
Structure No.		Invert Elev.		Length	Slope	Dia.		i	A	Q (cfs) Actual		Q Allowed	Pipe A	V - Full Flow	Pipe R	Minor Loss Coeff.	Minor Loss	Loss	HGL		ToG/	F.B.
From	To	U.S.	D.S.	(ft)	(ft/foot)	(in)	C	(in/hr)	(ac)	Inc	Cumul	(cfs)	(sq-ft)	(fps)	(ft)		(ft)	(ft)	U.S.	D.S.	EoP	(in)
MH-3	**DBI-3**	**68.25**	**67.97**	**107**	**0.0026**	**15**	**0.80**	**6.2**	**0.37**	**1.9**	**1.9**	**3.58**	**1.2**	**2.9**	**0.31**	**0.5**	**0.02**	**0.1**	**74.20**	**74.11**	**76.50**	**28**
DBI-3	**MH-2**	**67.97**	**67.28**	**276**	**0.0025**	**15**	**0.75**	**6.2**	**0.43**	**2.0**	**2.0**	**3.50**	**1.2**	**2.9**	**0.31**	**0.5**	**0.02**	**0.2**	**74.11**	**73.87**	**77.00**	**35**
MH-2	**DBI-2**	**67.28**	**67.01**	**107**	**0.0025**	**15**	**0.45**	**6.2**	**0.00**	**0.0**	**2.0**	**3.52**	**1.2**	**2.9**	**0.31**	**0.8**	**0.03**	**0.1**	**73.87**	**73.75**	**77.10**	**39**
DBI-2	**DBI-1**	**67.01**	**66.84**	**68**	**0.0025**	**15**	**0.50**	**6.2**	**0.49**	**1.5**	**3.5**	**3.50**	**1.2**	**2.9**	**0.31**	**0.8**	**0.10**	**0.2**	**73.75**	**73.48**	**76.00**	**27**
DBI-1	**MH-4**	**66.84**	**66.16**	**57**	**0.0119**	**15**	**0.65**	**6.2**	**0.33**	**1.3**	**12.8**	**7.64**	**1.2**	**6.2**	**0.31**	**0.8**	**1.34**	**1.9**	**73.48**	**70.25**	**76.00**	**30**
AD-1	**C/O-1**	**74.50**	**73.98**	**42**	**0.0124**	**12**	**0.50**	**6.2**	**0.03**	**0.1**	**0.1**	**4.29**	**0.8**	**5.5**	**0.25**	**0.5**	**0.00**	**0.0**	**75.30**	**75.30**	**77.15**	**22**
C/O-1	**AD-2**	**73.98**	**72.79**	**96**	**0.0124**	**12**	**0.95**	**6.2**	**0.67**	**3.9**	**4.0**	**4.30**	**0.8**	**5.5**	**0.25**	**0.5**	**0.20**	**1.0**	**75.30**	**74.06**	**77.40**	**25**
AD-2	**AD-3**	**72.79**	**71.60**	**95**	**0.0125**	**15**	**0.95**	**6.2**	**0.44**	**2.6**	**6.6**	**7.83**	**1.2**	**6.4**	**0.31**	**0.5**	**0.23**	**0.8**	**74.06**	**72.99**	**77.40**	**40**
AD-3	**AD-4**	**71.6**	**70.69**	**73**	**0.0125**	**15**	**0.95**	**6.2**	**0.22**	**1.3**	**7.9**	**7.81**	**1.2**	**6.4**	**0.31**	**0.5**	**0.32**	**0.9**	**72.99**	**71.73**	**77.40**	**53**
AD-4	**DBI-1**	**70.69**	**69.86**	**68**	**0.0122**	**15**	**0.95**	**6.2**	**0.00**	**0.0**	**7.9**	**7.73**	**1.2**	**6.3**	**0.31**	**0.8**	**0.52**	**0.9**	**71.73**	**70.34**	**77.40**	**68**
S-10	S-9	66.71	66.31	199	0.0020	18	**0.70**	6.2	**0.32**	1.4	1.4	5.10	1.8	2.9	0.38	0.5	0.00	0.0	70.34	70.31	75.75	65
S-9	**MH-4**	66.31	**66.16**	**80**	**0.0019**	**18**	**0.95**	**6.2**	**0.21**	**1.2**	**2.6**	**4.93**	**1.8**	**2.8**	**0.38**	**0.5**	**0.02**	**0.0**	**70.31**	**70.25**	76.25	**71**
MH-4	S-5	**66.16**	65.80	**180**	**0.0020**	**18**	**0.80**	**6.2**	**0.00**	**0.0**	**15.4**	**5.09**	**1.8**	**2.9**	**0.38**	**0.5**	**0.59**	**3.3**	**70.25**	**66.37**	**78.00**	**93**
S-5	S-4	65.80	65.66	70	0.0020	24	0.60	6.2	0.59	2.2	18.1	10.96	3.1	3.5	0.50	0.8	0.41	0.4	66.37	65.58	76.00	116
S-4	S-1	65.66	65.31	173	0.0020	24	0.80	6.2	0.55	2.7	20.8	11.02	3.1	3.5	0.50	0.5	0.34	1.2	65.58	64.00	76.00	125
S-3	S-1	65.98	65.31	191	0.0035	15	0.70	6.2	0.41	1.8	1.8	4.14	1.2	3.4	0.31	1.0	0.03	0.1	64.00	63.85	74.30	124
S-2	S-1	65.77	65.31	129	0.0036	15	0.60	6.2	1.20	4.5	4.5	4.18	1.2	3.4	0.31	1.0	0.21	0.5	63.85	63.12	74.76	131
S-1	EX-4	65.31	65.00	156	0.0020	30	0.60	6.2	0.54	2.0	29.0	19.81	4.9	4.0	0.63	1.0	0.54	0.7	63.12	61.92	74.10	132
EX-4	EX-5	65.00	64.67	43	0.0077	30	0.60	6.2	1.06	3.9	33.0	38.93	4.9	7.9	0.63	0.5	0.35	0.2	61.92	61.33	70.91	108
EX-10	S-8	67.78	67.46	128	0.0025	18	0.00	0	0.00	0.0	9.5	5.69	1.8	3.2	0.38	1.0	0.45	0.9	70.77	69.44	79.46	104
S-8	S-6	67.46	67.30	65	0.0025	18	0.90	6.2	0.19	1.1	10.6	5.65	1.8	3.2	0.38	1.0	0.55	0.6	69.44	68.33	78.00	103
S-6	S-7	67.30	67.13	70	0.0025	18	0.80	6.2	0.29	1.4	12.0	5.69	1.8	3.2	0.38	1.0	0.71	0.8	68.33	66.84	76.50	98
S-7	S-20	67.13	66.71	165	0.0025	18	0.70	6.2	0.30	1.3	13.3	5.74	1.8	3.2	0.38	1.0	0.88	2.2	66.84	63.72	76.00	110
S-20	EX-11	66.71	66.50	85	0.0025	18	0.50	6.2	1.73	5.4	18.7	5.66	1.8	3.2	0.38	1.0	1.73	2.3	63.72	59.71	73.00	111
S-19	S-18	67.19	66.76	214	0.0020	15	0.75	6.2	1.21	5.6	5.6	3.14	1.2	2.6	0.31	1.0	0.33	1.4	70.26	68.55	71.88	19
S-18	S-16	66.76	66.59	81	0.0021	18	0.90	6.2	0.53	2.9	8.6	5.21	1.8	3.0	0.38	0.5	0.18	0.5	68.55	67.90	72.38	46
S-17	S-16	66.83	66.59	82	0.0030	15	0.30	6.2	3.43	6.4	6.4	3.82	1.2	3.1	0.31	1.0	0.42	0.7	69.00	67.90	70.00	12
S-16	S-15	66.59	66.41	89	0.0020	18	0.00	0	0.00	0.0	15.0	5.12	1.8	2.9	0.38	1.0	1.11	1.5	67.90	65.26	73.60	68
S-15	S-14	66.41	66.05	237	0.0015	24	0.90	6.2	0.89	5.0	20.0	9.49	3.1	3.0	0.50	1.0	0.63	1.6	65.26	63.07	72.88	91
S-14	S-21	66.05	65.60	261	0.0017	36	0.90	6.2	1	5.6	25.5	30.13	7.1	4.3	0.75	0.8	0.16	0.3	63.07	62.58	77.50	173
S-21	S-13	65.60	65.11	262	0.0019	36	N/A	N/A	N/A	0.0	25.5	31.34	7.1	4.4	0.75	0.5	0.10	0.3	62.58	62.15	76.00	161
S-13	S-12	65.11	64.68	294	0.0015	36	N/A	N/A	N/A	0.0	25.5	27.63	7.1	3.9	0.75	0.8	0.16	0.4	62.15	61.63	76.00	166
S-12	EX-5	64.68	63.13	296	0.0052	48	0.90	6.2	2.01	11.2	36.7	112.61	12.6	9.0	1.00	1.0	0.13	0.2	61.63	61.33	69.43	94
EX-5	EX-6	63.13	62.77	136	0.0026	48	0.76	6.2	0.35	1.6	71.4	80.06	12.6	6.4	1.00	1.0	0.50	0.3	61.33	60.54	70.79	114
EX-6	EX-7	62.79	62.80	N/A	N/A	N/A	0.76	6.2	0.25	1.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	71.08	NA
EX-7	EX-12	62.79	62.37	253	0.0017	48	0.76	6.2	0.25	1.2	73.7	63.40	12.6	5.0	1.00	0.5	0.27	0.6	60.54	59.71	71.82	135
EX-11	EX-12	66.50	66.35	45	0.0033	18	0.90	6.2	0.16	0.9	18.7	6.57	1.8	3.7	0.38	0.8	1.39	1.2	59.71	57.12	73.00	159
EX-12	EX-13	62.28	55.72	136	0.0482	60	0.50	6.2	0.28	0.9	93.3	619.66	19.6	31.6	1.25	1.0	0.35	0.1	57.12	56.62	72.48	184
EX-13	EX-14	55.65	54.70	136	0.0070	60	0.00	0	0.00	0.0	93.3	235.81	19.6	12.0	1.25	0.5	0.18	0.1	56.62	56.30	68.06	137

S-11	S-10	67.17	66.71	230	0.0020	15	0.40	6.2	2.10	5.2	5.2	3.13	1.2	2.5	0.31	0.5	0.14	1.3	7.19	5.77	75.50	820
S-10	S-9	66.71	66.31	199	0.0020	18	0.90	6.2	0.26	1.5	6.7	5.10	1.8	2.9	0.38	0.5	0.11	0.7	5.77	4.98	75.75	840
S-9	S-5	66.31	65.80	258	0.0020	18	0.80	6.2	1.09	5.4	12.1	5.06	1.8	2.9	0.38	0.5	0.36	2.9	4.98	1.71	76.25	855
S-5	S-4	65.80	65.66	70	0.0020	24	0.60	6.2	0.59	2.2	14.3	10.96	3.1	3.5	0.50	0.8	0.26	0.2	1.71	1.21	76.00	891
S-4	S-1	65.66	65.31	173	0.0020	24	0.80	6.2	0.55	2.7	17.0	11.02	3.1	3.5	0.50	0.5	0.23	0.8	1.21	0.16	76.00	897
S-3	S-1	65.98	65.31	191	0.0035	15	0.70	6.2	0.41	1.8	1.8	4.14	1.2	3.4	0.31	1.0	0.03	0.1	0.16	0.00	74.30	890

Notes:
1) Pipe sizing based on 3 year - 10 minute storm from FDOT Zone 5 IDF curve with at tailwater condition at EL 56.30' for the 100 year - 1 hour storm event.
2) The existing pipe from structures EX-6 to EX-7 has a negative slope. In order to account for this a single pipe segement was assumed between EX-6 to EX-12 with that length and average slope used to calculate the capacity of the pipe network.
3) New pipes and structures associated with the facility expansion project are denoted in**bold**. All other structures are existing.

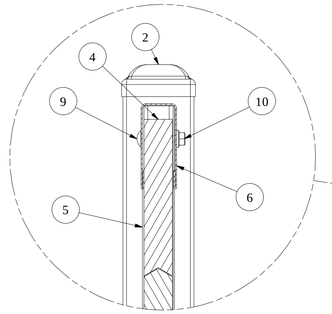


DETAIL C
SCALE 3/8

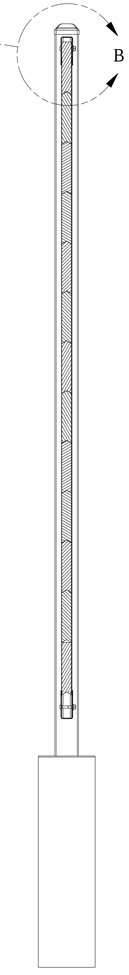


FRONT VIEW
SCALE 1 / 8

RIGHT END VIEW
SCALE 1 / 8



DETAIL B
SCALE 3/8



SECTION A-A
SCALE 1 / 8

PARTS LIST			
ITEM	QTY	PART NUMBER	DESCRIPTION
1	2	2.5in x 2.5in x 9ft 16ga Post	
2	2	2.5in x 2-5in Post Cap	
3	11	1in x 6in x 6ft Boards	Quantity may vary depending on the type of boards or infill chosen.
4	2	1in x 6in x 6ft Boards Notched	2 Boards or infill to be notched for bolt clearance at the top and bottom.
5	2	2in x 6ft - Fence Rail	
6	2	3in x 6ft - Fence Rail	
7	2	Concrete Pillar 6in Diameter	
8	1	Hardware Kit Items Listed Below	
9	4	ANSI B18.5 - 1/4-20 UNC - 1.5	Round Head Square Neck Bolt
10	4	IFI 100/107 - 1/4 - 20	Prevailing Torque Type Hex Flange Nut
11	12	ANSI B18.6.4 - No. 10 - 16 - 5/8	Cross Recessed Truss Head Tapping Screw - Type BT - Type I

DRAWN	Eddie	10/23/2019
CHECKED		
QA		
MFG		
APPROVED		

FENCE TRAC

TITLE: Horizontal 6x6 Panel Assembly

SIZE		DWG NO	REV
D		Horizontal-6x6-panel	

SCALE 1 / 8 SHEET 1 OF 1

LOAD CALCULATIONS FOR ELECTRICAL SERVICE EQUIPMENT/FEEDER PER 2017 NATIONAL ELECTRICAL CODE

OLOGY BIOSERVICES
ADM FACILITY EXPANSION
ALACHUA, FLORIDA
AEI PROJECT NO. 20952-00
PREPARED BY AFFILIATED ENGINEERS

BUILDING SQUARE FOOTAGES:

MAIN FLOOR	58,000
MEZZANINE	30,000
SHELL SPACE	10,000
AREA TOTAL	98,000

REF. NEC ARTICLE		LOAD DESCRIPTION			LOAD (KVA)
NEC 220.12		GENERAL LIGHTING LOAD			
NEC 220.14	MAIN FLOOR	58,000 S.F. @ 2 VA/S.F.			116
NEC 220.42	MEZZ.	30,000 S.F. @ 2 VA/S.F.			60
	SHELL SPACE	10,000 S.F. @ 2 VA/S.F.			20
	TOTAL	98,000 S.F @ 2 VA/S.F.	100% DEMAND FACTOR	Subtotal	196
NEC 220.14		RECEPTACLE LOADS			
NEC 220.44					
	MAIN FLOOR	300 RECEP'S @ 180 VA/STRAP			54
	MEZZ.	100 RECEP'S @ 180 VA/STRAP			18
	SHELL SPACE	50 RECEP'S @ 180 VA/STRAP			9
	TOTAL	450 RECEP'S @ 180 VA/STRAP	1ST 10KVA @ 100%, REMAINDER @ 50%	Subtotal	45.5
NEC 220.14		MECHANICAL EQUIPMENT			
NEC 220.18		CHILLER 1 - 670 MCA			535.4
NEC 430.22		CHILLER 2 - 632 RLA			505.12
NEC 430.24		CHILLER 3 - 632 RLA			505.12
NEC 430.25		CHILLER 4 - 632 RLA (REDUNDANT)			0
NEC 430.26		AHU-1A 45 HP			47.8
NEC 440.6		AHU-1B 45 HP			47.8
		AHU-2A 45 HP			47.8
		AHU-2B 45 HP (REDUNDANT)			0
		AHU-3 40 HP			41.43
		AHU-4 40 HP			41.43
		AHU-5 40 HP			41.43

AHU-6 40 HP	41.43
AHU-7 40 HP	41.43
AHU-8 30 HP	31.87
AHU-9 20 HP	21.5
AHU-10 20 HP	21.5
AHU-11 30 HP	31.87
AHU-12 20 HP	21.5
AHU-13 20 HP	21.5
AHU-14 20 HP	21.5
AHU-15 30 HP	31.87
CHW PRIMARY PUMP 1 10 HP	11.15
CHW PRIMARY PUMP 2 10 HP	11.15
CHW PRIMARY PUMP 3 10 HP	11.15
CHW PRIMARY PUMP 4 10 HP (REDUNDANT)	0
CHW SECONDARY PUMP 1 40 HP	41.43
CHW SECONDARY PUMP 2 40 HP	41.43
CHW SECONDARY PUMP 3 40 HP (REDUNDANT)	0
PROCESS PUMP 1 10 HP	11.15
PROCESS PUMP 2 10 HP (REDUNDANT)	0
HW PUMP 1 20 HP	21.5
HW PUMP 2 20 HP (REDUNDANT)	0
OTHER PUMPS 15 HP	16.73
BOILER BLOWER MOTOR 10 HP	11.15
BOILER FEEDWATER PUMP 1 10 HP	11.15
BOILER FEEDWATER PUMP 2 10 HP	11.15
BLR FEEDWATER PUMP 2 10 HP (REDUNDANT)	0
CONDENSATE PUMP 1 10 HP	11.15
CONDENSATE PUMP 2 10 HP (REDUNDANT)	0
FAN FILTER UNITS 500 EACH	333.5
Subtotal	**2643**

PROCESS EQUIPMENT

WFI DIST. PUMP 1 25 HP	27.09
WFI DIST. PUMP 2 25 HP (REDUNDANT)	0
USP DIST. PUMP 1 20 HP	21.5
USP DIST. PUMP 2 20 HP (REDUNDANT)	0
CIP SKID 1 PUMP 20 HP	21.5
CIP SKID 2 PUMP 20 HP (REDUNDANT)	0
MBP 2000L AGITATOR 15 HP	16.73
MBP 1000L AGITATOR 10 HP	11.15
MBP 600L AGITATOR 10 HP	11.15
MBP 600L AGITATOR 10 HP (REDUNDANT)	0
BIOSYSTEM SUMP PUMP 1 10 HP	11.15
BIOSYSTEM SUMP PUMP 2 10 HP (REDUNDANT)	0
BIOKILL RECIRC PUMP 1 5 HP	6.055
BIOKILL RECIRC PUMP 2 5 HP (REDUNDANT)	0
BIOKILL AGITATOR 5 HP	6.055
BIOKILL PUMP 1 OUTSIDE 10 HP	11.15
BIOKILL PUMP 2 OUTSIDE 10 HP (REDUNDANT)	0
WASTE PUMP 1 PRE-WWTP 10 HP	11.15
WASTE PUMP 2 PRE-WWTP 10 HP (REDUNDANT)	0
SUB ELEC VENT FILTER 10 HP	11.15
SUB ELEC VENT FILTER 10 HP	11.15

SUB ELEC VENT FILTER 10 HP (REDUNDANT)		0
SUB ELEC VENT FILTER 10 HP (REDUNDANT)		0
SUB ELEC VENT FILTER 10 HP (REDUNDANT)		0
SUB ELEC VENT FILTER 10 HP (REDUNDANT)		0
CENTRIGUGE POWER 30 HP		31.87
HOMOGENIZER POWER 30 HP		31.87
WFI GENERATION SKID 10 HP		11.15
CLEAN STEAM GEN SKID 10 HP		11.15
USP WATER GEN SYS 15 HP		16.73
STERILIZING AUTOCLAVE 15 HP		16.73
PARTS WASHER 15 HP		16.73
UNIVERCELLS 10 HP		11.15
VANRX MACHINES 10 HP		11.15
LABELER 10 HP		11.15
PCHW PUMP 1 30 HP		31.87
PCHW PUMP 2 30 HP		31.87
PCHW PUMP 3 30 HP (REDUNDANT)		0
AIR COMPRESSOR 1 75 HP		76.485
AIR COMPRESSOR 2 75 HP		76.485
AIR COMPRESSOR 3 75 HP (REDUNDANT)		0
TEMP CONTROL UNITS 8x5 HP		48.44
TEMP CONTROL UNITS 8x5 HP (REDUNDANT)		0
SINGLE USE BIOREACTOR 8x2 HP		21.67
SINGLE USE BIOREACTOR 4x2 HP (REDUNDANT)		0
SINGLE USE MIXER 12x2 HP		32.5
SINGLE USE MIXER 8x2 HP (REDUNDANT)		0
-80 DEG. C FARRAR UNITS 6 EACH		99.76
	Subtotal	766

REQUIRED SERVICE EQUIPMENT CAPACITY (KVA) Grand Total **3650 KVA**

REQUIRED SERVICE FEEDER SIZE (AMPS/PHASE @ 480V) **4391 AMPS**

GARDCO by signify

Wall Sconce

LED Wall Sconce

161

Gardco LED wall sconce 161 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to compliment the 121, this luminaire is the large and extended version of the 121, providing performance capability up to that of a 400W metal halide luminaire, while using considerably less energy.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

Luminaire	Number of LEDs	Drive Current	LED Color Generation	Distributions	Voltage	Dimming Control[4]	Electrical	Options	Finish
161 LED wall sconce	**46L**[2] 46 LEDs (1 module)	**600** 600mA **900** 900mA	**NW-G2** Neutral White 4000K, 70 CRI Genration 2	**2** IES Type 2	**120** 120V	**DD** 0-10V Dimming Driver[2]	**Fusing**	**WS** Surface mount conduit feed junction box	**Textured**
	92L 92 LEDs (2 modules)	**600** 600mA **800** 800mA	**CW-G2** Cool White 5000K, 70 CRI Genration 2	**3** IES Type 3	**208** 208V	**DCC** Dual Circuit Control[1]	**F1** Single (120, 277, 347VAC)[5]		**BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray
			WW-G2 Warm White 3000K, 70 CRI Genration 2	**4** IES Type 4	**240** 240V	**DynaDimmer: Automatic Profile Dimming**	**F2** Double (208, 240, 480VAC)[5]		**Customer specified**
					277 277V	**CS50** Safety 50% Dimming, 7 hours[1,2,3]	**F3** Canadian Double Pull (208, 240, 480VAC)[5]		**RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024)
					347 347V	**CM50** Median 50% Dimming, 8 hours[1,2,3]			**CC** Custom color (Must supply color chip for required factory quote)
					480 480V	**Photoelectric Systems**			
					UNV 120-277V AC	**PCB** Photocontrol Button[2,4,5]			
					HVU 347-480V AC	**Infrared Motion Response Systems**			
						IMRI3 Integral with #3 lens[1,2,3]			

1. Not available with Dimming Driver (DD) option.
2. Not available with Dual Circuit Control (DCC) option.
3. Available in 120-277V or UNV only.
4. Not available with 480V.
5. Must specify specific input voltage.

Accessories (order separately)

FS1R-100	MR hand held programmer (For use with 'IMRI3' motion response when field programming is required). If desired, only one is needed per job.

161 LED wall sconce

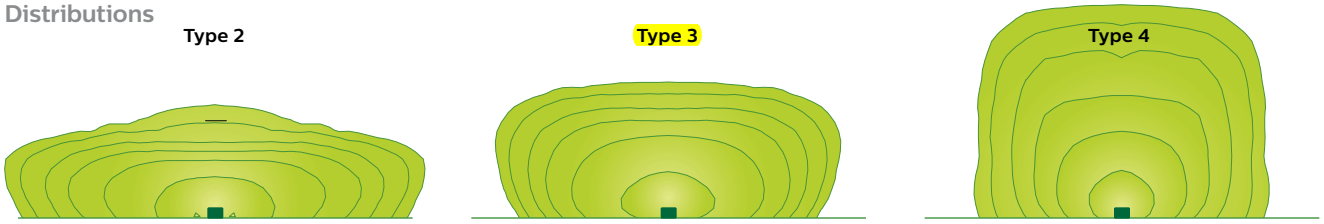
Wall Sconce

LED Wattage and Lumen Values

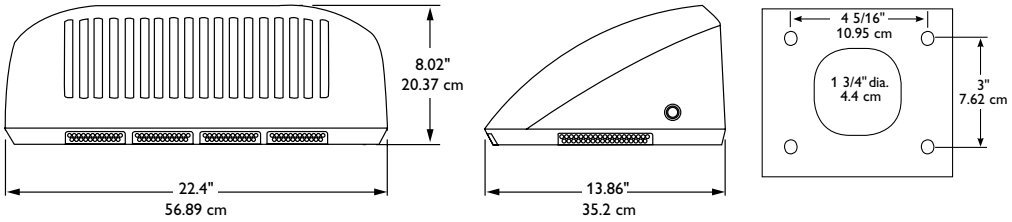
Neutral White Ordering Codes	Total LEDs	Module Qty	LED Current (mA)	Color Temp.[3] (K)	Avgerage System Wattage[1]	Type 2			Type 3			Type 4		
						Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)
161-46L-600-NW-G2	46	1	600	4000	91	11,000	B2-U0-G2	120	10,653	B2-U0-G2	117	10,245	B2-U0-G2	112
161-46L-900-NW-G2	46	1	900	4000	138	15,056	B3-U0-G3	109	14,581	B2-U0-G2	106	14,022	B2-U0-G2	102
161-92L-600-NW-G2	92	2	600	4000	181	21,811	B3-U0-G3	121	21,122	B3-U0-G3	117	20,313	B3-U0-G3	112
161-92L-800-NW-G2	92	2	800	4000	242	27,302	B3-U0-G3	113	26,440	B3-U0-G4	109	25,427	B3-U0-G4	105

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward voltage specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
3. Warm White color temperatures will result in decreased lumen output. Contact outdoorlighting.applications@signify.com for details or additional information.

Distributions



Dimensions



Approximate luminaire weight: 40lbs (18.15kg)

Mounting plate and bolt pattern
Mounting plate center is located in the center of the luminaire width and 3.5" (8.89cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (.79cm) diameter bolts (by others) structurally to the wall.

Luminaire options

DD: 0-10V dimming driver with leads supplied through back of luminaire (for secondary dimming controls by others).

Dynadimmer Automatic Profile Dimming: Automatic dimming profiles (CS50/CM50) offer safety, or median settings, for shorter or longer duration. Dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. 50% dimming is standard. 75% and 25% dimming is also available if different light levels are required (contact Technical Support for details).

Profile	Dimming		
	Schedule	Duration	Level
Median	10 PM - 6 AM	8 hours	50%
Safety	11 PM - 6 AM	7 hours	50%

IMRI3: Infrared Motion Response Integral. IMRI module is mounted integral to luminaire. Motion response for UMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. IMRI can also be specified with automatic profile dimming for the added benefit of a combined dimming profile with sensor detection, where the PIR sensor will override the dimming profile when occupancy is detected.

Passive infrared (PIR) motion sensor, WattStopper FSP-211, equipped with lens. Available in 120V through 277V input only. Motion sensor off state power is 0.0 watts. The FSP-211 can also be reprogrammed with WattStopper's FS1R-100 remote programming tool accessory.

DCC: Dual Circuit Control permits separate switching of LED modules. Available as an option with 2 modules only.

F1: Fusing Single (for 120, 277 or 347VAC)

F2: Fusing Double (for 208, 240 or 480VAC)

F3: Fusing Canadian Double Pull (for 208, 240 or 480VAC)

161 LED wall sconce

Wall Sconce

Specifications

Housing

Main body castings made of a low copper die cast Aluminum alloy (A360) for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness.

Driver/Electrical Door

Removable die-cast aluminum door made of a low copper alloy (A360). Provides access to electronic components/LED drivers. Designed for robust IP66 rated seal using one-piece silicone rubber gasket surrounding the entire perimeter of the electronics compartment.

Light Engine

Electrical components are RoHS compliant. IP66 sealed light engines. LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

Composed of high performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985 +/- 275K), CRI 70 Min. 161 luminaires also offer 3000K and 5000k color temperatures.

Optical System

The advanced LED optical systems provide IES Types 2, 3, and 4 distributions. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Dark sky compliant with 0% uplight and U0 per IESNA TM-15. Designed and tested to rating IK10 in accordance with European standard EN 62262 (equivalent of international standard IEC 62262 2002).

Driver

High power factor of 90% min. Electronic driver, operating range 50/60Hz. Auto adjusting universal voltage inpit from 120 to 277VAC or 347 to 480 VAC rated for both application line to line or line to neutral, Class 1, THD of 20% max. Output is protected from short circuits, voltage overload and current overload. Automatic revovery after correction. Standard builtin driver surge protection of 4kV (min).

Other Integrated Features

Surge Protection: Each luminaire is provided as standard with surge protector (designed SP1) tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA.

Wiring

#2 - #14 AWG wires from the primary circuit, located inside the housing. Due to the inrush current that occurs with electronic drivers, recommend using a time delay or slow blow fuse to avoid unnecessary and unwanted fuse blowing that can occur with fast acting fuses.

Hardware

All exposed screws shall be stainless and/or corrosion resistant and captive. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. RAL and custom color matching available. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint (2.5 mil minimum). The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

LED Product Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with EC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Luminaire Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/TM-21, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C.

Certifications and Compliance

cULus Listed for Canada and USA. LED luminaires with neutral white color temperature are DesignLights Consortium qualified. Entire luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F).

Limited Warranty

5-year limited warranty. See signify.com/warranties for details and restrictions. Visit our eCatalog or contact your local sales representative for more information.

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GARDCO by signify

Wall Sconce

LED Wall Sconce

161

Gardco LED wall sconce 161 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to compliment the 121, this luminaire is the large and extended version of the 121, providing performance capability up to that of a 400W metal halide luminaire, while using considerably less energy.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

Luminaire	Number of LEDs	Drive Current	LED Color Generation	Distributions	Voltage	Dimming Control[4]	Electrical	Options	Finish
161								WS	
161 LED wall sconce	**46L**[2] 46 LEDs (1 module)	**600** 600mA **900** 900mA	**NW-G2** Neutral White 4000K, 70 CRI Genration 2	**2** IES Type 2 **3** IES Type 3 **4** IES Type 4	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V AC **HVU** 347-480V AC	**DD** 0-10V Dimming Driver[2] **DCC** Dual Circuit Control[1] **DynaDimmer: Automatic Profile Dimming** **CS50** Safety 50% Dimming, 7 hours[1,2,3] **CM50** Median 50% Dimming, 8 hours[1,2,3] **Photoelectric Systems** **PCB** Photocontrol Button[2,4,5] **Infrared Motion Response Systems** **IMRI3** Integral with #3 lens[1,2,3]	**Fusing** **F1** Single (120, 277, 347VAC)[5] **F2** Double (208, 240, 480VAC)[5] **F3** Canadian Double Pull (208, 240, 480VAC)[5]	**WS** Surface mount conduit feed junction box	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)
	92L 92 LEDs (2 modules)	**600** 600mA **800** 800mA							

1. Not available with Dimming Driver (DD) option.
2. Not available with Dual Circuit Control (DCC) option.
3. Available in 120-277V or UNV only.
4. Not available with 480V.
5. Must specify specific input voltage.

Accessories (order separately)

FS1R-100	MR hand held programmer (For use with 'IMRI3' motion response when field programming is required). If desired, only one is needed per job.

161 LED wall sconce

Wall Sconce

LED Wattage and Lumen Values

Neutral White Ordering Codes	Total LEDs	Module Qty	LED Current (mA)	Color Temp.[3] (K)	Avgerage System Wattage[1]	Type 2			Type 3			Type 4		
						Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)
161-46L-600-NW-G2	46	1	600	4000	91	11,000	B2-U0-G2	120	10,653	B2-U0-G2	117	10,245	B2-U0-G2	112
161-46L-900-NW-G2	46	1	900	4000	138	15,056	B3-U0-G3	109	14,581	B2-U0-G2	106	14,022	B2-U0-G2	102
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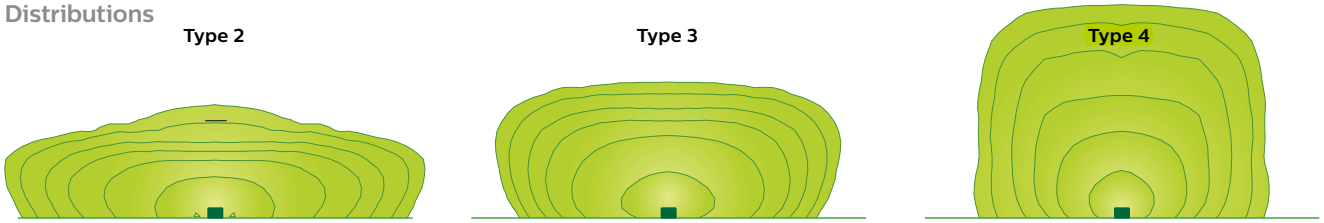
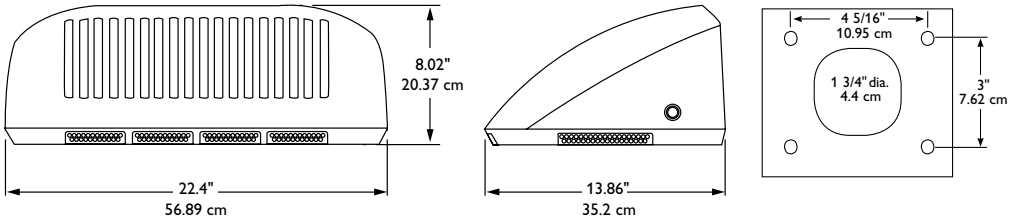
1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward voltage specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
3. Warm White color temperatures will result in decreased lumen output. Contact outdoorlighting.applications@signify.com for details or additional information.

Distributions



Dimensions



Approximate luminaire weight: 40lbs (18.15kg)

Mounting plate and bolt pattern
Mounting plate center is located in the center of the luminaire width and 3.5" (8.89cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (.79cm) diameter bolts (by others) structurally to the wall.

Luminaire options

DD: 0-10V dimming driver with leads supplied through back of luminaire (for secondary dimming controls by others).

Dynadimmer Automatic Profile Dimming: Automatic dimming profiles (CS50/CM50) offer safety, or median settings, for shorter or longer duration. Dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. 50% dimming is standard. 75% and 25% dimming is also available if different light levels are required (contact Technical Support for details).

Profile	Dimming		
	Schedule	Duration	Level
Median	10 PM - 6 AM	8 hours	50%
Safety	11 PM - 6 AM	7 hours	50%

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DCC: Dual Circuit Control permits separate switching of LED modules. Available as an option with 2 modules only.

F1: Fusing Single (for 120, 277 or 347VAC)

F2: Fusing Double (for 208, 240 or 480VAC)

F3: Fusing Canadian Double Pull (for 208, 240 or 480VAC)

161 LED wall sconce

Wall Sconce

Specifications

Housing

Main body castings made of a low copper die cast Aluminum alloy (A360) for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness.

Driver/Electrical Door

Removable die-cast aluminum door made of a low copper alloy (A360). Provides access to electronic components/LED drivers. Designed for robust IP66 rated seal using one-piece silicone rubber gasket surrounding the entire perimeter of the electronics compartment.

Light Engine

Electrical components are RoHS compliant. IP66 sealed light engines. LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

Composed of high performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985 +/- 275K), CRI 70 Min. 161 luminaires also offer 3000K and 5000k color temperatures.

Optical System

The advanced LED optical systems provide IES Types 2, 3, and 4 distributions. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Dark sky compliant with 0% uplight and U0 per IESNA TM-15. Designed and tested to rating IK10 in accordance with European standard EN 62262 (equivalent of international standard IEC 62262 2002).

Driver

High power factor of 90% min. Electronic driver, operating range 50/60Hz. Auto adjusting universal voltage inpit from 120 to 277VAC or 347 to 480 VAC rated for both application line to line or line to neutral, Class 1, THD of 20% max. Output is protected from short circuits, voltage overload and current overload. Automatic revovery after correction. Standard builtin driver surge protection of 4kV (min).

Other Integrated Features

Surge Protection: Each luminaire is provided as standard with surge protector (designed SP1) tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA.

Wiring

#2 - #14 AWG wires from the primary circuit, located inside the housing. Due to the inrush current that occurs with electronic drivers, recommend using a time delay or slow blow fuse to avoid unnecessary and unwanted fuse blowing that can occur with fast acting fuses.

Hardware

All exposed screws shall be stainless and/or corrosion resistant and captive. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. RAL and custom color matching available. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint (2.5 mil minimum). The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

LED Product Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with EC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Luminaire Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/TM-21, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C.

Certifications and Compliance

cULus Listed for Canada and USA. LED luminaires with neutral white color temperature are DesignLights Consortium qualified. Entire luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F).

Limited Warranty

5-year limited warranty. See signify.com/warranties for details and restrictions. Visit our eCatalog or contact your local sales representative for more information.

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GARDCO by signify

Wall Sconce

LED Wall Sconce

161

Gardco LED wall sconce 161 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to compliment the 121, this luminaire is the large and extended version of the 121, providing performance capability up to that of a 400W metal halide luminaire, while using considerably less energy.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

Luminaire	Number of LEDs	Drive Current	LED Color Generation	Distributions	Voltage	Dimming Control[4]	Electrical	Options	Finish
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	92L 92 LEDs (2 modules)	**600** 600mA **800** 800mA							

1. Not available with Dimming Driver (DD) option.
2. Not available with Dual Circuit Control (DCC) option.
3. Available in 120-277V or UNV only.
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5. Must specify specific input voltage.

Accessories (order separately)

FS1R-100	MR hand held programmer (For use with 'IMRI3' motion response when field programming is required). If desired, only one is needed per job.

161 LED wall sconce

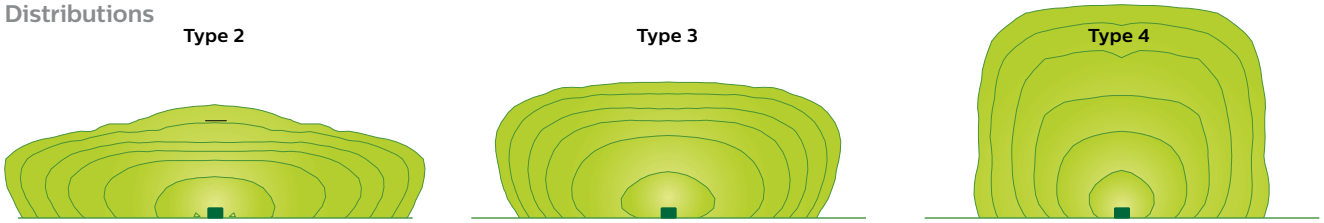
Wall Sconce

LED Wattage and Lumen Values

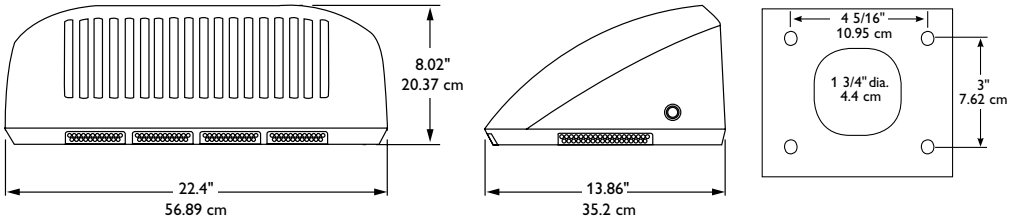
Neutral White Ordering Codes	Total LEDs	Module Qty	LED Current (mA)	Color Temp.[3] (K)	Avgerage System Wattage[1]	Type 2			Type 3			Type 4		
						Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)
161-46L-600-NW-G2	46	1	600	4000	91	11,000	B2-U0-G2	120	10,653	B2-U0-G2	117	10,245	B2-U0-G2	112
161-46L-900-NW-G2	46	1	900	4000	138	15,056	B3-U0-G3	109	14,581	B2-U0-G2	106	14,022	B2-U0-G2	102
161-92L-600-NW-G2	92	2	600	4000	181	21,811	B3-U0-G3	121	21,122	B3-U0-G3	117	20,313	B3-U0-G3	112
161-92L-800-NW-G2	92	2	800	4000	242	27,302	B3-U0-G3	113	26,440	B3-U0-G4	109	25,427	B3-U0-G4	105

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward voltage specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
3. Warm White color temperatures will result in decreased lumen output. Contact outdoorlighting.applications@signify.com for details or additional information.

Distributions



Dimensions



Approximate luminaire weight: 40lbs (18.15kg)

Mounting plate and bolt pattern
Mounting plate center is located in the center of the luminaire width and 3.5" (8.89cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (.79cm) diameter bolts (by others) structurally to the wall.

Luminaire options

DD: 0-10V dimming driver with leads supplied through back of luminaire (for secondary dimming controls by others).

Dynadimmer Automatic Profile Dimming: Automatic dimming profiles (CS50/CM50) offer safety, or median settings, for shorter or longer duration. Dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. 50% dimming is standard. 75% and 25% dimming is also available if different light levels are required (contact Technical Support for details).

Profile	Dimming		
	Schedule	Duration	Level
Median	10 PM - 6 AM	8 hours	50%
Safety	11 PM - 6 AM	7 hours	50%

IMRI3: Infrared Motion Response Integral. IMRI module is mounted integral to luminaire. Motion response for UMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. IMRI can also be specified with automatic profile dimming for the added benefit of a combined dimming profile with sensor detection, where the PIR sensor will override the dimming profile when occupancy is detected.

Passive infrared (PIR) motion sensor, WattStopper FSP-211, equipped with lens. Available in 120V through 277V input only. Motion sensor off state power is 0.0 watts. The FSP-211 can also be reprogrammed with WattStopper's FS1R-100 remote programming tool accessory.

DCC: Dual Circuit Control permits separate switching of LED modules. Available as an option with 2 modules only.

F1: Fusing Single (for 120, 277 or 347VAC)

F2: Fusing Double (for 208, 240 or 480VAC)

F3: Fusing Canadian Double Pull (for 208, 240 or 480VAC)

161 LED wall sconce

Wall Sconce

Specifications

Housing

Main body castings made of a low copper die cast Aluminum alloy (A360) for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness.

Driver/Electrical Door

Removable die-cast aluminum door made of a low copper alloy (A360). Provides access to electronic components/LED drivers. Designed for robust IP66 rated seal using one-piece silicone rubber gasket surrounding the entire perimeter of the electronics compartment.

Light Engine

Electrical components are RoHS compliant. IP66 sealed light engines. LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

Composed of high performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985 +/- 275K), CRI 70 Min. 161 luminaires also offer 3000K and 5000k color temperatures.

Optical System

The advanced LED optical systems provide IES Types 2, 3, and 4 distributions. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Dark sky compliant with 0% uplight and U0 per IESNA TM-15. Designed and tested to rating IK10 in accordance with European standard EN 62262 (equivalent of international standard IEC 62262 2002).

Driver

High power factor of 90% min. Electronic driver, operating range 50/60Hz. Auto adjusting universal voltage inpit from 120 to 277VAC or 347 to 480 VAC rated for both application line to line or line to neutral, Class 1, THD of 20% max. Output is protected from short circuits, voltage overload and current overload. Automatic revovery after correction. Standard builtin driver surge protection of 4kV (min).

Other Integrated Features

Surge Protection: Each luminaire is provided as standard with surge protector (designed SP1) tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA.

Wiring

#2 - #14 AWG wires from the primary circuit, located inside the housing. Due to the inrush current that occurs with electronic drivers, recommend using a time delay or slow blow fuse to avoid unnecessary and unwanted fuse blowing that can occur with fast acting fuses.

Hardware

All exposed screws shall be stainless and/or corrosion resistant and captive. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. RAL and custom color matching available. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint (2.5 mil minimum). The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

LED Product Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with EC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Luminaire Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/TM-21, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C.

Certifications and Compliance

cULus Listed for Canada and USA. LED luminaires with neutral white color temperature are DesignLights Consortium qualified. Entire luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F).

Limited Warranty

5-year limited warranty. See signify.com/warranties for details and restrictions. Visit our eCatalog or contact your local sales representative for more information.

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GARDCO by signify

Site & Area

PureForm

P26 medium area light

Gardco PureForm LED area medium P26 features a sleek, low profile design and optimal performance. PureForm area medium is designed to achieve maximum pole spacing, with lumen output up to 28,900 lumens. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

Project:

Location:

Cat.No:

Type:

Lumens: Qty:

Notes:

Ordering guide

example: P26-64L-800-NW-G2-AR-3-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
P26						
P26 PureForm area medium, 26"	**48L** 48 LEDs (3 modules)	**400** 400mA **500** 500mA **600** 600mA **700** 700mA	**WW-G2** Warm White 3000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **CW-G2** Cool White 5000K, 70 CRI Generation 2 **WY-G2** Warm Yellow 2700K, 80 CRI Generation 2 [1] **BW-G2** Balanced White 3500K 80CRI Generation 2 [1] **AM-G2** Direct Amber (590nm) Generation 2 [1,15]	**AR** Arm Mount (standard) [2] *The following mounting kits must be ordered separately (See accessories)* **SF** Slip Fitter Mount [3] (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM** Retrofit arm mount kit [2]	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, rotated left 90° **AFR-270** Auto Front Row, rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270°	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)
	64L 64 LEDs (4 modules)	**600** 600mA **700** 700mA **800** 800mA				
	80L 80 LEDs (5 modules)	**700** 700mA **800** 800mA **900** 900mA				

Options

Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD 0-10V External dimming (by others) [4] **DCC** Dual Circuit Control [4,5,6] **FAWS** Field Adjustable Wattage Selector [4,5] **SW** Interface module for SiteWise [4,6,7] **LLC** Integral wireless module [4, 6, 8, 19] **BL** Bi-level functionality [4, 19] **DynaDimmer:** Automatic Profile Dimming **CS50** Security 50% Dimming, 7 hours [4,8] **CM50** Median 50% Dimming, 8 hours [4,8] **CS30** Security 30% Dimming, 7 hours [4,8] **CM30** Median 30% Dimming, 8 hours [4,8]	**IMRI3** Integral with #3 lens [16] **IMRI7** Integral with #7 lens [17]	**PCB** Photocontrol Button [8,9] **TLRD5** Twist Lock Receptacle 5 Pin [10] **TLRD7** Twist Lock Receptacle 7 Pin [10] **TLRPC** Twist Lock Receptacle w/Photocell [9,11]	**Fusing** **F1** Single (120, 277, 347VAC) [9] **F2** Double (208, 240, 480VAC) [9] **F3** Canadian Double Pull (208, 240, 480VAC) [9,12] **Pole Mount Fusing** **FP1** Single (120, 277, 347VAC) [9] **FP2** Double (208, 240, 480VAC) [9] **FP3** Canadian Double Pull (208, 240, 480VAC) [9] **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included as standard **TB** Terminal Block [12] **RPA** Round Pole Adapter (fits to 3"- 3.9" O.D. pole) [13] **HIS** Internal Housing Side Shield [14]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. Extended lead times apply. Contact factory for details.
2. Mounts to a 4-5" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, and BLC optics.
15. Limited to max. 600mA configurations.
16. Not available with DD, DCC, and FAWS dimming control options.
17. Not available with DD, DCC, FAWS and LLC dimming control options.
18. Not available with DD, DCC, FAWS, LLC, and BL dimming control options (SW or DynaDimmer required).
19. Must specify a motion sensor lens.

3000K only

P26 PureForm LED medium

Area light

PureForm P26 Accessories (ordered separately, field installed)

Shielding Accessories

House Side shield

Standard optic orientation:

HIS-48-H [20]	Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H [20]	Internal House Side Shield for 64 LEDs (4 modules)
HIS-80-H [20]	Internal House Side Shield for 80 LEDs (5 modules)

Optic at 90 or 270 orientation:

HIS-48-V [20]	Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-V [20]	Internal House Side Shield for 64 LEDs (4 modules)
HIS-80-V [20]	Internal House Side Shield for 80 LEDs (5 modules)

20. HIS not available with Type 5, 5W, and BLC optics.

Mounting Accessories

PureForm PTF2 (pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-P26/34-1-90-(F)	1 luminaire at 90°
PTF2-P26/34-2-90-(F)	2 luminaires at 90°
PTF2-P26/34-2-180-(F)	2 luminaires at 180°
PTF2-P26/34-3-90-(F)	3 luminaires at 90°
PTF2-P26/34-4-90-(F)	4 luminaires at 90°
PTF2-P26/34-3-120-(F)	3 luminaires at 120°

PureForm PTF3 (pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-P26/34-1-90-(F)	1 luminaire at 90°
PTF3-P26/34-2-90-(F)	2 luminaires at 90°
PTF3-P26/34-2-180-(F)	2 luminaires at 180°
PTF3-P26/34-3-90-(F)	3 luminaires at 90°
PTF3-P26/34-4-90-(F)	4 luminaires at 90°
PTF3-P26/34-3-120-(F)	3 luminaires at 120°

PureForm PTF4 (pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-P26/34-1-90-(F)	1 luminaire at 90°
PTF4-P26/34-2-90-(F)	2 luminaires at 90°
PTF4-P26/34-2-180-(F)	2 luminaires at 180°
PTF4-P26/34-3-90-(F)	3 luminaires at 90°
PTF4-P26/34-4-90-(F)	4 luminaires at 90°
PTF4-P26/34-3-120-(F)	3 luminaires at 120°

P26-SF-G2-(F)	Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
P26-RAM-G2-(F)	Retrofit Arm mount kit
P26-WS-G2-(F)	Wall mount with surface conduit rear entry permitted
P26-BD-G2	Bird deterrent

(F) = Specify finish

P26 PureForm LED medium

Area light

LED Wattage and Lumen Values – 3000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-WW-G2-x	48	400	3000	60	7,673	B2-U0-G2	128	7,420	B1-U0-G2	124	7,698	B1-U0-G2	128
P26-48L-500-WW-G2-x	48	500	3000	74	9,380	B2-U0-G2	126	9,070	B2-U0-G2	122	9,409	B2-U0-G2	127
P26-48L-600-WW-G2-x	48	600	3000	89	10,967	B3-U0-G2	123	10,604	B2-U0-G2	119	10,999	B2-U0-G2	124
P26-48L-700-WW-G2-x	48	700	3000	101	12,477	B3-U0-G2	123	12,064	B2-U0-G2	119	12,514	B2-U0-G2	124
P26-64L-600-WW-G2-x	64	600	3000	114	14,493	B3-U0-G3	127	14,013	B2-U0-G3	123	14,536	B2-U0-G3	127
P26-64L-700-WW-G2-x	64	700	3000	133	16,402	B3-U0-G3	124	15,859	B2-U0-G3	119	16,451	B3-U0-G3	124
P26-64L-800-WW-G2-x	64	800	3000	153	18,384	B3-U0-G3	121	17,775	B3-U0-G3	117	18,438	B3-U0-G3	121
P26-80L-700-WW-G2-x	80	700	3000	169	20,727	B3-U0-G3	123	20,041	B3-U0-G4	119	20,788	B3-U0-G4	123
P26-80L-800-WW-G2-x	80	800	3000	192	22,735	B3-U0-G3	119	21,983	B3-U0-G4	115	22,803	B3-U0-G4	119
P26-80L-900-WW-G2-x	80	900	3000	219	24,409	B3-U0-G3	111	23,602	B3-U0-G4	108	24,482	B3-U0-G4	112

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR			Type BLC		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-WW-G2-x	48	400	3000	60	7,916	B3-U0-G2	132	7,948	B3-U0-G2	132	7,854	B2-U0-G1	131	5,872	B0-U0-G2	98
P26-48L-500-WW-G2-x	48	500	3000	74	9,674	B3-U0-G2	130	9,716	B4-U0-G2	131	9,599	B2-U0-G2	129	7,178	B0-U0-G2	97
P26-48L-600-WW-G2-x	48	600	3000	89	11,308	B4-U0-G2	127	11,359	B4-U0-G2	128	11,223	B3-U0-G2	126	8,392	B1-U0-G2	94
P26-48L-700-WW-G2-x	48	700	3000	101	12,863	B4-U0-G2	127	12,923	B4-U0-G2	128	12,769	B3-U0-G2	126	9,548	B1-U0-G2	94
P26-64L-600-WW-G2-x	64	600	3000	114	14,940	B4-U0-G2	131	15,011	B4-U0-G2	131	14,832	B3-U0-G2	130	11,091	B1-U0-G2	97
P26-64L-700-WW-G2-x	64	700	3000	133	16,907	B4-U0-G2	127	16,988	B5-U0-G3	128	16,786	B3-U0-G2	126	12,552	B1-U0-G2	95
P26-64L-800-WW-G2-x	64	800	3000	153	18,949	B4-U0-G2	124	19,041	B5-U0-G3	125	18,814	B3-U0-G2	123	14,068	B1-U0-G3	92
P26-80L-700-WW-G2-x	80	700	3000	169	21,363	B5-U0-G3	127	21,468	B5-U0-G3	127	21,212	B3-U0-G2	126	15,861	B1-U0-G3	94
P26-80L-800-WW-G2-x	80	800	3000	192	23,463	B5-U0-G3	122	23,548	B5-U0-G3	123	23,267	B3-U0-G2	121	17,398	B1-U0-G3	91
P26-80L-900-WW-G2-x	80	900	3000	219	25,202	B5-U0-G3	115	25,282	B5-U0-G4	115	24,981	B3-U0-G2	114	18,679	B1-U0-G3	85

LED Wattage and Lumen Values – 4000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-NW-G2-x	48	400	4000	60	8798	B2-U0-G2	146	8509	B2-U0-G2	142	8827	B2-U0-G2	147
P26-48L-500-NW-G2-x	48	500	4000	74	10755	B2-U0-G2	145	10401	B2-U0-G2	140	10789	B2-U0-G2	145
P26-48L-600-NW-G2-x	48	600	4000	89	12574	B3-U0-G2	141	12160	B2-U0-G2	137	12614	B2-U0-G3	142
P26-48L-700-NW-G2-x	48	700	4000	101	14305	B3-U0-G3	142	13834	B2-U0-G3	137	14351	B2-U0-G3	142
P26-64L-600-NW-G2-x	64	600	4000	114	16617	B3-U0-G3	145	16069	B2-U0-G3	141	16670	B3-U0-G3	146
P26-64L-700-NW-G2-x	64	700	4000	133	18806	B3-U0-G3	142	18186	B3-U0-G3	137	18866	B3-U0-G4	142
P26-64L-800-NW-G2-x	64	800	4000	153	21078	B3-U0-G3	138	20383	B3-U0-G4	134	21145	B3-U0-G4	139
P26-80L-700-NW-G2-x	80	700	4000	169	23764	B3-U0-G3	141	22981	B3-U0-G4	136	23840	B3-U0-G4	141
P26-80L-800-NW-G2-x	80	800	4000	192	26067	B3-U0-G3	136	25208	B3-U0-G4	132	26150	B3-U0-G4	137
P26-80L-900-NW-G2-x	80	900	4000	219	27986	B3-U0-G3	128	27064	B3-U0-G4	123	28076	B3-U0-G4	128

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

P26 PureForm LED medium

Area light

LED Wattage and Lumen Values – 4000K (continued)

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR			Type BLC		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-NW-G2-x	48	400	4000	60	9068	B3-U0-G2	151	9114	B4-U0-G2	152	9006	B2-U0-G1	150	6735	B0-U0-G2	112
P26-48L-500-NW-G2-x	48	500	4000	74	11083	B4-U0-G2	149	11141	B4-U0-G2	150	11009	B3-U0-G2	148	8233	B1-U0-G2	111
P26-48L-600-NW-G2-x	48	600	4000	89	12954	B4-U0-G2	146	13025	B4-U0-G2	146	12871	B3-U0-G2	145	9626	B1-U0-G2	108
P26-48L-700-NW-G2-x	48	700	4000	101	14736	B4-U0-G2	146	14819	B4-U0-G2	147	14643	B3-U0-G2	145	10951	B1-U0-G2	108
P26-64L-600-NW-G2-x	64	600	4000	114	17116	B4-U0-G2	150	17214	B5-U0-G3	151	17009	B3-U0-G2	149	12721	B1-U0-G2	111
P26-64L-700-NW-G2-x	64	700	4000	133	19369	B5-U0-G3	146	19481	B5-U0-G3	147	19249	B3-U0-G2	145	14396	B1-U0-G3	108
P26-64L-800-NW-G2-x	64	800	4000	153	21708	B5-U0-G3	142	21834	B5-U0-G3	143	21575	B3-U0-G2	141	16136	B1-U0-G3	106
P26-80L-700-NW-G2-x	80	700	4000	169	24474	B5-U0-G3	145	24617	B5-U0-G4	146	24325	B3-U0-G2	144	18192	B1-U0-G3	108
P26-80L-800-NW-G2-x	80	800	4000	192	26880	B5-U0-G3	140	27003	B5-U0-G4	141	26682	B3-U0-G3	139	19955	B1-U0-G3	104
P26-80L-900-NW-G2-x	80	900	4000	219	28872	B5-U0-G3	132	28991	B5-U0-G4	132	28647	B4-U0-G3	131	21425	B1-U0-G4	98

LED Wattage and Lumen Values – 5000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-CW-G2-x	48	400	5000	60	8,237	B2-U0-G2	137	7,965	B1-U0-G2	133	8,262	B2-U0-G2	138
P26-48L-500-CW-G2-x	48	500	5000	74	10,069	B2-U0-G2	135	9,736	B2-U0-G2	131	10,100	B2-U0-G2	136
P26-48L-600-CW-G2-x	48	600	5000	89	11,772	B3-U0-G2	132	11,383	B2-U0-G2	128	11,807	B2-U0-G2	133
P26-48L-700-CW-G2-x	48	700	5000	101	13,393	B3-U0-G2	133	12,950	B2-U0-G2	128	13,433	B2-U0-G3	133
P26-64L-600-CW-G2-x	64	600	5000	114	15,557	B3-U0-G3	136	15,042	B2-U0-G3	132	15,603	B2-U0-G3	137
P26-64L-700-CW-G2-x	64	700	5000	133	17,607	B3-U0-G3	133	17,024	B3-U0-G3	128	17,659	B3-U0-G3	133
P26-64L-800-CW-G2-x	64	800	5000	153	19,734	B3-U0-G3	129	19,080	B3-U0-G3	125	19,792	B3-U0-G4	130
P26-80L-700-CW-G2-x	80	700	5000	169	22,248	B3-U0-G3	132	21,512	B3-U0-G4	128	22,315	B3-U0-G4	132
P26-80L-800-CW-G2-x	80	800	5000	192	24,404	B3-U0-G3	127	23,597	B3-U0-G4	123	24,477	B3-U0-G4	128
P26-80L-900-CW-G2-x	80	900	5000	219	26,201	B3-U0-G3	119	25,335	B3-U0-G4	115	26,280	B3-U0-G4	120

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR			Type BLC		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-CW-G2-x	48	400	5000	60	8,497	B3-U0-G2	141	8,532	B4-U0-G2	142	8,430	B2-U0-G1	140	6,304	B0-U0-G2	105
P26-48L-500-CW-G2-x	48	500	5000	74	10,384	B4-U0-G2	140	10,429	B4-U0-G2	140	10,305	B2-U0-G2	139	7,705	B1-U0-G2	104
P26-48L-600-CW-G2-x	48	600	5000	89	12,138	B4-U0-G2	136	12,193	B4-U0-G2	137	12,047	B3-U0-G2	135	9,008	B1-U0-G2	101
P26-48L-700-CW-G2-x	48	700	5000	101	13,808	B4-U0-G2	137	13,872	B4-U0-G2	137	13,706	B3-U0-G2	136	10,249	B1-U0-G2	101
P26-64L-600-CW-G2-x	64	600	5000	114	16,037	B4-U0-G2	140	16,113	B5-U0-G3	141	15,921	B3-U0-G2	139	11,905	B1-U0-G2	104
P26-64L-700-CW-G2-x	64	700	5000	133	18,149	B4-U0-G2	137	18,236	B5-U0-G3	137	18,018	B3-U0-G2	136	13,473	B1-U0-G3	101
P26-64L-800-CW-G2-x	64	800	5000	153	20,340	B5-U0-G3	133	20,439	B5-U0-G3	134	20,195	B3-U0-G2	132	15,101	B1-U0-G3	99
P26-80L-700-CW-G2-x	80	700	5000	169	22,932	B5-U0-G3	136	23,044	B5-U0-G3	137	22,769	B3-U0-G2	135	17,026	B1-U0-G3	101
P26-80L-800-CW-G2-x	80	800	5000	192	25,186	B5-U0-G3	131	25,277	B5-U0-G4	132	24,975	B3-U0-G2	130	18,675	B1-U0-G3	97
P26-80L-900-CW-G2-x	80	900	5000	219	27,053	B5-U0-G3	123	27,138	B5-U0-G4	124	26,815	B3-U0-G3	122	20,051	B1-U0-G3	91

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

P26 PureForm LED medium

Area light

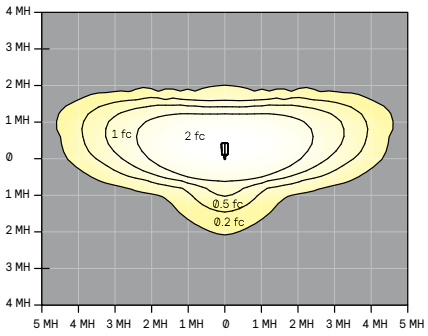
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

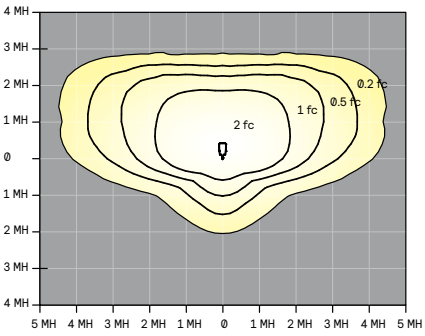
Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 900 mA	>100,000 hours	>60,000 hours	>88%

Optical Distributions

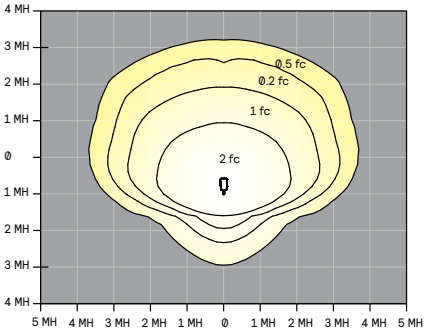
Based on 20' mounting height



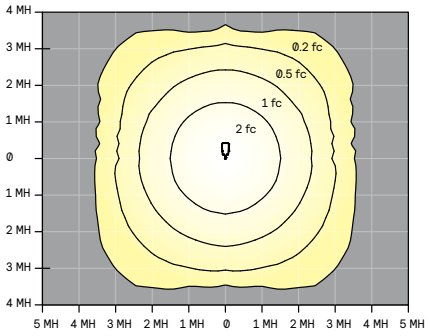
Type 2



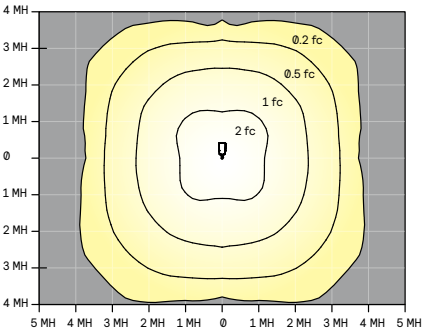
Type 3



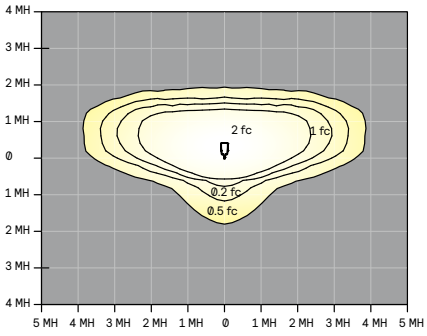
Type 4



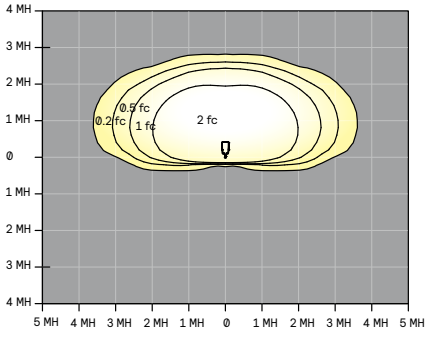
Type 5



Type 5W



AFR



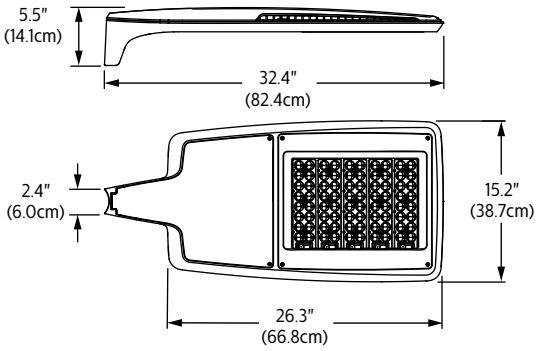
BLC

P26 PureForm LED medium

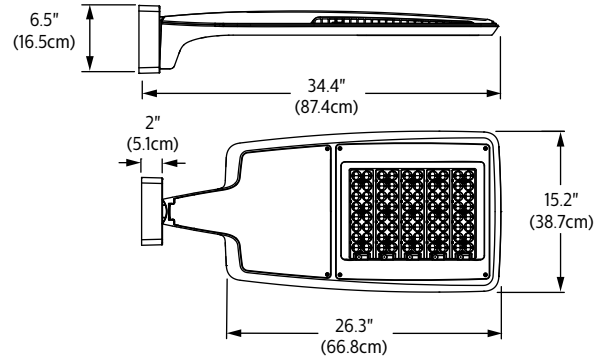
Area light

Dimensions

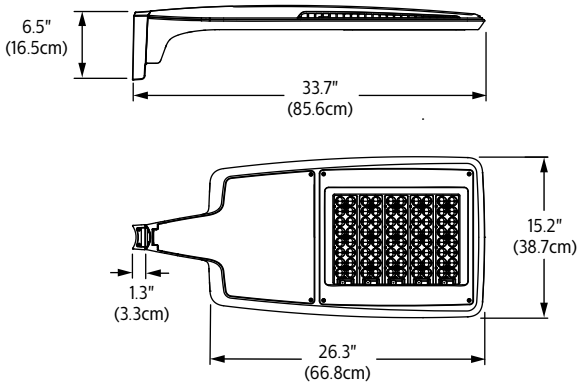
Standard Arm **(AR)**
Weight: 27 Lbs (12.4 Kg) EPA: 0.26ft² (.024m²)



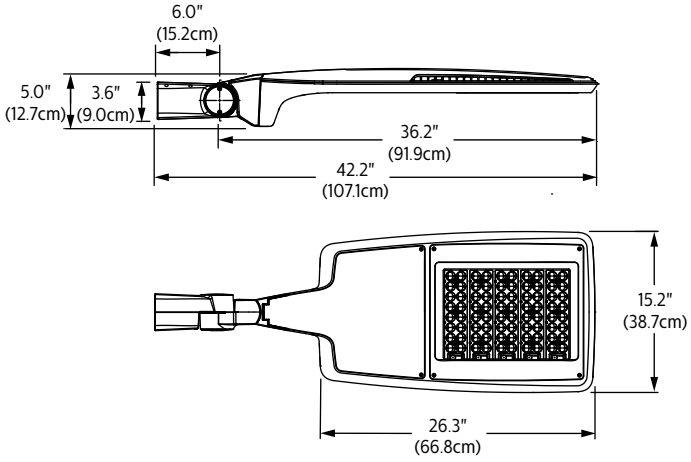
Wall **(WS)**
Weight: 30 Lbs. (13.7 Kg)EPA: 0.30ft² (.028m²)



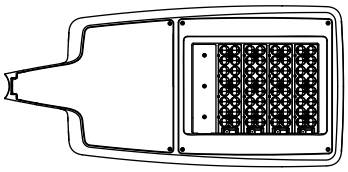
Retrofit Arm **(RAM)**
Weight: 28 Lbs (12.7 Kg) EPA: 0.28ft² (.026m²)



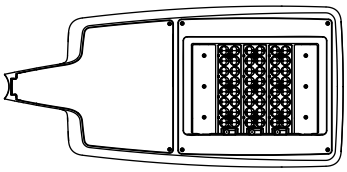
Slip fitter **(SF)**
Weight: 32 Lbs (14.6 Kg) EPA: 0.38ft² (.035m²)

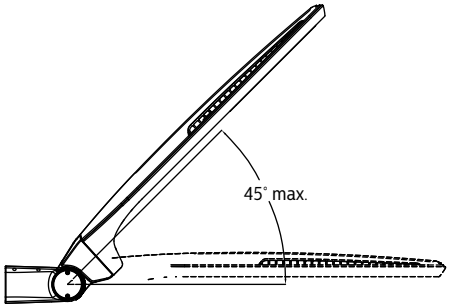


4 module configuration

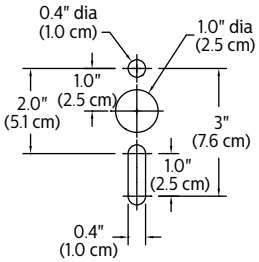


3 module configuration

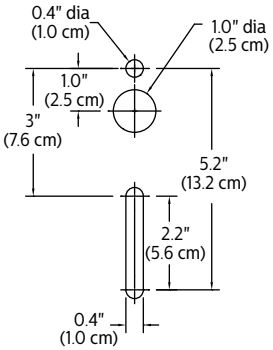




Standard Arm **(AR)** drill pattern



Retrofit arm **(RAM)** drill pattern



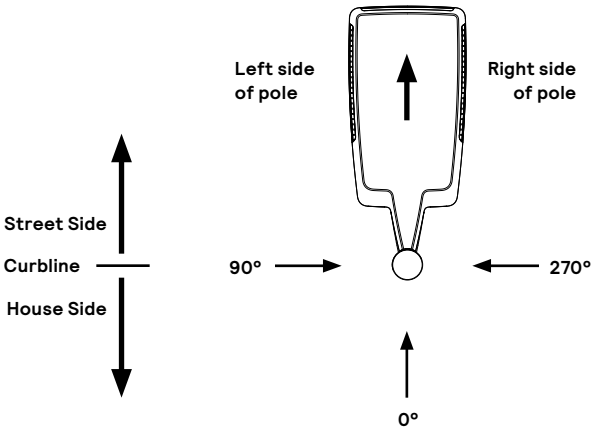
P26 PureForm LED medium

Area light

Optical Orientation Information

Standard Optic Position

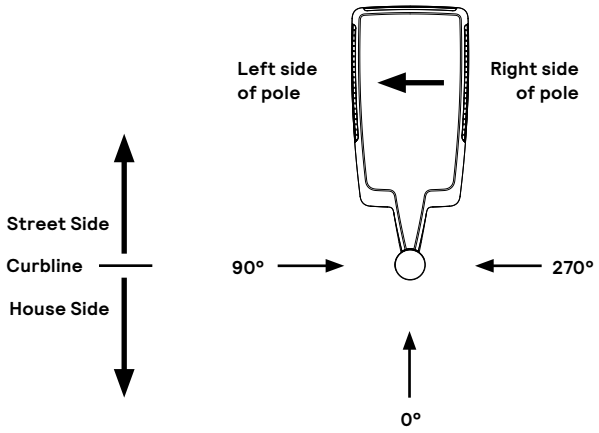
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

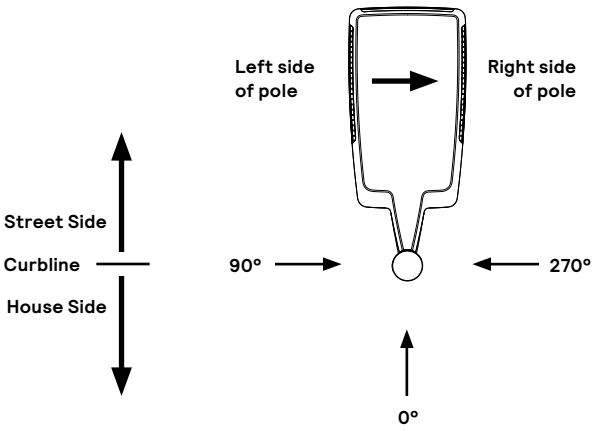
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

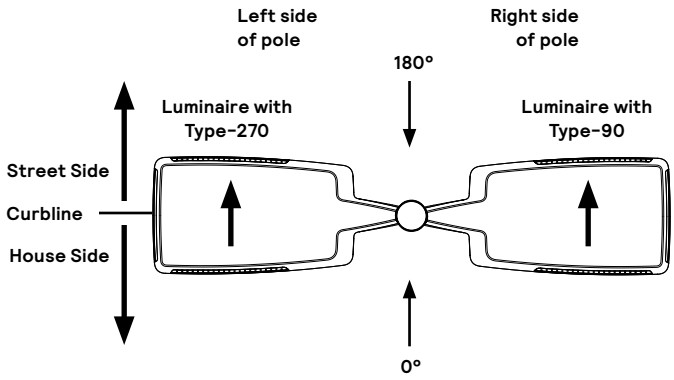
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

P26 PureForm LED medium

Area light

Specifications

Housing

Two-piece sealed enclosure with main part of the housing designed as the structural and heat sink frame enclosed by cover to give its unique form. It also includes integral arm and separate, self-retained hinged, one-piece die cast door frame. All die-cast parts made of low copper die cast aluminum alloy for a high resistance to corrosion. The sleek profile with optimized surface area allows housing to provide excellent convection heat transfer with minimum use of heat fins, giving the freedom to have a clean minimalist aesthetic design. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2010. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 3, 4 and 5 modules or 48, 64 and 80 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/- 125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. Also available in 2700K, 3500K, and Direct Amber with extended lead times. Direct Amber LED is narrow spectrum with dominant wavelength at 596 nm (peak wavelength at 601 nm). Contact factory for details. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 150 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions including a dedicated BLC optic to provide the best backlight control possible for those stringent requirements around property lines. Types 2, 3, 4, AFR, and BLC when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. PureForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, PureForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

SiteWise (SW): SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Cannot be used with other control options or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

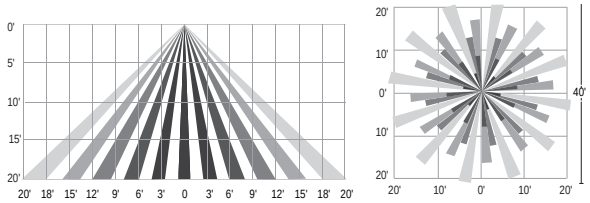
Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM – 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights.

LLC-IMRI3 Luminaire with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/ light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

P26 PureForm LED medium

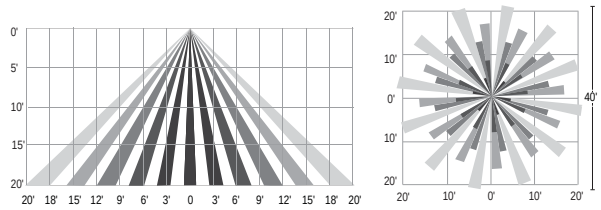
Area light

Specifications (cont'd)

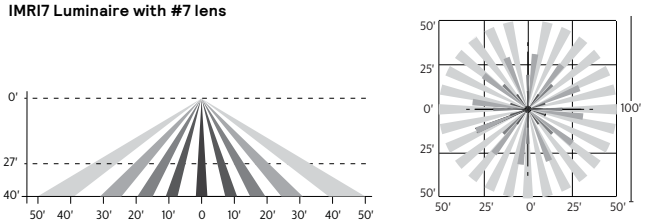
Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire with #3 lens



IMRI7 Luminaire with #7 lens



Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included. TLRPC is shipped standard with 5 pin.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most PureForm P26 configurations are qualified under Premium DesignLights Consortium® category. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Warranty

PureForm luminaires feature a 5-year limited warranty.
See signify.com/warranties for complete details and exclusions.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.

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Telephone 855-486-2216

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

GARDCO by signify

Site & Area

PureForm

P26 medium area light

Gardco PureForm LED area medium P26 features a sleek, low profile design and optimal performance. PureForm area medium is designed to achieve maximum pole spacing, with lumen output up to 28,900 lumens. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

Project:

Location:

Cat.No:

Type:

Lumens: Qty:

Notes:

Ordering guide

example: P26-64L-800-NW-G2-AR-3-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
P26						
P26 PureForm area medium, 26"	**48L** 48 LEDs (3 modules)	**400** 400mA **500** 500mA **600** 600mA **700** 700mA	**WW-G2** Warm White 3000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **CW-G2** Cool White 5000K, 70 CRI Generation 2 **WY-G2** Warm Yellow 2700K, 80 CRI Generation 2 [1] **BW-G2** Balanced White 3500K 80CRI Generation 2 [1] **AM-G2** Direct Amber (590nm) Generation 2 [1,15]	**AR** Arm Mount (standard) [2] *The following mounting kits must be ordered separately (See accessories)* **SF** Slip Fitter Mount [3] (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM** Retrofit arm mount kit [2]	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, rotated left 90° **AFR-270** Auto Front Row, rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270°	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)
	64L 64 LEDs (4 modules)	**600** 600mA **700** 700mA **800** 800mA				
	80L 80 LEDs (5 modules)	**700** 700mA **800** 800mA **900** 900mA				

Options

Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD 0-10V External dimming (by others) [4] **DCC** Dual Circuit Control [4,5,6] **FAWS** Field Adjustable Wattage Selector [4,5] **SW** Interface module for SiteWise [4,6,7] **LLC** Integral wireless module [4, 6, 8, 19] **BL** Bi-level functionality [4, 19] **DynaDimmer:** Automatic Profile Dimming **CS50** Security 50% Dimming, 7 hours [4,8] **CM50** Median 50% Dimming, 8 hours [4,8] **CS30** Security 30% Dimming, 7 hours [4,8] **CM30** Median 30% Dimming, 8 hours [4,8]	**IMRI3** Integral with #3 lens [16] **IMRI7** Integral with #7 lens [17]	**PCB** Photocontrol Button [8,9] **TLRD5** Twist Lock Receptacle 5 Pin [10] **TLRD7** Twist Lock Receptacle 7 Pin [10] **TLRPC** Twist Lock Receptacle w/Photocell [9,11]	**Fusing** **F1** Single (120, 277, 347VAC) [9] **F2** Double (208, 240, 480VAC) [9] **F3** Canadian Double Pull (208, 240, 480VAC) [9,12] **Pole Mount Fusing** **FP1** Single (120, 277, 347VAC) [9] **FP2** Double (208, 240, 480VAC) [9] **FP3** Canadian Double Pull (208, 240, 480VAC) [9] **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included as standard **TB** Terminal Block [12] **RPA** Round Pole Adapter (fits to 3"- 3.9" O.D. pole) [13] **HIS** Internal Housing Side Shield [14]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. Extended lead times apply. Contact factory for details.
2. Mounts to a 4-5" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, and BLC optics.
15. Limited to max. 600mA configurations.
16. Not available with DD, DCC, and FAWS dimming control options.
17. Not available with DD, DCC, FAWS and LLC dimming control options.
18. Not available with DD, DCC, FAWS, LLC, and BL dimming control options (SW or DynaDimmer required).
19. Must specify a motion sensor lens.

3000K only

P26 PureForm LED medium

Area light

PureForm P26 Accessories (ordered separately, field installed)

Shielding Accessories

House Side shield

Standard optic orientation:

HIS-48-H [20]	Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H [20]	Internal House Side Shield for 64 LEDs (4 modules)
HIS-80-H [20]	Internal House Side Shield for 80 LEDs (5 modules)

Optic at 90 or 270 orientation:

HIS-48-V [20]	Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-V [20]	Internal House Side Shield for 64 LEDs (4 modules)
HIS-80-V [20]	Internal House Side Shield for 80 LEDs (5 modules)

20. HIS not available with Type 5, 5W, and BLC optics.

Mounting Accessories

PureForm PTF2 (pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-P26/34-1-90-(F)	1 luminaire at 90°
PTF2-P26/34-2-90-(F)	2 luminaires at 90°
PTF2-P26/34-2-180-(F)	2 luminaires at 180°
PTF2-P26/34-3-90-(F)	3 luminaires at 90°
PTF2-P26/34-4-90-(F)	4 luminaires at 90°
PTF2-P26/34-3-120-(F)	3 luminaires at 120°

PureForm PTF3 (pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-P26/34-1-90-(F)	1 luminaire at 90°
PTF3-P26/34-2-90-(F)	2 luminaires at 90°
PTF3-P26/34-2-180-(F)	2 luminaires at 180°
PTF3-P26/34-3-90-(F)	3 luminaires at 90°
PTF3-P26/34-4-90-(F)	4 luminaires at 90°
PTF3-P26/34-3-120-(F)	3 luminaires at 120°

PureForm PTF4 (pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-P26/34-1-90-(F)	1 luminaire at 90°
PTF4-P26/34-2-90-(F)	2 luminaires at 90°
PTF4-P26/34-2-180-(F)	2 luminaires at 180°
PTF4-P26/34-3-90-(F)	3 luminaires at 90°
PTF4-P26/34-4-90-(F)	4 luminaires at 90°
PTF4-P26/34-3-120-(F)	3 luminaires at 120°

P26-SF-G2-(F)	Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
P26-RAM-G2-(F)	Retrofit Arm mount kit
P26-WS-G2-(F)	Wall mount with surface conduit rear entry permitted
P26-BD-G2	Bird deterrent

(F) = Specify finish

P26 PureForm LED medium

Area light

LED Wattage and Lumen Values – 3000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-WW-G2-x	48	400	3000	60	7,673	B2-U0-G2	128	7,420	B1-U0-G2	124	7,698	B1-U0-G2	128
P26-48L-500-WW-G2-x	48	500	3000	74	9,380	B2-U0-G2	126	9,070	B2-U0-G2	122	9,409	B2-U0-G2	127
P26-48L-600-WW-G2-x	48	600	3000	89	10,967	B3-U0-G2	123	10,604	B2-U0-G2	119	10,999	B2-U0-G2	124
P26-48L-700-WW-G2-x	48	700	3000	101	12,477	B3-U0-G2	123	12,064	B2-U0-G2	119	12,514	B2-U0-G2	124
P26-64L-600-WW-G2-x	64	600	3000	114	14,493	B3-U0-G3	127	14,013	B2-U0-G3	123	14,536	B2-U0-G3	127
P26-64L-700-WW-G2-x	64	700	3000	133	16,402	B3-U0-G3	124	15,859	B2-U0-G3	119	16,451	B3-U0-G3	124
P26-64L-800-WW-G2-x	64	800	3000	153	18,384	B3-U0-G3	121	17,775	B3-U0-G3	117	18,438	B3-U0-G3	121
P26-80L-700-WW-G2-x	80	700	3000	169	20,727	B3-U0-G3	123	20,041	B3-U0-G4	119	20,788	B3-U0-G4	123
P26-80L-800-WW-G2-x	80	800	3000	192	22,735	B3-U0-G3	119	21,983	B3-U0-G4	115	22,803	B3-U0-G4	119
P26-80L-900-WW-G2-x	80	900	3000	219	24,409	B3-U0-G3	111	23,602	B3-U0-G4	108	24,482	B3-U0-G4	112

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR			Type BLC		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-WW-G2-x	48	400	3000	60	7,916	B3-U0-G2	132	7,948	B3-U0-G2	132	7,854	B2-U0-G1	131	5,872	B0-U0-G2	98
P26-48L-500-WW-G2-x	48	500	3000	74	9,674	B3-U0-G2	130	9,716	B4-U0-G2	131	9,599	B2-U0-G2	129	7,178	B0-U0-G2	97
P26-48L-600-WW-G2-x	48	600	3000	89	11,308	B4-U0-G2	127	11,359	B4-U0-G2	128	11,223	B3-U0-G2	126	8,392	B1-U0-G2	94
P26-48L-700-WW-G2-x	48	700	3000	101	12,863	B4-U0-G2	127	12,923	B4-U0-G2	128	12,769	B3-U0-G2	126	9,548	B1-U0-G2	94
P26-64L-600-WW-G2-x	64	600	3000	114	14,940	B4-U0-G2	131	15,011	B4-U0-G2	131	14,832	B3-U0-G2	130	11,091	B1-U0-G2	97
P26-64L-700-WW-G2-x	64	700	3000	133	16,907	B4-U0-G2	127	16,988	B5-U0-G3	128	16,786	B3-U0-G2	126	12,552	B1-U0-G2	95
P26-64L-800-WW-G2-x	64	800	3000	153	18,949	B4-U0-G2	124	19,041	B5-U0-G3	125	18,814	B3-U0-G2	123	14,068	B1-U0-G3	92
P26-80L-700-WW-G2-x	80	700	3000	169	21,363	B5-U0-G3	127	21,468	B5-U0-G3	127	21,212	B3-U0-G2	126	15,861	B1-U0-G3	94
P26-80L-800-WW-G2-x	80	800	3000	192	23,463	B5-U0-G3	122	23,548	B5-U0-G3	123	23,267	B3-U0-G2	121	17,398	B1-U0-G3	91
P26-80L-900-WW-G2-x	80	900	3000	219	25,202	B5-U0-G3	115	25,282	B5-U0-G4	115	24,981	B3-U0-G2	114	18,679	B1-U0-G3	85

LED Wattage and Lumen Values – 4000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-NW-G2-x	48	400	4000	60	8798	B2-U0-G2	146	8509	B2-U0-G2	142	8827	B2-U0-G2	147
P26-48L-500-NW-G2-x	48	500	4000	74	10755	B2-U0-G2	145	10401	B2-U0-G2	140	10789	B2-U0-G2	145
P26-48L-600-NW-G2-x	48	600	4000	89	12574	B3-U0-G2	141	12160	B2-U0-G2	137	12614	B2-U0-G3	142
P26-48L-700-NW-G2-x	48	700	4000	101	14305	B3-U0-G3	142	13834	B2-U0-G3	137	14351	B2-U0-G3	142
P26-64L-600-NW-G2-x	64	600	4000	114	16617	B3-U0-G3	145	16069	B2-U0-G3	141	16670	B3-U0-G3	146
P26-64L-700-NW-G2-x	64	700	4000	133	18806	B3-U0-G3	142	18186	B3-U0-G3	137	18866	B3-U0-G4	142
P26-64L-800-NW-G2-x	64	800	4000	153	21078	B3-U0-G3	138	20383	B3-U0-G4	134	21145	B3-U0-G4	139
P26-80L-700-NW-G2-x	80	700	4000	169	23764	B3-U0-G3	141	22981	B3-U0-G4	136	23840	B3-U0-G4	141
P26-80L-800-NW-G2-x	80	800	4000	192	26067	B3-U0-G3	136	25208	B3-U0-G4	132	26150	B3-U0-G4	137
P26-80L-900-NW-G2-x	80	900	4000	219	27986	B3-U0-G3	128	27064	B3-U0-G4	123	28076	B3-U0-G4	128

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

P26 PureForm LED medium

Area light

LED Wattage and Lumen Values – 4000K (continued)

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR			Type BLC		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-NW-G2-x	48	400	4000	60	9068	B3-U0-G2	151	9114	B4-U0-G2	152	9006	B2-U0-G1	150	6735	B0-U0-G2	112
P26-48L-500-NW-G2-x	48	500	4000	74	11083	B4-U0-G2	149	11141	B4-U0-G2	150	11009	B3-U0-G2	148	8233	B1-U0-G2	111
P26-48L-600-NW-G2-x	48	600	4000	89	12954	B4-U0-G2	146	13025	B4-U0-G2	146	12871	B3-U0-G2	145	9626	B1-U0-G2	108
P26-48L-700-NW-G2-x	48	700	4000	101	14736	B4-U0-G2	146	14819	B4-U0-G2	147	14643	B3-U0-G2	145	10951	B1-U0-G2	108
P26-64L-600-NW-G2-x	64	600	4000	114	17116	B4-U0-G2	150	17214	B5-U0-G3	151	17009	B3-U0-G2	149	12721	B1-U0-G2	111
P26-64L-700-NW-G2-x	64	700	4000	133	19369	B5-U0-G3	146	19481	B5-U0-G3	147	19249	B3-U0-G2	145	14396	B1-U0-G3	108
P26-64L-800-NW-G2-x	64	800	4000	153	21708	B5-U0-G3	142	21834	B5-U0-G3	143	21575	B3-U0-G2	141	16136	B1-U0-G3	106
P26-80L-700-NW-G2-x	80	700	4000	169	24474	B5-U0-G3	145	24617	B5-U0-G4	146	24325	B3-U0-G2	144	18192	B1-U0-G3	108
P26-80L-800-NW-G2-x	80	800	4000	192	26880	B5-U0-G3	140	27003	B5-U0-G4	141	26682	B3-U0-G3	139	19955	B1-U0-G3	104
P26-80L-900-NW-G2-x	80	900	4000	219	28872	B5-U0-G3	132	28991	B5-U0-G4	132	28647	B4-U0-G3	131	21425	B1-U0-G4	98

LED Wattage and Lumen Values – 5000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-CW-G2-x	48	400	5000	60	8,237	B2-U0-G2	137	7,965	B1-U0-G2	133	8,262	B2-U0-G2	138
P26-48L-500-CW-G2-x	48	500	5000	74	10,069	B2-U0-G2	135	9,736	B2-U0-G2	131	10,100	B2-U0-G2	136
P26-48L-600-CW-G2-x	48	600	5000	89	11,772	B3-U0-G2	132	11,383	B2-U0-G2	128	11,807	B2-U0-G2	133
P26-48L-700-CW-G2-x	48	700	5000	101	13,393	B3-U0-G2	133	12,950	B2-U0-G2	128	13,433	B2-U0-G3	133
P26-64L-600-CW-G2-x	64	600	5000	114	15,557	B3-U0-G3	136	15,042	B2-U0-G3	132	15,603	B2-U0-G3	137
P26-64L-700-CW-G2-x	64	700	5000	133	17,607	B3-U0-G3	133	17,024	B3-U0-G3	128	17,659	B3-U0-G3	133
P26-64L-800-CW-G2-x	64	800	5000	153	19,734	B3-U0-G3	129	19,080	B3-U0-G3	125	19,792	B3-U0-G4	130
P26-80L-700-CW-G2-x	80	700	5000	169	22,248	B3-U0-G3	132	21,512	B3-U0-G4	128	22,315	B3-U0-G4	132
P26-80L-800-CW-G2-x	80	800	5000	192	24,404	B3-U0-G3	127	23,597	B3-U0-G4	123	24,477	B3-U0-G4	128
P26-80L-900-CW-G2-x	80	900	5000	219	26,201	B3-U0-G3	119	25,335	B3-U0-G4	115	26,280	B3-U0-G4	120

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR			Type BLC		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
P26-48L-400-CW-G2-x	48	400	5000	60	8,497	B3-U0-G2	141	8,532	B4-U0-G2	142	8,430	B2-U0-G1	140	6,304	B0-U0-G2	105
P26-48L-500-CW-G2-x	48	500	5000	74	10,384	B4-U0-G2	140	10,429	B4-U0-G2	140	10,305	B2-U0-G2	139	7,705	B1-U0-G2	104
P26-48L-600-CW-G2-x	48	600	5000	89	12,138	B4-U0-G2	136	12,193	B4-U0-G2	137	12,047	B3-U0-G2	135	9,008	B1-U0-G2	101
P26-48L-700-CW-G2-x	48	700	5000	101	13,808	B4-U0-G2	137	13,872	B4-U0-G2	137	13,706	B3-U0-G2	136	10,249	B1-U0-G2	101
P26-64L-600-CW-G2-x	64	600	5000	114	16,037	B4-U0-G2	140	16,113	B5-U0-G3	141	15,921	B3-U0-G2	139	11,905	B1-U0-G2	104
P26-64L-700-CW-G2-x	64	700	5000	133	18,149	B4-U0-G2	137	18,236	B5-U0-G3	137	18,018	B3-U0-G2	136	13,473	B1-U0-G3	101
P26-64L-800-CW-G2-x	64	800	5000	153	20,340	B5-U0-G3	133	20,439	B5-U0-G3	134	20,195	B3-U0-G2	132	15,101	B1-U0-G3	99
P26-80L-700-CW-G2-x	80	700	5000	169	22,932	B5-U0-G3	136	23,044	B5-U0-G3	137	22,769	B3-U0-G2	135	17,026	B1-U0-G3	101
P26-80L-800-CW-G2-x	80	800	5000	192	25,186	B5-U0-G3	131	25,277	B5-U0-G4	132	24,975	B3-U0-G2	130	18,675	B1-U0-G3	97
P26-80L-900-CW-G2-x	80	900	5000	219	27,053	B5-U0-G3	123	27,138	B5-U0-G4	124	26,815	B3-U0-G3	122	20,051	B1-U0-G3	91

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

P26 PureForm LED medium

Area light

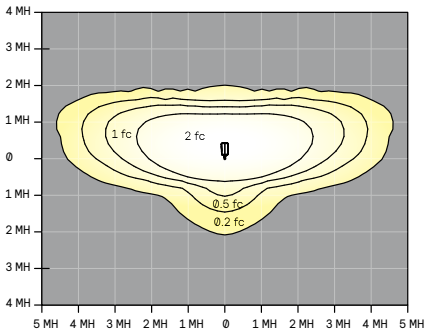
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

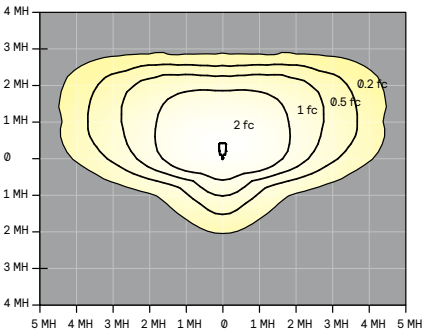
Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 900 mA	>100,000 hours	>60,000 hours	>88%

Optical Distributions

Based on 20' mounting height



Type 2



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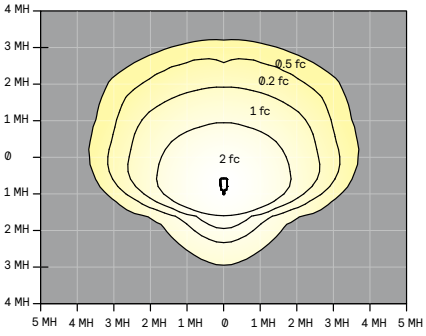
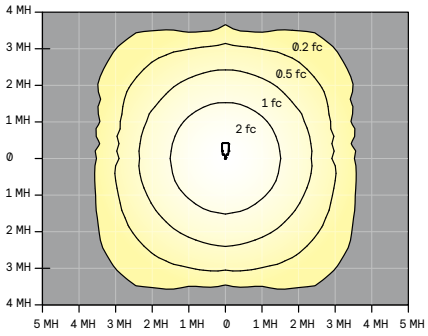
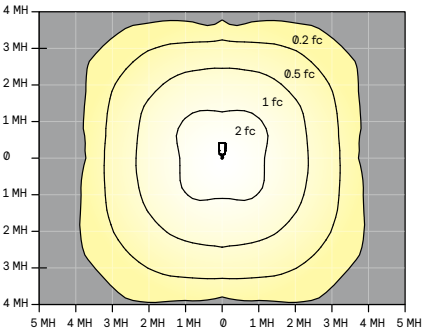


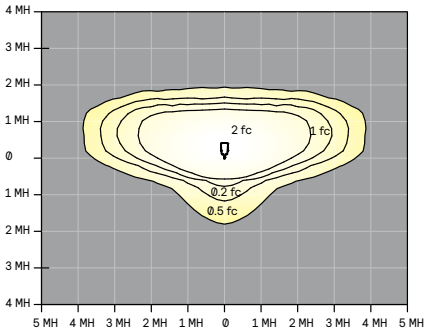
Type 4



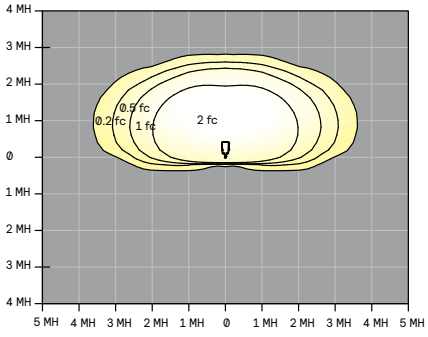
Type 5



Type 5W



AFR



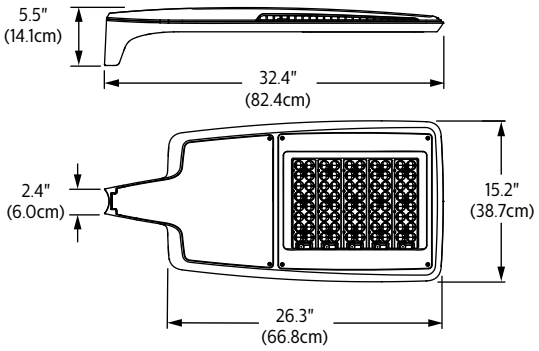
BLC

P26 PureForm LED medium

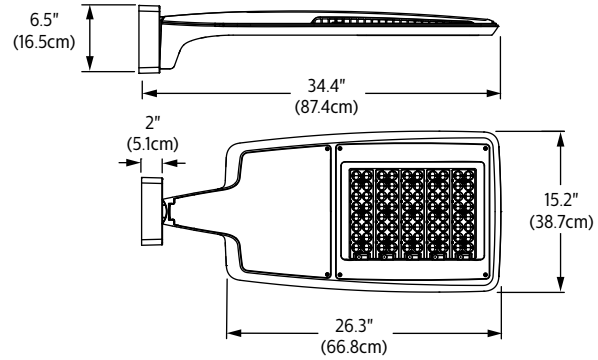
Area light

Dimensions

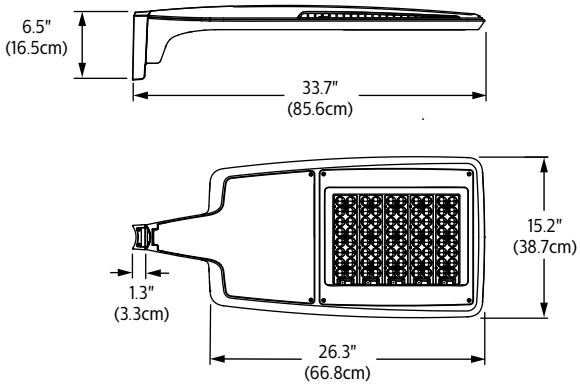
Standard Arm **(AR)**
Weight: 27 Lbs (12.4 Kg) EPA: 0.26ft² (.024m²)



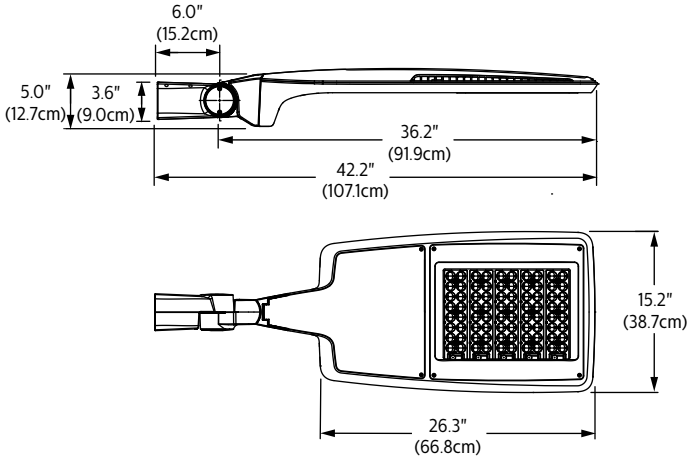
Wall **(WS)**
Weight: 30 Lbs. (13.7 Kg)EPA: 0.30ft² (.028m²)



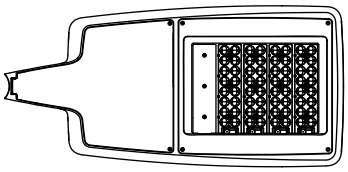
Retrofit Arm **(RAM)**
Weight: 28 Lbs (12.7 Kg) EPA: 0.28ft² (.026m²)



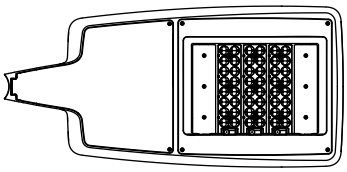
Slip fitter **(SF)**
Weight: 32 Lbs (14.6 Kg) EPA: 0.38ft² (.035m²)

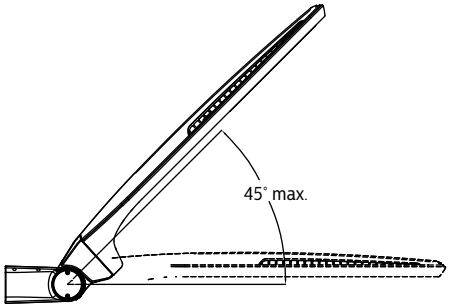


4 module configuration

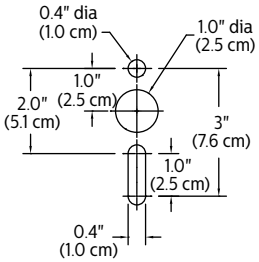


3 module configuration

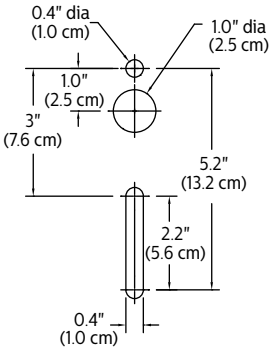




Standard Arm **(AR)** drill pattern



Retrofit arm **(RAM)** drill pattern



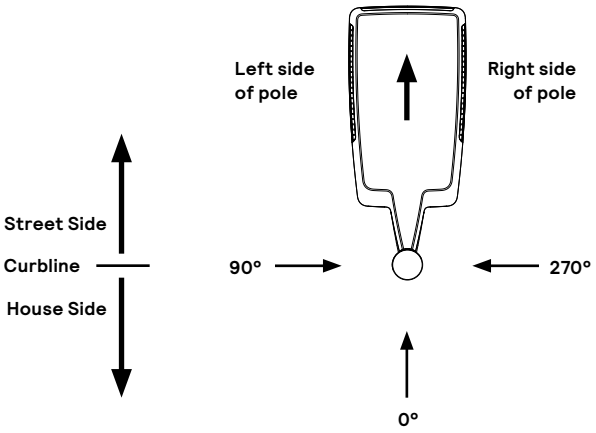
P26 PureForm LED medium

Area light

Optical Orientation Information

Standard Optic Position

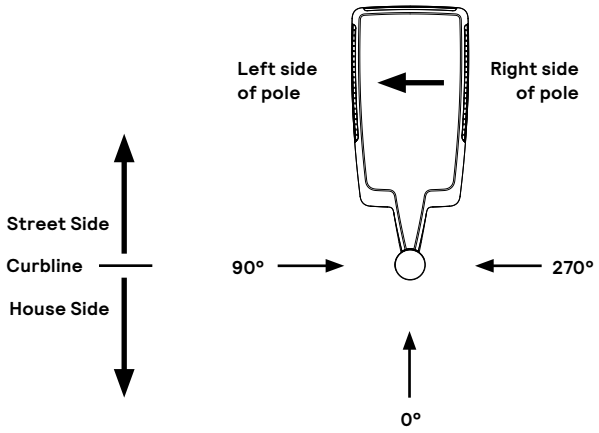
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

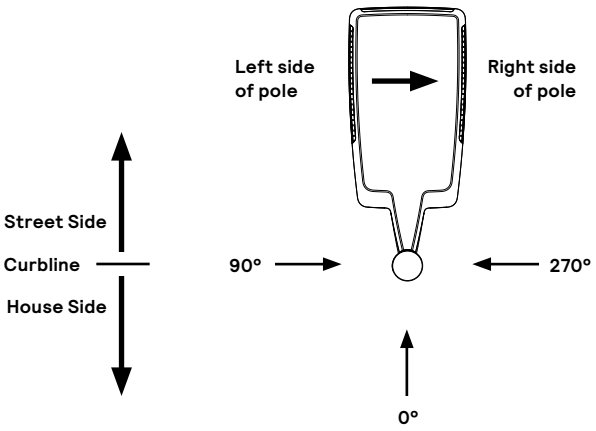
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

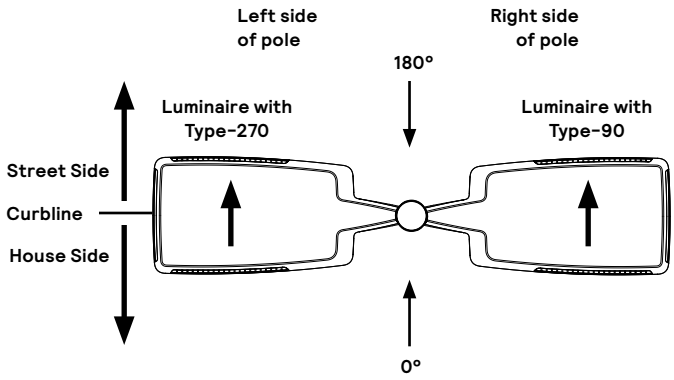
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

P26 PureForm LED medium

Area light

Specifications

Housing

Two-piece sealed enclosure with main part of the housing designed as the structural and heat sink frame enclosed by cover to give its unique form. It also includes integral arm and separate, self-retained hinged, one-piece die cast door frame. All die-cast parts made of low copper die cast aluminum alloy for a high resistance to corrosion. The sleek profile with optimized surface area allows housing to provide excellent convection heat transfer with minimum use of heat fins, giving the freedom to have a clean minimalist aesthetic design. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2010. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 3, 4 and 5 modules or 48, 64 and 80 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/- 125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. Also available in 2700K, 3500K, and Direct Amber with extended lead times. Direct Amber LED is narrow spectrum with dominant wavelength at 596 nm (peak wavelength at 601 nm). Contact factory for details. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 150 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions including a dedicated BLC optic to provide the best backlight control possible for those stringent requirements around property lines. Types 2, 3, 4, AFR, and BLC when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. PureForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, PureForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

SiteWise (SW): SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Cannot be used with other control options or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

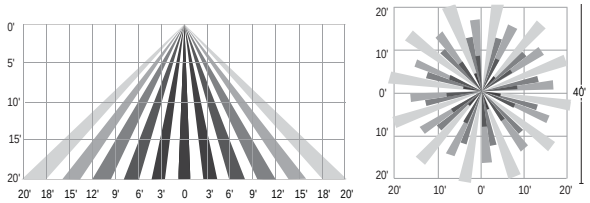
Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM – 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights.

LLC-IMRI3 Luminaire with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/ light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

P26 PureForm LED medium

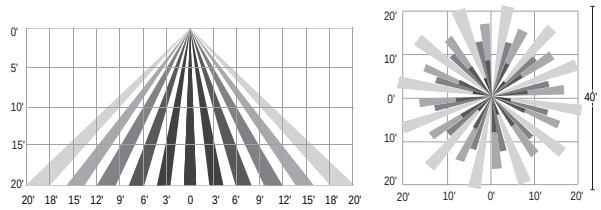
Area light

Specifications (cont'd)

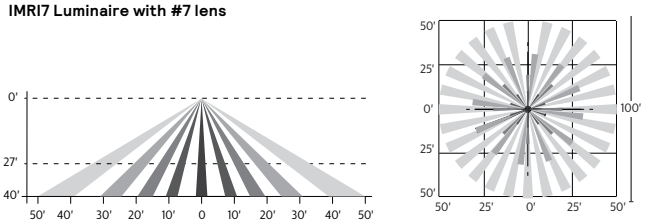
Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire with #3 lens



IMRI7 Luminaire with #7 lens



Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included. TLRPC is shipped standard with 5 pin.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most PureForm P26 configurations are qualified under Premium DesignLights Consortium® category. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Warranty

PureForm luminaires feature a 5-year limited warranty.
See signify.com/warranties for complete details and exclusions.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.

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281 Hillmount Road,
Markham, ON, Canada L6C 2S3
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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 Alachua County Code. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Alachua County Code.

Part 1. Applicant Information	
Applicant/Owner: Daniel Young, P.E.	Registered Professional: Daniel Young, P.E.
Company: CHW	Company: CHW
Address: 11801 Research Drive, Alachua, FL 32615	Address: 11801 Research Drive, Alachua, FL 32615
Phone: (352) 331-1976	Phone: (352) 331-1976
Email: daniely@chw-inc.com	Email: daniely@chw-inc.com
Part 2. Project Information	
Project Name: ADMF Expansion	
Tax Parcel(s): 03927-012-000 & 03927-011-000	
☐ Unincorporated Alachua County ☒ Municipality: City of Alachua	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 Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.
Part 3. Stormwater Discharge Information Please select all that apply:	
Watershed Name: Noncontributing Area	Waterbody Identification (WBID) #:
☒ Project discharges stormwater offsite as surface flow	☐ Project discharges stormwater to an Outstanding Florida Water (OFW)
☐ 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 Alachua County Code applies).	
☒ Project stormwater infiltrates to groundwater	☐ Project is located in a Sensitive Karst Area
Please briefly describe the Best Management Practices used: Project discharges to an existing retention basin.	

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. Sec. 77.25(g): The project discharges to an existing exempt stormwater management facility and a modification or letter of exemption will be obtained. The project is in compliance with the existing WMD permit.
If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required.

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: _____ Signature: _____ Date: _____
(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: Daniel Young, P.E. Florida Registration Number: 70780
(Printed Name)

Date: 12/14/20 Signature: _____

COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

Instructions: Submit this form to self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements outlined in Chapter 77, Article II of the Alachua County Code, or is exempt under Sec. 77.21. If you are unsure if your activity is in compliance or exempt, please fill out a Verification Request Form or contact staff at wetlands@alachuacounty.us for more information. Please note, you do not need to submit this form for bona-fide farm operations consistent with the provisions of F.S. 163.3162 or F.S. 823.14(6).

PART 1. APPLICANT INFORMATION	
Owner Name: SNH Medical Office Properties Trust	Applicant/Agent Name: Daniel Young, P.E.
Phone: Contact Agent	Company: CHW
Email: Contact Agent	Phone: (352) 331-1976
	Email: daniely@chw-inc.com
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers: 03927-012-000 & 03927-011-000	Address: TBD
City: Alachua	Zip: 32615

PART 3. SELF-CERTIFICATION

I, Daniel Young owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):

1. ☑ There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)
2. ☐ There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is outside of protected wetlands, surface waters and buffers (complete Part 4, Project Information)
3. ☐ There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete Part 4, Project Information)
4. ☐ There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete Part 5, Urban Redevelopment Projects).

PART 4. PROJECT INFORMATION

If you selected Self-certification [2] or [3] above, in addition to the information described in this form, your self-certification must also include:

- One set of plans, drawings, or sketches and other supporting documents that clearly and legibly depict and describe the proposed activities in sufficient detail to demonstrate that the work complies with protection requirements (buffer distances) or qualifies for the exemption.

Please answer the following:

Were wetlands and surface waters delineated by a qualified professional according to standards outlined in Florida Administrative Code Rule 62-340.300 for wetlands, and Rule 62-340.600 for surface waters?

☐ Yes ☐ No *Please note: wetland boundaries not delineated by a qualified professional are likely to be inaccurate. You may submit a Verification Request Form to verify compliance with protection requirements.*

Exemptions: Please list the exemption(s) you are requesting to use (refer to Sec. 77.21(a))

Describe in detail how the proposed work will comply with the terms and conditions of the above exemption:

Date Activity is proposed to commence _____ to be completed _____

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

- One set of plans and drawings, recent survey, environmental information, and other supporting documents and calculations clearly and legibly depicting that the existing site is 40%, or more, impervious surfaces.

ACKNOLWEDGMENT

I understand this notice is provided as self-certification of compliance with Chapter 77, Article II, Alachua County Code, or qualification to use exemption(s) found in Section 77.21.

Daniel Young		12/14/20
Typed/Printed Name	Signature	Date

IMPORTANT: Applications for activities that do not comply with protection requirements found in Chapter 77, Article II nor any of the listed exemptions in Section 77.21, and are requesting to impact wetland and/or surface waters or their buffers must submit an ***Application Form***. Final Alachua County BOCC approval of the proposed impacts and Mitigation and Monitoring Plan must be secured prior to initiating the activity within wetlands or buffers.

with the Star Center Theatre presents
OFF-BROADWAY SHOW "THE WIZ".

Plan Amendment – CPA 20-03 – and on second and final hearing, the same three properties received approval to amend the Official Zoning Atlas as follows: Ordinance 2020-33/ LDR20-09, an application by the City to amend the Official Zoning Atlas by changing the zoning from Alachua County Agriculture (A) to City of Newberry Agricultural (A) on approximately 9.64 acres, Alachua County Tax Parcel Number 01816-001-000.

Ordinance 2020-35/ LDR20-09 is an application by the City to amend the Official Zoning Atlas by changing the zoning from Alachua County Agriculture (A) to City of Newberry Agricultural (A) on approximately 2.98 acres, Alachua County Tax Parcel Number 02568-007-000.

Ordinance 2020-37/ LDR20-09 is an application by the City to amend the Official Zoning Atlas by changing the zoning from Alachua County Agriculture (A) to City of Newberry Agricultural (A) on approximately 7.5 acres, Alachua County Tax Parcel Number 02519-003-000.

# # #

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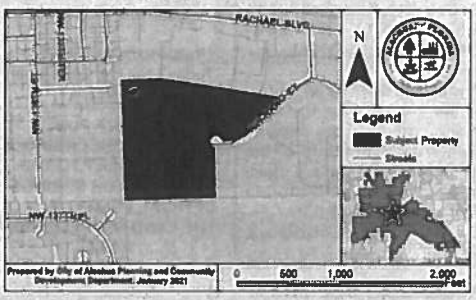
City of ALACHUA

NOTICE OF A *SPECIAL MEETING* FOR THE PURPOSE OF HOLDING A PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a special meeting for the purpose of a public hearing on January 26, 2021, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, for the sole purpose of considering the following: A request by Daniel Young, P.E., LEED AP of Causseaux, Hewett, & Walpole, Inc., applicant and agent for SNH Medical Office Properties Trust, property owner, for consideration of a Site Plan which proposes to construct a ±58,433 square foot building with associated site improvements on a ±28.05 acre subject property, located at 13200 NW Nano Court; Tax Parcel Nos. 03927-011-000 and 03927-012-000; FLUM: Industrial; Zoning: Light & Warehouse Industrial (ILW).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - January 14, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Jessica Junkin, POSTED THE LAND USE
(name)
SIGN ON 1/13/21 FOR THE Ology ADMF Expansion Site Plan
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

Three (3)
(number of signs)

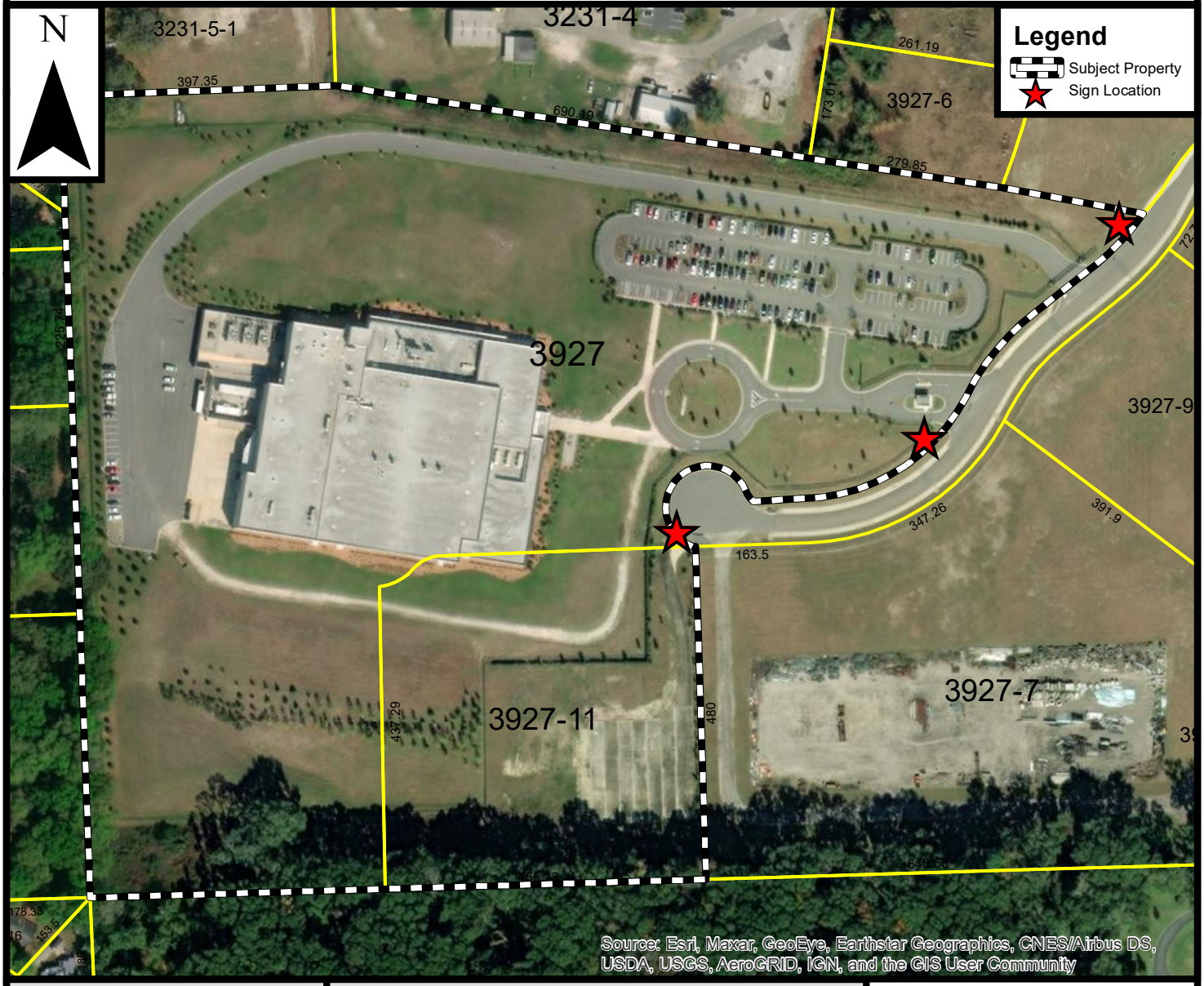
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Ology ADMF Expansion
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared January 2021

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 75 150 300 Feet

City of ALACHUA
THE GOOD LIFE COMMUNITY

mailed 1/11/21 RC

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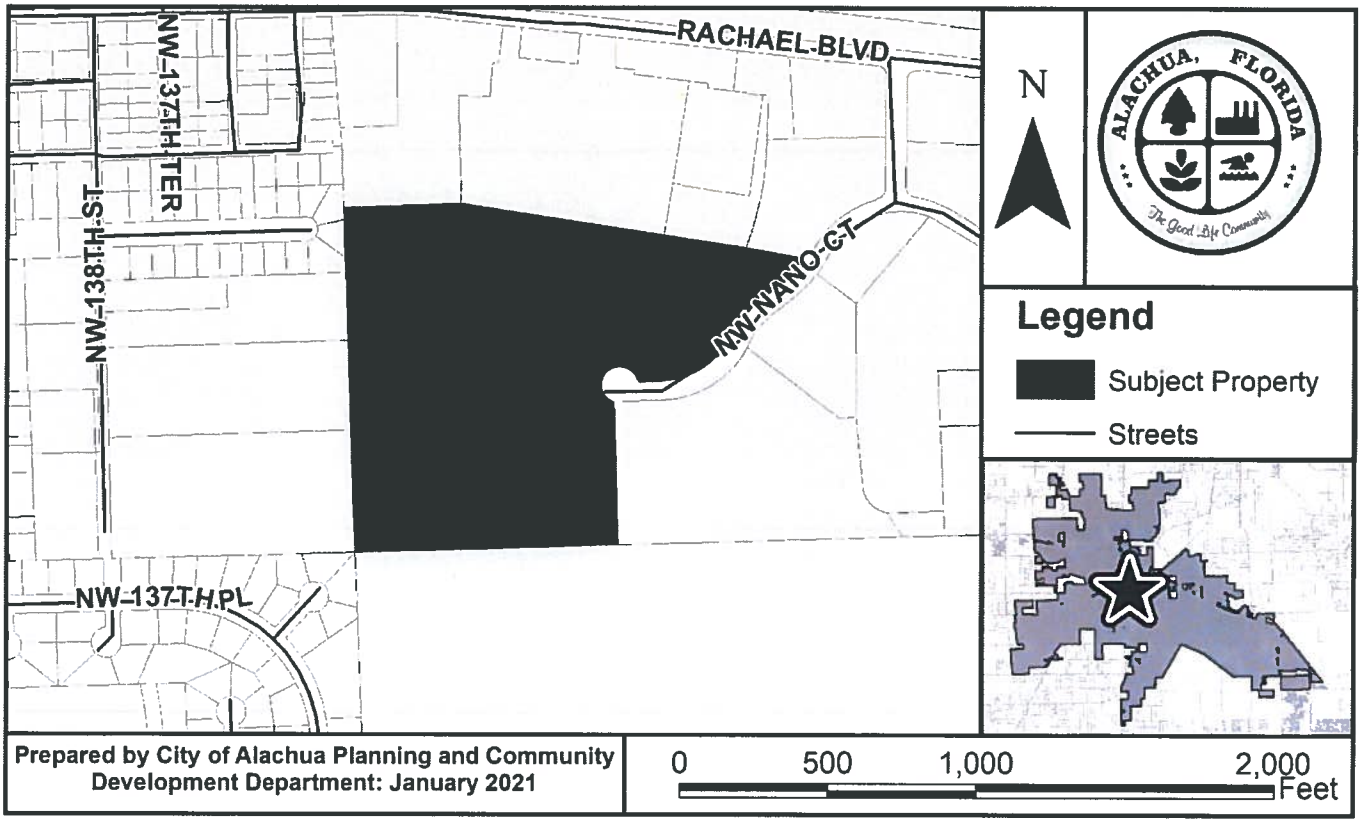

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PO BOX 238
LAKE BUTLER, FL 32054

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2000 BRUSH ST STE 440
DETROIT, MI 48226

YOUNG FRANCES T HEIRS
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ALAHUA, FL 32615

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HODGE BETTY HEIRS
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ORLANDO, FL 32868

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1006 SE 4TH ST
GAINESVILLE, FL 32601

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ALACHUA, FL 32615

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ENLOE & MAMMINO
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ALACHUA, FL 32615

GEORGE SHANTAN K
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ALACHUA, FL 32616-0913

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ALACHUA, FL 32615

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